

**TALON POINTE METROPOLITAN DISTRICT
TALON POINTE COORDINATING METROPOLITAN DISTRICT
191 UNIVERSITY BLVD. #358
DENVER, CO 80206
TEL 303 818 9365**

May 31, 2023

Kristen Rosebaum
City Clerk's Office
9500 Civic Center Drive
Thornton, CO 80229

RE: Talon Pointe Metropolitan District
Talon Pointe Coordinating Metropolitan District
2022 Annual Report

Dear Ms. Rosebaum:

Enclosed is the 2022 Annual Report for the Talon Pointe Metropolitan District and the Talon Pointe Coordinating Metropolitan District.

Please acknowledge receipt of the information and documents by signing this letter below and returning it to this office.

Sincerely



Angela Elliott
District Manager

cc: Heather L. Hartung, Esq.
White Bear Ankele Tanaka & Waldron

Enclosure

The above referenced information and documents were received this _____ day
of _____, 2023.

Thornton City Clerk

By: _____

**TALON POINTE METROPOLITAN DISTRICT
TALON POINTE COORDINATING METROPOLITAN DISTRICT
2022 ANNUAL REPORT**

Pursuant to the Service Plan for Talon Pointe Coordinating Metropolitan District and Second Amended and Restated Service Plan for Talon Pointe Metropolitan District (the "Service Plan"), the Talon Pointe Coordinating Metropolitan District and Talon Pointe Metropolitan District (collectively, the "Districts") are required to provide an annual report to the City Clerk's Office with regard to the following matters:

1. Boundary changes made or proposed to the Districts' boundaries as of December 31 of the prior year.
2. Intergovernmental Agreements with other governmental entities entered into or proposed as of December 31 of the prior year.
3. Copies of the Districts' rules and regulations, if any, as of December 31 of the prior year.
4. Summary of any litigation which involves the Districts' Public Improvements as of December 31 of the prior year.
5. Status of the Districts' construction of the Public Improvements as of December 31 of the prior year.
6. A list of all facilities and Public improvements constructed by the Districts that have been dedicated to and accepted by the City as of December 31 of the prior year.
7. The assessed valuation of the Districts for the current year.
8. Current year budget including a description of Public Improvements to be constructed in such year.
9. Audit of the Districts' financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.
10. Notice of any uncured events of default by the Districts, which continue beyond a ninety (90) day-period, under any Debt instrument.
11. Any inability of the Districts to pay their obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day-period.

For the year ending December 31, 2022, the Districts make the following report:

ANNUAL REPORT
(Year Ending December 31, 2022)
**TALON POINTE METROPOLITAN DISTRICT AND
TALON POINTE COORDINATING DISTRICT
(THE “DISTRICTS”)**

Pursuant to Section VII of the Service Plan for the Districts and Section 32-1-207(3)(c), C.R.S., the Districts hereby submit the following information and attachments.

1. **Boundary changes made or proposed to the Districts’ boundaries as of December 31 of the prior year.**

There were no boundary changes made or proposed in the year ending December 31, 2022 for either the Talon Pointe Metropolitan District or the Talon Pointe Coordinating Metropolitan District.

2. **Intergovernmental Agreements with other governmental entities entered into or proposed as of December 31 of the prior year.**

There have been no other intergovernmental agreements entered into or proposed by either of the Districts in the year ending December 31, 2022.

3. **Copies of the Districts’ rules and regulations, if any, as of December 31 of the prior year.**

The Districts have not adopted any rules and regulations as of December 31, 2022.

4. **Summary of any litigation which involves the Districts’ Public Improvements as of December 31 of the prior year.**

To our actual knowledge, based on review of the court records in Adams County, Colorado, and the Public Access to Court Electronic Records (PACER), there is no litigation pending against the Districts.

5. **Status of the District’s construction of the Public Improvements as of December 31 of the prior year.**

The Districts did not construct any public improvements in the year ending December 31, 2022.

6. **A list of all facilities and improvements constructed by the Districts that have been dedicated to and accepted by the City as of December 31 of the prior year.**

The Districts did not construct any public improvements in the year ending December 31, 2022.

