

**HARVEST JUNCTION METROPOLITAN DISTRICT  
Boulder County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2022**

**HARVEST JUNCTION METROPOLITAN DISTRICT  
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**INSERT INDEPENDENT AUDITOR'S REPORT**

## **BASIC FINANCIAL STATEMENTS**

**HARVEST JUNCTION METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 617,260
Cash and Investments - Restricted	428,313
Receivable from County Treasurer	2,977
Property Taxes Receivable	848,691
Prepaid Expenses	2,571
Total Assets	1,899,812
<b>LIABILITIES</b>	
Accounts Payable	6,324
Accrued Interest Payable	31,113
Noncurrent Liabilities:	
Due Within One Year	330,000
Due in More Than One Year	6,843,452
Total Liabilities	7,210,889
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred Property Taxes	848,691
Total Deferred Inflows of Resources	848,691
<b>NET POSITION</b>	
Restricted for:	
Emergency Reserves	5,400
Debt Service	394,777
Unassigned	(6,559,945)
Total Net Position	\$ (6,159,768)

See accompanying Notes to Basic Financial Statements.

(1)  
DRAFT. NO ASSURANCE IS PROVIDED ON THESE FINANCIAL STATEMENTS.

**HARVEST JUNCTION METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
FUNCTIONS/PROGRAMS	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	\$ 72,029	\$ -	\$ -	\$ -	\$ (72,029)
Interest and Related Costs on Long-Term Debt	402,426	-	-	-	(402,426)
Total Governmental Activities	\$ 474,455	\$ -	\$ -	\$ -	(474,455)
<b>GENERAL REVENUES</b>					
Property Taxes					800,511
Specific Ownership Taxes					38,837
Net Investment Income					22,715
Total General Revenues					862,063
<b>CHANGE IN NET POSITION</b>					387,608
Net Position - Beginning of Year					(6,547,376)
<b>NET POSITION - END OF YEAR</b>					\$ (6,159,768)

See accompanying Notes to Basic Financial Statements.

(2)

DRAFT. NO ASSURANCE IS PROVIDED ON THESE FINANCIAL STATEMENTS.

**HARVEST JUNCTION METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2022**

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash and Investments	\$ 617,260	\$ -	\$ 617,260
Cash and Investments - Restricted	5,400	422,913	428,313
Receivable from County Treasurer	-	2,977	2,977
Property Taxes Receivable	178,225	670,466	848,691
Prepaid Expenses	2,571	-	2,571
	<u>\$ 803,456</u>	<u>\$ 1,096,356</u>	<u>\$ 1,899,812</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts Payable	\$ 6,324	\$ -	\$ 6,324
Total Liabilities	6,324	-	6,324
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred Property Taxes	178,225	670,466	848,691
Total Deferred Inflows of Resources	178,225	670,466	848,691
<b>FUND BALANCES</b>			
Nonspendable:			
Prepaid Expenses	2,571	-	2,571
Restricted for:			
Emergency Reserves	5,400	-	5,400
Debt Service	-	425,890	425,890
Unassigned	610,936	-	610,936
Total Fund Balances	<u>618,907</u>	<u>425,890</u>	<u>1,044,797</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 803,456</u>	<u>\$ 1,096,356</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Long-term liabilities, including bonds payable are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds Payable, Net of Discount	(7,173,452)
Accrued Interest Payable	(31,113)

Net Position of Governmental Activities	<u>\$ (6,159,768)</u>
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See accompanying Notes to Basic Financial Statements.

(3)

DRAFT. NO ASSURANCE IS PROVIDED ON THESE FINANCIAL STATEMENTS.

**HARVEST JUNCTION METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2022**

	General	Debt Service	Total Governmental Funds
<b>REVENUES</b>			
Property Taxes	\$ 168,107	\$ 632,404	\$ 800,511
Specific Ownership Tax	-	38,837	38,837
Net Investment Income	10,117	12,598	22,715
Total Revenues	178,224	683,839	862,063
<b>EXPENDITURES</b>			
Current:			
Accounting	18,087	-	18,087
Audit	4,900	-	4,900
County Treasurer's Fee	2,546	9,579	12,125
District Management	25,000	-	25,000
Dues and Licenses	704	-	704
Election Expense	621	-	621
Insurance and Bonds	2,534	-	2,534
Legal Services	17,513	-	17,513
Miscellaneous	124	-	124
Debt Service:			
Paying Agent Fees	-	2,000	2,000
Bond Interest - Series 2012	-	389,104	389,104
Bond Principal - Series 2012	-	315,000	315,000
Total Expenditures	72,029	715,683	787,712
<b>NET CHANGE IN FUND BALANCES</b>	106,195	(31,844)	74,351
Fund Balances - Beginning of Year	512,712	457,734	970,446
<b>FUND BALANCES - END OF YEAR</b>	\$ 618,907	\$ 425,890	\$ 1,044,797

See accompanying Notes to Basic Financial Statements.

(4)

DRAFT. NO ASSURANCE IS PROVIDED ON THESE FINANCIAL STATEMENTS.



**HARVEST JUNCTION METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

Net Change in Fund Balances - Governmental Funds \$ 74,351

Amounts reported for governmental activities in the statement of activities are different because:

The issuance of long-term debt (e.g., bonds, developer advances) provides current financial resources to governmental funds, while the repayment of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.

Bond Principal Payment	315,000
Amortization of Bond Discount	(3,055)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest on Bonds - Change in Liability	1,312
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Change in Net Position of Governmental Activities	\$ 387,608
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See accompanying Notes to Basic Financial Statements.

**HARVEST JUNCTION METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 182,441	\$ 168,107	\$ (14,334)
Net Investment Income	500	10,117	9,617
Total Revenues	<u>182,941</u>	<u>178,224</u>	<u>(4,717)</u>
<b>EXPENDITURES</b>			
Current:			
Accounting	25,000	18,087	6,913
Auditing	5,000	4,900	100
County Treasurer's Fee	2,737	2,546	191
District Management	27,500	25,000	2,500
Dues and Licenses	500	704	(204)
Election Expense	1,200	621	579
Insurance and Bonds	2,700	2,534	166
Legal Services	12,000	17,513	(5,513)
Miscellaneous	1,000	124	876
Contingency	4,374	-	4,374
Total Expenditures	<u>82,011</u>	<u>72,029</u>	<u>9,982</u>
<b>NET CHANGE IN FUND BALANCE</b>	100,930	106,195	5,265
Fund Balance - Beginning of Year	<u>501,553</u>	<u>512,712</u>	<u>11,159</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 602,483</u></u>	<u><u>\$ 618,907</u></u>	<u><u>\$ 16,424</u></u>

See accompanying Notes to Basic Financial Statements.

(6)

DRAFT. NO ASSURANCE IS PROVIDED ON THESE FINANCIAL STATEMENTS.

**HARVEST JUNCTION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Harvest Junction Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court for Boulder County in November 2005, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the City of Longmont, Boulder County, Colorado. The District was established to provide financing for the design, acquisition, installation, and construction of water, sanitation, streets, safety protection, park and recreation facilities, and mosquito control.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

The District has no employees, and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the District are described as follows:

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

**HARVEST JUNCTION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (Continued)**

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation, if any, is computed and recorded as an operating expense. Expenditures for property and equipment are shown as increases in assets and redemption of bonds and notes are recorded as a reduction in liabilities.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations are recorded when the liability is incurred, or the long-term obligation is due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

**HARVEST JUNCTION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

**Pooled Cash and Investments**

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The property tax revenues are recorded as revenue in the year they are available or collected.

**Amortization**

**Original Issue Discount**

In the government-wide financial statements, bond discounts are deferred and amortized over the life of the bonds using the effective interest method.

**Deferred Inflows of Resources**

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**HARVEST JUNCTION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Equity**

**Net Position**

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

**HARVEST JUNCTION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2022 are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 617,260
Cash and Investments - Restricted	428,313
Total Cash and Investments	<u>\$ 1,045,573</u>

Cash and investments as of December 31, 2022 consist of the following:

Deposits with Financial Institutions	\$ 8,159
Investments	1,037,414
Total Cash and Investments	<u>\$ 1,045,573</u>

**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2022, the District's cash deposits had a bank balance of \$8,159 and a carrying balance of \$8,159.