7. **The assessed valuation of the Districts for the current year.**

The 2022 valuation for assessment for the Talon Pointe Metropolitan District as certified by the County Assessor of Adams County was \$8,847,530.00. The Talon Pointe Coordinating Metropolitan District's assessed 2022 valuation as certified by the County Assessor of Adams County was \$10.

8. **Current year budgets including a description of Public Improvements to be constructed in such year.**
Please see Exhibit "A", budgets adopted during the year ending December 31, 2022 for both Districts.
9. **Audit of the Districts' financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.**
Please see Exhibit "B" for the Districts' audit information for the year ending December 31, 2022.
10. **Notice of any uncured events of default by the Districts, which continue beyond a ninety (90) day-period, under any Debt instrument.**
There were no events of default which continued beyond a ninety (90) day-period, under any Debt instrument during the year ending December 31, 2022.
11. **Any liability of the Districts to pay their obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day-period.**
The Districts have not yet established a revenue base sufficient to pay the Districts' operation or debt service costs. Until an independent revenue base is established, continuation of operations in the Districts will be dependent upon funding by the Developer.

The foregoing filing and accompanying exhibits, if any, are submitted this 31st day of May 2023.

Talon Pointe Metropolitan District and
Talon Pointe Coordinating Metropolitan District

By: 

Angela N. Elliott, District Manager

EXHIBIT A
CURRENT YEAR BUDGETS FOR
TALON POINTE METROPOLITAN DISTRICT
AND
TALON POINTE COORDINATING METROPOLITAN DISTRICT

EXHIBIT B

**YEAR ENDING DECEMBER 31, 2021 AUDIT INFORMATION
FOR**

**TALON POINTE METROPOLITAN DISTRICT
AND
TALON POINTE COORDINATING METROPOLITAN DISTRICT**

Talon Pointe Coordinating District filed the attached Audit Exemption Application with the State Auditor, it has not yet been approved. Talon Pointe Metropolitan District's audit is in progress and no preliminary draft has been presented as of this date. A copy of the Coordinating District's Audit Approval Letter and the District's audit will be provided once finalized.

TALON POINTE METROPOLITAN DISTRICT

January 28, 2023

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203

RE: Talon Pointe Metropolitan District

LG ID# 65738

Attached is the 2023 Budget for the Talon Pointe Metropolitan District in Adams County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on November 29, 2022. If there are any questions on the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060 Ext. 6.

The mill levy certified to the County Commissioners of Adams County is 32.451 mills for all general operating purposes subject to statutory and/or TABOR limitations; 54.085 mills for G.O. bonds; 0.000 mills for refund/abatement; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$8,847,530, the total property tax revenue is \$765,629.86. A copy of the certification of mill levies sent to the County Commissioners for Adams County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Adams County, Colorado.

Sincerely,



Eric Weaver
District Accountant

Enclosure(s)

Financial Management Provided By Marchetti & Weaver, LLC

Mountain Office
28 Second Street, Suite 213
Edwards, CO 81632
(970) 926-6060

Website & Email
www.mwcpaa.com
Admin@mwcpaa.com

Front Range Office
245 Century Circle, Suite 103
Louisville, CO 80027
(720) 210-9136

**RESOLUTION
ADOPTING BUDGET, APPROPRIATING FUNDS AND CERTIFYING MILL LEVIES
FOR THE CALENDAR YEAR 2023**

The Board of Directors of Talon Pointe Metropolitan District (the “**Board**”), City of Thornton, Adams County, Colorado (the “**District**”), held a special meeting, via teleconference on November 29, 2022, at the hour of 5:00 p.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with §29-1-106, C.R.S.