**Investments**

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

**HARVEST JUNCTION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . Certain international agency securities
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- \* Local government investment pools

As of December 31, 2022, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	\$ <u>1,037,414</u>

**CSAFE**

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operations similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under Section 24-75-601.1, C.R.S.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.



**HARVEST JUNCTION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**CSAFE (Continued)**

A designated custodial bank serves as custodian for CSAFE’s portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE’s investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian’s internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**NOTE 4 LONG-TERM OBLIGATIONS**

The District’s outstanding long-term obligations at December 31, 2022 were as follows:

	Balance - December 31, 2021	Additions	Reductions	Balance - December 31, 2022	Due Within One Year
<b>Bonds Payable</b>					
G.O. Refunding and Improvement Bonds Series 2012	\$ 7,515,000	\$ -	\$ 315,000	\$ 7,200,000	\$ 330,000
	7,515,000	-	315,000	7,200,000	330,000
Unamortized Bond Discount	(29,603)	-	3,055	(26,548)	-
Total	<u>\$ 7,485,397</u>	<u>\$ -</u>	<u>\$ 311,945</u>	<u>\$ 7,173,452</u>	<u>\$ 330,000</u>

The details of the District's long-term obligations are as follows:

**\$8,100,000 General Obligation Refunding and Improvement Bonds, Series 2012, dated July 2, 2012**

On July 2, 2012, the District issued \$8,100,000 in General Obligation Refunding and Improvement Bonds to: 1) finance a portion of the costs of certain facilities, 2) current refund the District’s outstanding Series 2006 Bonds; and 3) pay the costs of issuance of the 2012 bonds. The bonds consist of term bonds issued in the amounts of \$4,070,000, due December 1, 2030, \$1,005,000 due December 1, 2032, \$3,025,000 due December 1, 2037, with mandatory redemption principal payments starting at \$285,000 on December 1, 2020 and increasing annually thereafter. Interest of 5.000% for the 2030 term; 5.200% for the 2032 term; 5.375% for the 2037 term is payable semi-annually on June 1 and December 1 of each year.

The bonds are subject to redemption prior to maturity, at the option of the District, on any date on or after December 1, 2022, at a redemption price equal to the principal amount thereof, plus accrued and unpaid interest to the redemption date, if any, without premium.

**HARVEST JUNCTION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**\$8,100,000 General Obligation Refunding and Improvement Bonds, Series 2012, dated July 2, 2012 (Continued)**

The Bonds are secured by and payable from the Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: 1) the Required Mill Levy, 2) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy, and 3) any other legally available monies which the District determines to be treated as Pledged Revenue.

The Bonds are also secured by amounts held by the Trustee in the Surplus Fund. Until such time as the Debt to Assessed Ratio is 30% or less, the amount on deposit in the Surplus Fund shall be equal to at least \$300,000. The balance in the Surplus Fund at December 31, 2022, is \$351,080.

Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable and to make up any deficiencies in the Surplus Fund.

Events of default under the Series 2012 Bonds are as follows:

- (a) failure to pay the principal of, premium (if any) or interest on any Senior Bonds when due and payable;
- (b) an Act of Bankruptcy of the District;
- (c) failure to observe and perform any covenant, condition, agreement or provision contained in the Senior Bonds.

The annual obligations related to the long-term debt and maturity are as follows:

<u>Year Ending December 31,</u>	Series 2012 Bonds		
	Principal	Interest	Total
2023	\$ 330,000	\$ 373,354	\$ 703,354
2024	350,000	356,854	706,854
2025	365,000	339,354	704,354
2026	385,000	321,104	706,104
2027	405,000	301,854	706,854
2028-2032	2,340,000	1,184,290	3,524,290
2033-2037	3,025,000	504,714	3,529,714
Total	<u>\$ 7,200,000</u>	<u>\$ 3,381,524</u>	<u>\$ 10,581,524</u>

**HARVEST JUNCTION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Authorized Debt**

On November 1, 2005, a majority of the qualified electors of the District who voted in the election authorized the issuance of indebtedness in an amount not to exceed \$39,100,000 at an interest rate not to exceed 18% per annum.

	Authorized November 1, 2005 Election	Authorized November 4, 2014 Election	Authorization Used	Authorization Remaining
Street Improvement, Traffic, and Safety Controls	\$ 5,500,000	\$ 13,000,000	\$ 4,834,263	\$ 13,665,737
Water Supply System	1,500,000	13,000,000	1,500,000	13,000,000
Storm and Sanitary System	5,100,000	13,000,000	3,115,737	14,984,263
Parks and Recreation Facilities	800,000	13,000,000	-	13,800,000
Mosquito Control	100,000	13,000,000	-	13,100,000
District Debt Obligations	13,000,000	-	-	13,000,000
Intergovernmental Agreements	13,000,000	13,000,000	-	26,000,000
Refunding	-	13,000,000	7,900,000	5,100,000
Operation and Maintenance	100,000	13,000,000	-	13,100,000
Total	<u>\$ 39,100,000</u>	<u>\$ 104,000,000</u>	<u>\$ 17,350,000</u>	<u>\$ 125,750,000</u>

Per the Service Plan, the District is limited to issuing \$13,000,000 in debt, not including refundings. The Second Amendment to the Service Plan states that the mill levy for debt service and operations and maintenance the District is permitted to impose is unlimited. It is estimated that a total mill levy of 30 mills will produce revenue sufficient for the repayment of bonds or other obligations and operations and maintenance expenses.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

**NOTE 5 NET POSITION**

The District has net position consisting of two components – restricted and unrestricted.

Restricted net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2022 as follows:

	Governmental Activities
Restricted Net Position:	
Emergencies	\$ 5,400
Debt Service	394,777
Total Restricted Net Position	<u>\$ 400,177</u>

**HARVEST JUNCTION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 NET POSITION (CONTINUED)**

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

**NOTE 6 RELATED PARTY**

All members of the Board of Directors are owners, employees, or are otherwise associated with Panattoni Development Co., Inc. (Developer). Therefore, the members may have conflicts of interest with respect to certain transactions that come before the Board.

The District has an agreement with the Developer to provide management services. During 2022, the District paid the Developer \$25,000 for management services.

**NOTE 7 AGREEMENTS**

**Advance and Reimbursement Agreement**

On January 20, 2006, the District entered into an Advance and Reimbursement Agreement for construction, maintenance, and operation costs with the Developer which was amended on August 15, 2008. Under the terms of this agreement, the Developer agreed to provide advances to the District for the purpose of funding construction, operations, and maintenance costs of the District. The District will reimburse the Developer for the advances subject to annual appropriation, when and if monies become available to do so plus accrued interest at the rate of 7% calculated from the date of original receipt per the amended agreement. There are currently no amounts outstanding related to the Advance and Reimbursement Agreement.

**NOTE 8 RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in the past fiscal year.

The District pays annual premiums to the Pool for liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool

**HARVEST JUNCTION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**HARVEST JUNCTION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations which apply to the state of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

On November 1, 2005, District voters passed an election question to increase property taxes \$100,000 annually to pay the District's operational and maintenance costs, without regard to any limitations under TABOR.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

**SUPPLEMENTARY INFORMATION**

**HARVEST JUNCTION METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 686,325	\$ 632,404	\$ (53,921)
Specific Ownership Taxes	52,126	38,837	(13,289)
Net Investment Income	500	12,598	12,098
Total Revenues	<u>738,951</u>	<u>683,839</u>	<u>(55,112)</u>
<b>EXPENDITURES</b>			
Debt Service:			
County Treasurer's Fee	10,295	9,579	716
Paying Agent Fees	3,000	2,000	1,000
Bond Interest - Series 2012	389,104	389,104	-
Bond Principal - Series 2012	315,000	315,000	-
Contingency	2,643	-	2,643
Total Expenditures	<u>720,042</u>	<u>715,683</u>	<u>4,359</u>
<b>NET CHANGE IN FUND BALANCES</b>	18,909	(31,844)	(50,753)
Fund Balance - Beginning of Year	<u>451,624</u>	<u>457,734</u>	<u>6,110</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 470,533</u>	<u>\$ 425,890</u>	<u>\$ (44,643)</u>