[Remainder of Page Intentionally Left Blank]

NOTICE AS TO PROPOSED 2023 BUDGET

Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

Talon Pointe Metro District (wba) **
c/o White, Bear & Ankele, P.C.
2154 E. Commons Ave. Suite 2000
Centennial CO 80122

AFFIDAVIT OF PUBLICATION

State of Colorado)
County of Adams) ss

This Affidavit of Publication for the Northglenn-Thornton Sentinel, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/24/2022, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Northglenn Thornton Sentinel

State of Colorado)
County of Adams) ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/24/2022. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-005515

Carla Bethke
Notary Public
My commission ends April 11, 2026

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2026

Public Notice

NOTICE OF PUBLIC HEARING ON THE AMENDED 2022 BUDGET AND NOTICE OF PUBLIC HEARING ON THE PROPOSED 2023 BUDGET

NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of the TALON POINTE METROPOLITAN DISTRICT (the "District"), will hold a special meeting via teleconference on November 29, 2022 at 5:00 P.M. for the purpose of conducting such business as may come before the Board including a public hearing on the 2022 proposed budget (the "Proposed Budget"). The necessity may also arise for an amendment to the 2022 budget (the "Amended Budget"). This meeting can be joined using the following teleconference information:

Join Zoom Meeting
<https://us02bwb1.zoom.us/j/89305021479?pwd=GXZlYkIaTG00OEYwRkVhVWpMc0U0Rz09>

Meeting ID: 893 0502 1479
Passcode: 580637
GH Number: 1-720-707-2000

NOTICE IS FURTHER GIVEN that the Proposed Budget and Amended Budget (if applicable) have been submitted to the District. A copy of the Proposed Budget and Amended Budget are on file in the office of Administrators & Finance, 245 Cahilly Circle, Suite 100, Centennial, CO 80122, where the same are open for public inspection.

Any interested member of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to final adoption of the Proposed Budget or the Amended Budget by the Board. This meeting is open to the public and the agenda for any meeting may be obtained by calling (303) 588-1800.

BY ORDER OF THE BOARD OF DIRECTORS
TALON POINTE METROPOLITAN DISTRICT
a quasi-municipal corporation and political subdivision of the State of Colorado

W. WHITE, BEAR, ANKELE, TANAKA & WALCROFT
Attorneys at Law

Legal Notice No. NTS1874
First Publication: November 24, 2022
Last Publication: November 24, 2022
Publisher: The Northglenn-Thornton Sentinel

**NOTICE OF PUBLIC HEARING ON THE AMENDED 2022 BUDGET
AND
NOTICE OF PUBLIC HEARING ON THE PROPOSED 2023 BUDGET**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “**Board**”) of the TALON POINTE METROPOLITAN DISTRICT (the “**District**”), will hold a special meeting via teleconference on November 29, 2022 at 5:00 P.M. for the purpose of conducting such business as may come before the Board including a public hearing on the 2023 proposed budget (the “**Proposed Budget**”). The necessity may also arise for an amendment to the 2022 budget (the “**Amended Budget**”). This meeting can be joined using the following teleconference information:

Join Zoom Meeting

<https://us06web.zoom.us/j/89305021479?pwd=QXZYeGIBaTg2ODBEWmFIVWVPMzloUT09>

Meeting ID: 893 0502 1479

Passcode: 580537

Call Number: 1-720-707-2699

NOTICE IS FURTHER GIVEN that the Proposed Budget and Amended Budget (if applicable) have been submitted to the District. A copy of the Proposed Budget and Amended Budget are on file in the office of Marchetti & Weaver, 245 Century Circle, Suite 103, Louisville, CO 80027, where the same are open for public inspection.

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to final adoption of the Proposed Budget or the Amended Budget by the Board. This meeting is open to the public and the agenda for any meeting may be obtained by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:

TALON POINTE METROPOLITAN DISTRICT, a
quasi-municipal corporation and political subdivision of the
State of Colorado

/s/ WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Published in: *Northglenn-Thornton Sentinel*

Published on: November 24, 2022

WHEREAS, the Board has designated its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held, and interested electors were given the opportunity to register their protest to the proposed budget prior to the adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2023. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 32.451 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2023 budget year, there is hereby levied a tax of 54.085 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2023 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2023 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 7. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of Adams County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 8. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 9. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 10. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

[Remainder of Page Intentionally Left Blank]

ADOPTED THIS 29TH DAY OF NOVEMBER 2022.

DISTRICT:

TALON POINTE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: Justin Jay Baumgartner
7386F47EB4544C1
Officer of the District

Attest:

By: Angela Elliott
D2F394E77E9B4B1

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Heather L. Han
General Counsel to the District

STATE OF COLORADO
COUNTY OF ADAMS
TALON POINTE METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via teleconference on November 29, 2022, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 29th day of November 2022.