## **OTHER INFORMATION**

**HARVEST JUNCTION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2022**

\$8,100,000 General Obligation Refunding and  
Improvement Bonds  
Series 2012, Dated July 2, 2012  
Principal Due December 1  
Interest at 5.0% to 5.375%,  
Payable June 1 and December 1

Maturing in Year Ending December 31,	Principal	Interest	Total
2023	\$ 330,000	\$ 373,354	\$ 703,354
2024	350,000	356,854	706,854
2025	365,000	339,354	704,354
2026	385,000	321,104	706,104
2027	405,000	301,854	706,854
2028	425,000	281,604	706,604
2029	445,000	260,354	705,354
2030	465,000	238,104	703,104
2031	490,000	214,854	704,854
2032	515,000	189,374	704,374
2033	545,000	162,594	707,594
2034	570,000	133,300	703,300
2035	605,000	102,663	707,663
2036	635,000	70,144	705,144
2037	670,000	36,013	706,013
Total	<u>\$ 7,200,000</u>	<u>\$ 3,381,524</u>	<u>\$ 10,581,524</u>

**HARVEST JUNCTION METROPOLITAN DISTRICT  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2022**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied			Total Property Taxes		Percent Collected to Levied
		General	Debt Service	Total	Levied	Collected	
2018	\$ 34,342,509	7.000	18.000	25.000	\$ 858,563	\$ 844,040	98.31 %
2019	33,453,504	7.000	18.000	25.000	836,338	817,671	97.77
2020	33,736,453	5.250	19.750	25.000	843,411	732,526	86.85
2021	34,791,879	5.250	19.750	25.000	869,797	806,146	92.68
2022	34,750,622	5.250	19.750	25.000	868,766	800,511	92.14
Estimated for Year Ending December 31, 2023	\$ 33,947,655	5.250	19.750	25.000	\$ 848,691		

NOTE: Property taxes collected in any one year may include collection of delinquent property taxes levied in prior years and/or abatement of taxes. Information received from the County Treasurer does not permit identification of specific year of levy.

**HARVEST JUNCTION METROPOLITAN DISTRICT  
SCHEDULE OF TEN LARGEST TAXPAYERS WITHIN THE DISTRICT AND  
SCHEDULE OF ASSESSED VALUATION BY PROPERTY CLASS  
DECEMBER 31, 2022**

**Ten Largest Taxpayers Within the District**

<u>Taxpayers Name</u>	<u>2022 Assessed Valuation</u>	<u>Percent of Total Assessed Valuation <sup>(1)</sup></u>
RE Plus Harvest Junction KP LLC	\$ 16,920,050	49.84 %
Lowe's HIW INC	3,509,000	10.34
Longmont Harvest Junction Hospitality LLC	2,958,000	8.71
Guardian Storage Longmont LLC	1,330,611	3.92
FSC BPS Longmont Co LLC	1,139,700	3.36
Realty Trust Group LLC	709,717	2.09
SFP-E LLC	707,455	2.08
Circle K Stores INC	613,350	1.81
GEN III Enterprises LLC	594,500	1.75
Adams Bank & Trust	584,947	1.72
Total	<u>\$ 29,067,330</u>	<u>85.62 %</u>

<sup>(1)</sup> Based on a 2022 assessed valuation of \$33,947,655.

**2022 Assessed Valuation by Class of Property in the District**

<u>Class</u>	<u>2022 Assessed Valuation</u>	<u>Percent of Total Assessed Valuation</u>
Commercial	\$ 29,646,729	87.33 %
Industrial	1,139,700	3.36
Vacant	668,334	1.97
Personal Property	2,418,568	7.12
State Assessed	74,324	0.22
Total	<u>\$ 33,947,655</u>	<u>100.00 %</u>

**Harvest Junction MD**  
**Interim Claims**  
**04/05/23 - 06/15/23**

<b>Vendor</b>	<b>Invoice Number</b>	<b>Process Date</b>	<b>Amount</b>
Miller & Associates Law Offices, LLC	604	4/21/2023	193.50
Miller & Associates Law Offices, LLC	604	4/21/2023	1,636.50
Boulder County Treasurer	82103	4/21/2023	945.43
CliftonLarsonAllen LLP	3647308	4/21/2023	1,889.51
Miller & Associates Law Offices, LLC	645	6/5/2023	129.00
Miller & Associates Law Offices, LLC	645	6/5/2023	3,321.40
CliftonLarsonAllen LLP	3716707	6/5/2023	4,744.84
<b>Total</b>			<b><u>\$ 12,860.18</u></b>

**HARVEST JUNCTION METROPOLITAN DISTRICT**  
**Schedule of Cash Position**  
**March 31, 2023**  
**Updated June 2, 2023**

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
<b><u>BOK Financial - Checking Account</u></b>			
Balance as of 03/31/23	\$ 8,130.56	\$ -	\$ 8,130.56
Subsequent activities:			-
04/21/23 - Transfer from Csafe	5,000.00	-	5,000.00
04/21/23 - Bill.com Payment	(4,664.94)	-	(4,664.94)
04/30/23 - Bank Fees	(2.00)	-	(2.00)
05/26/23 - Transfer from Csafe	5,000.00	-	5,000.00
06/02/23 - Bill.com Payment	(8,195.24)	-	(8,195.24)
<i>Anticipated Balance</i>	<u>5,268.38</u>	<u>-</u>	<u>5,268.38</u>
<b><u>CSAFE</u></b>			
Balance as of 03/31/23	\$ 684,075.30	\$ 305,909.52	\$ 989,984.82
Subsequent activities:			-
04/10/23 - Ptax Deposit	9,248.40	38,583.43	47,831.83
04/21/23 - Transfer to BOK checking account	(5,000.00)	-	(5,000.00)
04/28/23 - Interest Income	2,742.85	1,405.88	4,148.73
05/10/23 - Ptax Deposit	12,052.00	50,004.70	62,056.70
05/26/23 - Transfer to BOK checking account	(5,000.00)	-	(5,000.00)
05/31/23 - Interest Income	2,934.19	1,503.95	4,438.14
05/31/23 - Bank Fees	(17.00)	-	(17.00)
05/31/23 - Transfer to Zions Bank Interest Fund	-	(186,676.88)	(186,676.88)
<i>Anticipated Ptax Deposit</i>	<u>3,802.57</u>	<u>17,198.00</u>	<u>21,000.57</u>
<i>Anticipated Balance</i>	<u>701,035.74</u>	<u>227,928.60</u>	<u>932,766.91</u>
<b><u>Zions Bank- Interest Fund</u></b>			
Balance as of 03/31/23	\$ -	\$ 42.86	\$ 42.86
Subsequent activities:			
04/28/23 - Interest Income	-	0.31	0.31
05/31/23 - Interest Income	-	0.30	0.30
06/01/23 - Transfer from CSAFE	-	186,676.88	186,676.88
06/01/23 - Debt Service Payment - Interest	-	(186,676.88)	(186,676.88)
<i>Anticipated Balance</i>	<u>-</u>	<u>43.47</u>	<u>43.47</u>
<b><u>Zions Bank- Surplus Fund</u></b>			
Balance as of 03/31/23	\$ -	\$ 354,929.00	\$ 354,929.00
Subsequent activities:			
04/28/23 - Interest Income	-	1,441.69	1,441.69
05/31/23 - Interest Income	-	1,446.88	1,446.88
<i>Anticipated Balance</i>	<u>-</u>	<u>357,817.57</u>	<u>357,817.57</u>
<b><u>Zions Bank- Revenue Fund</u></b>			
Balance as of 03/31/23	\$ -	\$ 66,299.69	\$ 66,299.69
Subsequent activities:			
04/28/23 - Interest Income	-	269.31	269.31
05/31/23 - Interest Income	-	270.24	270.24
<i>Anticipated Balance</i>	<u>-</u>	<u>66,839.24</u>	<u>66,839.24</u>
<b><u>Zions Bank- Princ Fund</u></b>			
Balance as of 03/31/23	\$ -	\$ 69.20	\$ 69.20
Subsequent activities:			
04/28/23 - Interest Income	-	0.31	0.31
05/31/23 - Interest Income	-	0.30	0.30
<i>Anticipated Balance</i>	<u>-</u>	<u>69.81</u>	<u>69.81</u>
<b><i>Anticipated Balances</i></b>	<u><u>\$ 706,304.12</u></u>	<u><u>\$ 652,698.69</u></u>	<u><u>\$ 1,362,805.38</u></u>