DocuSigned by:
Angela Elliott
D2F394E77E9B4B1...

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

TALON POINTE METROPOLITAN DISTRICT

2023

BUDGET MESSAGE

The Talon Pointe Metropolitan District (“District”) is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act.

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

The following budget is prepared on the modified accrual basis of accounting.

2023 Budget Strategy

The District was created with the primary purpose of finance construction of Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. This budget is prepared with the objective of achievement of the District’s purpose at a reasonable cost.

Revenues

The source of revenue for the District is primarily from property taxes, operations fees, system development fees, and letter of credit fees. Property tax is collected for the General Fund and Debt Service Fund. Tax revenue and operations fees from the General Fund were previously transferred to Talon Pointe Coordinating Metropolitan District (“Coordinating District”). However, beginning in 2023, these revenues will be held by the District as the Coordinating District is transferring the responsibility for the related expenditures to the District. Debt Service Fund tax revenues are pledged to the payment of debt service payments related to the Series 2019A and Series 2019B refunding and improvement bonds (“Bonds”); System Development Fee revenue is also pledged to the repayment of the bonds and; Letter of Credit fees are used to repay other obligations.

Expenditures

The District has adopted a budget for expenditures from three funds: 1) General Fund expenditures are comprised of both administration and operations for the District. 2) Debt Service Fund expenditures are to repay primarily interest and principal on the Bonds. 3) Capital Fund expenditures are to fund the costs of construction public improvements, which are anticipated to be \$0..

The District has imposed a 86.536 mill levy on all property within the District for 2023, of which 32.451 mills (30 mills, as adjusted for decreases in state-wide property tax assessments rates) will be dedicated to the General Fund and the balance of 54.085 mills (50 mills, also adjusted) will be allocated to the Debt Service Fund.

The District has provided for an Emergency Reserve Fund in the amount of 3% of the total fiscal year expenses in the General Fund in accordance with the TABOR Amendment.

Talon Pointe Metropolitan District
Statement of Net Position
September 30, 2022

	General Fund	Debt Service Fund	Capital Fund	Fixed Assets & LTD	Total
ASSETS					
CASH					
CityWide Checking	28,840				28,840
First Bank - (Operations Fees)	13,646				13,646
Series 2019A - Bond Fund		177,864			177,864
Series 2019B - Bond Fund		-			-
Series 2019A - Reserve Fund		1,123,138			1,123,138
Series 2019A - Project Fund		-		-	-
Series 2019B - Restricted Project Fund			3,220,576		3,220,576
Pooled Cash	(19,517)	19,517			-
TOTAL CASH	22,968	1,320,519	3,220,576	-	4,564,062
OTHER CURRENT ASSETS					
Due From County Treasurer	-	-			-
Property Tax Receivable	4,569	12,373			16,942
Accounts Receivable - Other	-	-			-
Accounts Receivable - Operations Fee	13,202				13,202
Due From Developer	-	-			-
Prepaid Expense	-	-			-
TOTAL OTHER CURRENT ASSETS	17,771	12,373	-	-	30,144
FIXED ASSETS					
Construction in Progress				6,251,673	6,251,673
Parks & Recreation				1,721,262	1,721,262
Accumulated Depreciation- Parks & Rec				(143,439)	(143,439)
TOTAL FIXED ASSETS	-	-	-	7,829,497	7,829,497
TOTAL ASSETS	40,739	1,332,892	3,220,576	7,829,497	12,423,703
LIABILITIES & DEFERRED INFLOWS					
CURRENT LIABILITIES					
Accounts Payable	-	-	-		-
Prepaid Operations Fees	-	-			-
Due to Coordinating District	5,900	-			5,900
TOTAL CURRENT LIABILITIES	5,900	-	-	-	5,900
DEFERRED INFLOWS					
Deferred Property Taxes	4,569	12,373			16,942
TOTAL DEFERRED INFLOWS	4,569	12,373	-	-	16,942
LONG-TERM LIABILITIES					
Series 2019A Bonds Payable				21,315,000	21,315,000
Series 2019B Bonds Payable				2,595,000	2,595,000
Series 2020 Junior Note Payable					-
Premium / Discount on Bonds Payable				437,733	437,733
Loss On Refinance of Series 2008 Bonds				(63,609)	(63,609)
Accrued Interest - Bonds				555,908	555,908
Developer Payable- Operations				60,882	60,882
Developer Payable- Capital				3,359,959	3,359,959
Accrued Interest- Developer Advances				129,874	129,874
TOTAL LONG-TERM LIABILITIES	-	-	-	28,390,747	28,390,747
TOTAL LIAB & DEF INFLOWS	10,469	12,373	-	28,390,747	28,413,589
NET POSITION					
Inv in Capital Assets, Net of Debt				(20,561,250)	(20,561,250)
Fund Balance- Non-Spendable	-				-
Fund Balance- Restricted	8,200	1,320,519	3,220,576		4,549,295
Fund Balance- Unassigned	22,070				22,070
TOTAL NET POSITION	30,270	1,320,519	3,220,576	(20,561,250)	(15,989,885)
	=	=	=	=	=

Talon Pointe Metropolitan District
Statement of Revenues, Expenditures, & Changes in Fund Balance
Modified Accrual Basis for the Period Indicated

	2021 Audited Actual	2022		2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
		2022 Adopted Budget	2022 Amended Budget						
PROPERTY TAXES									
Assessed Valuation	6,086,200	6,823,020	6,823,020	6,823,020				8,847,530	November Final Valuation
Mill Levy - General Fund	20,000	20,000	20,000	20,000				32,451	30 Mills, Adjusted To Assessment Rate From 7.96%
Mill Levy - Debt Service Fund	52,934	54,162	54,162	54,162				54,085	50 Mills, Adjusted To Assessment Rate From 7.96%
Total	72,934	74,162	74,162	74,162				86,536	
Property Tax Revenue - General Fund	121,724	136,460	136,460	136,460				287,111	AV * Mills / 1,000
Property Tax Revenue - Debt Service Fund	322,167	369,548	369,548	369,548				478,519	AV * Mills / 1,000
Total	443,891	506,009	506,009	506,009				765,630	
OPERATIONS FEE									
Total Units Constructed:									
Talon View Filing 1 (168 Units)	120	168	168	168				168	Fully built out in 2022
Talon View Filing 2 (128 Units)	-	57	57	33				88	DR Horton Estimate
Talon Pointe (355 Units)	-	-	-	-				-	Assume None For 2023
Total Units	120	225	225	201				256	
Quarterly Operations Fee- Homes	\$ -	\$ 200.00	\$ 200.00	\$ 200.00				\$ 100.00	Per Budget Scenario No. 8
Quarterly Operations Fee- Filing 2 Lots	\$ -	\$ -	\$ -	\$ -				\$ 50.00	Per Budget Scenario No. 8
Quarterly Operations Fee- Talon Pointe	\$ -	\$ -	\$ -	\$ -				\$ 25.00	Per Budget Scenario No. 8
Estimated Residential Fee Billings By Quarter:									
Q1								20,100	Assuming 201 Units at end of 2022
Q2								21,500	Assuming 14 Additional Units
Q3								22,900	Assuming 14 Additional Units
Q4								24,200	Assuming 14 Additional Units
Total Residential Fees Billed								88,700	
Estimated Filing 2 Lot Fee Billings By Quarter:									
Q1								4,750	Assuming 95 Units at end of 2022 (128-33)
Q2								4,063	Assuming 14 Fewer Units
Q3								3,375	Assuming 14 Fewer Units
Q4								2,688	Assuming 14 Fewer Units
Total Filing 2 Lot Fees Billed								14,875	
Estimated Talon Pointe Lot Fee Billings By Quarter:									
Q1								8,875	Assuming All 355 Properties Remain as Vacant Lots
Q2								8,875	Assuming All 355 Properties Remain as Vacant Lots
Q3								8,875	Assuming All 355 Properties Remain as Vacant Lots
Q4								8,875	Assuming All 355 Properties Remain as Vacant Lots
Total Talon Pointe Lot Fees Billed								35,500	

Talon Pointe Metropolitan District
Statement of Revenues, Expenditures, & Changes in Fund Balance
Modified Accrual Basis For the Period Indicated