**Yield information (as of 04/28/23):**

CSAFE - 4.93%  
ZIONS - 0.66%

**HARVEST JUNCTION METROPOLITAN DISTRICT**  
**Property Taxes Reconciliation**  
**2023**

	Current Year										Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Amount Due to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received		
								Monthly	Y-T-D		Monthly	Y-T-D	
B/fwd	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
January	58.65	-	2,960.80	-	(0.87)	\$ -	3,018.58	0.01%	0.01%	\$ -	0.00%	0.00%	
February	370,544.96	-	2,668.70	-	(5,558.18)	-	367,655.48	43.66%	43.67%	-	41.94%	41.94%	
March	44,703.96	-	3,791.83	6.71	(670.66)	-	47,831.84	5.27%	48.94%	-	3.40%	45.33%	
April	58,264.38	-	4,666.29	-	(873.97)	-	62,056.70	6.87%	55.80%	-	5.30%	50.63%	
May	18,383.19	-	2,893.13	-	(275.75)	-	21,000.57	2.17%	57.97%	-	9.27%	59.91%	
June	-	-	-	-	-	-	-	0.00%	57.97%	-	37.13%	97.04%	
July	-	-	-	-	-	-	-	0.00%	57.97%	-	0.00%	97.04%	
August	-	-	-	-	-	-	-	0.00%	57.97%	-	0.58%	97.62%	
September	-	-	-	-	-	-	-	0.00%	57.97%	-	-4.94%	92.68%	
October	-	-	-	-	-	-	-	0.00%	57.97%	-	0.00%	92.68%	
November	-	-	-	-	-	-	-	0.00%	57.97%	-	0.00%	92.68%	
December	-	-	-	-	-	-	-	0.00%	57.97%	-	0.00%	92.68%	
<b>Total</b>	<b>\$ 491,955.14</b>	<b>\$ -</b>	<b>\$ 16,980.75</b>	<b>\$ 6.71</b>	<b>\$ (7,379.43)</b>	<b>\$ -</b>	<b>\$ 501,563.17</b>	<b>57.97%</b>	<b>57.97%</b>	<b>\$ 784,942.54</b>	<b>92.68%</b>	<b>92.68%</b>	

Assessed Value	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied	
<b>Property Tax</b>					
General Fund	\$ 33,947,655	\$ 178,225.00	21.00%	\$ 103,310.52	57.97%
Debt Service Fund		670,466.00	79.00%	388,644.62	57.97%
		<u>\$ 848,691.00</u>	<u>100.00%</u>	<u>\$ 491,955.14</u>	<u>57.97%</u>

Mill Levy
5.250
<u>19.750</u>
<u>25.000</u>

<b>Specific Ownership Tax</b>				
Debt Service Fund	\$ 33,948.00	100.00%	\$ 16,980.75	50.02%

<b>Treasurer's Fees</b>				
General Fund	\$ (2,673.00)	21.00%	\$ (1,549.51)	57.97%
Debt Service Fund	(10,057.00)	79.00%	(5,829.92)	57.97%
	<u>\$ (12,730.00)</u>	<u>100.00%</u>	<u>\$ (7,379.43)</u>	<u>57.97%</u>