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
COMBINED FUNDS									
REVENUE									
Property Taxes	443,630	506,009	506,009	506,009	489,099	506,009	(16,910)	765,630	30 mills for ops, 50 mills for debt, adjusted
Specific Ownership Taxes	33,584	32,891	32,891	25,300	22,049	21,927	121	49,766	6.5% of Property Taxes
Operations Fees	-	144,267	144,267	123,067	94,503	103,200	(8,697)	139,075	See Breakdown By Quarter on Page 2
Interest & Other Income	6,230	16,550	30,550	27,036	16,974	8,650	8,324	18,200	Capital & Bond Interest Income
System Development & LOC Fees	50,000	680,000	680,000	220,000	220,000	510,000	(290,000)	435,000	\$4,000 & \$1,000 Per Unit- Complete Filing 2
TOTAL REVENUE	533,444	1,379,716	1,393,716	901,412	842,625	1,149,786	(307,161)	1,407,671	
EXPENDITURES									
Administration									
Accounting, Management, Legal & Election	5,500	5,800	5,800	5,900	5,900	5,800	(100)	118,100	See Detail in General Fund
Treasurer's Fees	6,729	7,590	7,590	7,590	7,351	7,590	239	11,484	1.5 % of property taxes
Trustee Administrative Fee	7,000	7,000	7,000	7,000	-	-	-	7,000	No funds Available in Debt Service Fund
Insurance, SDA Dues, Website, Other	4,991	5,700	5,700	-	-	5,700	5,700	8,100	See Detail in General Fund
Contingency	-	5,000	5,000	-	-	-	-	5,000	Potential unforeseen needs
Operations & Maintenance									
Billing & Reserve Study	-	-	-	-	-	-	-	13,000	See Detail in General Fund
Water & Electric	-	-	-	-	-	-	-	101,400	See Detail in General Fund
Grounds and Other Maintenance	-	-	-	-	-	-	-	119,745	See Detail in General Fund
Snow Plowing	-	-	-	-	-	-	-	10,000	Hourly Basis Contract
Contingency	-	-	-	-	-	-	-	6,000	Potential unforeseen needs
Debt Service									
Bond Interest	1,119,038	1,119,038	1,119,038	1,119,038	559,519	559,519	-	1,119,038	Per Amortization Schedule
Bond Principal	-	-	-	-	-	-	-	90,000	Per Amortization Schedule
LOC Payments	10,000	136,000	136,000	44,000	44,000	102,000	58,000	87,000	\$1,000 Per Unit- Equal to Revenues Collected
Debt Issuance Expense & Trustee Fees	-	7,500	7,500	-	-	-	-	-	Now in General Fund
Contingency	-	100,000	100,000	-	-	-	-	25,000	Unforeseen Needs- To Avoid Budget Amendment
Capital Outlay	-	3,072,192	4,673,853	4,657,694	2,702,230	3,068,858	366,629	-	Capital Fund Closed Out in 2022
TOTAL EXPENDITURES	1,153,197	4,458,819	6,067,480	5,841,221	3,318,999	3,749,467	430,468	1,720,867	
REVENUE OVER / (UNDER) EXPENDITURES	(619,753)	(3,079,103)	(4,673,764)	(4,939,809)	(2,476,374)	4,899,253	(737,629)	(313,196)	
OTHER SOURCES / (USES)									
Transfers to TPCMD	(119,643)	(271,100)	(317,413)	(289,125)	(263,825)	(232,052)	(31,773)	-	Transfer of Net Tax & Fee Revenues
Bond Proceeds & Premium	-	-	2,090,000	2,090,000	-	-	-	-	Filled Up Junior Noe in 2022
Developer Advances	224,900	-	2,907,930	2,907,930	2,907,930	-	2,907,930	-	To Extend Subordinate Project Fund
Developer Repayments	-	-	(3,359,959)	(3,359,959)	-	-	-	-	All Capital Principal Repaid in 2022.
TOTAL OTHER SOURCES / (USES)	105,257	(271,100)	1,320,558	1,348,846	2,644,105	(232,052)	2,876,157	-	
CHANGE IN FUND BALANCE	(514,496)	(3,350,204)	(3,353,206)	(3,590,963)	167,730	(2,831,733)	2,999,464	(313,196)	
BEGINNING FUND BALANCE	4,918,131	4,369,769	4,372,772	4,403,635	4,403,635	4,369,769	33,865	812,672	
ENDING FUND BALANCE	4,403,635	1,019,566	1,019,566	812,672	4,571,365	1,538,036	3,033,329	499,475	
COMPONENTS OF FUND BALANCE:									
Non-Spendable- Prepays	-	5,985	5,985	5,700	-	-	-	5,985	Prepaid Insurance
Non-Spendable- Accounts Receivable	-	-	-	15,000	13,202	-	-	15,000	Based on 2022 Forecast
TABOR Emergency Reserve	4,000	8,900	8,900	8,200	8,200	-	-	13,500	3% of General Fund Revenues
Restricted For Debt Service	1,326,440	1,001,566	1,001,566	779,680	1,320,519	-	-	412,087	Reserve Fund + Bond Payment Fund
Restricted For Capital Projects	3,060,882	-	0	(0)	3,220,576	-	-	(0)	
Assigned For Subsequent Year	-	-	-	-	-	-	-	-	
Unassigned	12,313	3,115	3,115	4,092	8,868	-	-	52,903	
TOTAL ENDING FUND BALANCE	4,403,635	1,019,566	1,019,566	812,672	4,571,365	4,571,365	-	499,475	

	2021 Audited Actual	2022		2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
		Adopted Budget	Amended Budget						
GENERAL FUND									
REVENUE									
Property Taxes-Current	121,653	136,460	136,460	136,460	131,900	136,460	(4,560)	287,111	30 Mills, Adjusted To Assessment Rate From 7.96%
Specific Ownership Taxes	9,209	8,870	6,823	6,823	5,946	5,913	33	18,662	6.5% of Property Taxes
Interest Income	1,360	50	400	400	258	25	233	200	Interest on Delinquent Taxes
Operations Fees- Residential	-	-	-	-	-	103,200	(8,697)	88,700	See Breakdown By Quarter on Page 2
Operations Fees- Filling 2 Lots	-	-	-	-	-	-	-	14,875	See Breakdown By Quarter on Page 2
Operations Fees- Talon Pointe	-	-	-	-	3,057	-	3,057	2,000	See Breakdown By Quarter on Page 2
Design Review, Late Fees & Interest	-	5,000	4,000	4,000	-	-	-	-	Assume Decrease in Second Year of Fee
Miscellaneous Income	-	-	-	-	-	-	-	-	-
System Development Fees	-	-	-	-	-	-	-	-	See Debt Service Fund
TOTAL REVENUE	132,222	294,647	294,647	270,750	235,665	245,599	(9,934)	447,048	
EXPENDITURES									
Administration									
Accounting	-	-	-	-	-	-	-	45,000	M&W Est- Transition, Acctg, Audit, Budget, Bond CDA
Audit	5,500	5,800	5,900	5,900	5,900	5,800	(100)	6,500	Based on 2022 Forecast
District Management	-	-	-	-	-	-	-	21,600	Teleos Estimate
Legal	-	-	-	-	-	-	-	40,000	WBA Estimate
Election	-	-	-	-	-	-	-	5,000	Assume Canceled (\$40K if Held)
Insurance & SDA Dues	4,919	5,700	5,700	5,700	-	5,700	5,700	15% Inc Over Amt Paid by Coordinating in 2022	
Bank Fees, Office Supp, Misc Other	12	-	-	-	-	-	-	1,500	Bill.com and Misc Other
Website	-	-	-	-	-	-	-	900	Based on Amts Paid by Coordinating in 2022
Treasurer's Fees	1,845	2,047	2,047	2,047	1,982	2,047	65	4,307	1.5 % of property taxes
Trustee Fees	7,000	7,000	7,000	7,000	-	-	-	7,000	No Funds Available in Debt Service Fund
Contingency	-	5,000	5,000	5,000	-	-	-	5,000	Potential unforeseen needs
Operations & Maintenance									
Billing & Collections	-	-	-	-	-	-	-	8,000	Billing and collection of fees- Add'l Units & Legal
Reserve Study	-	-	-	-	-	-	-	5,000	To Help Determine Long-Term Funding Needs
Utilities- Water - Common Areas	-	-	-	-	-	-	-	97,000	Coordinating 2022 Fcst of \$88K +10%
Utilities- Electric- Common Areas	-	-	-	-	-	-	-	4,400	Fountain, Irrigation, Lighting
Landscaping Maintenance Contract	-	-	-	-	-	-	-	77,245	Grounded Lawn Proposed Pricing
Grounds Maintenance	-	-	-	-	-	-	-	15,000	Tree Watering & Fert, Mulch, Tumble Weeds, etc
Irrigation Repair & Maintenance	-	-	-	-	-	-	-	14,000	Misc Repairs and Other Needs
Entrance Water Feature Maintenance	-	-	-	-	-	-	-	10,000	Start Up, Winterization, Chemicals, Repairs
Drainage Pond Maintenance	-	-	-	-	-	-	-	1,000	Estimated by Teleos
Fence Maintenance	-	-	-	-	-	-	-	2,500	Minor Estimated Needs
Snow Removal	-	-	-	-	-	-	-	10,000	Hourly Basis Contract
Contingency	-	-	-	-	-	-	-	6,000	Potential unforeseen needs
TOTAL EXPENDITURES	19,276	18,547	25,547	14,947	7,882	13,547	5,665	392,652	
REVENUE OVER / (UNDER) EXPENDITURES	112,946	276,100	269,100	255,803	227,782	232,052	(4,269)	54,397	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	-	-	-	-	-	-	-
Transfers to TPCMD (Taxes & Other)	(1,9,643)	(126,833)	(196,146)	(196,125)	(196,125)	(128,852)	(67,273)	-	All Operations Now Handled By the District
Transfers to TPCMD (Operations Fees)	-	(144,267)	(121,267)	(95,000)	(67,700)	(103,200)	35,500	-	All Operations Now Handled By the District
Homebuilder Contributions	-	-	50,000	50,000	50,000	-	50,000	-	
Developer Advances (Repayments)	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	(119,643)	(271,100)	(267,413)	(239,125)	(213,825)	(232,052)	18,227	-	
CHANGE IN FUND BALANCE	(6,697)	5,000	1,687	16,679	13,957	-	13,957	54,397	
BEGINNING FUND BALANCE	23,010	13,000	16,313	16,313	16,313	13,000	3,313	32,892	
ENDING FUND BALANCE	16,313	18,000	18,000	32,992	30,270	13,000	17,270	87,388	

Talon Pointe Metropolitan District
Statement of Revenues, Expenditures, & Changes in Fund Balance
Modified Accrual Basis For the Period Indicated

	2021 Audited Actual	2022		2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
		Adopted Budget	Amended Budget						
DEBT SERVICE FUND									
REVENUE									
Property Taxes-Current	321,978	369,548	369,548	369,548	357,199	369,548	(12,350)	478,519	50 Mills Gallagherized
Specific Ownership Taxes	24,375	24,021	18,477	18,477	16,102	16,014	89	31,104	6.5% of Property Taxes
Interest Income	4,144	500	8,500	8,500	4,370	375	3,995	16,000	Based on Estimated 3% Interest Rate
LOC Fees	10,000	136,000	44,000	44,000	44,000	102,000	(58,000)	87,000	\$1,000 Per Unit- Complete Filing 2 in Talon View
System Dev Fees	40,000	544,000	175,000	175,000	176,000	408,000	(232,000)	348,000	\$4,000 Per Unit- Complete Filing 2 in Talon View
Miscellaneous Income									
TOTAL REVENUE	400,496	1,074,069	616,526	616,526	597,671	895,937	(298,266)	960,622	
EXPENDITURES									
Treasurer's Fees	4,884	5,543	5,543	5,543	5,368	5,543	175	7,178	1.5 % of property taxes
Bond Principal- Series 2008									
Bond Interest- Series 2008								90,000	Per Amortization Schedule
Bond Principal- Series 2019A								1,119,038	Per Amortization Schedule
Bond Interest- Series 2019A	1,119,038	1,119,038	1,119,038	1,119,038	559,519	559,519	-	-	No Funds Available
Bond Principal- Series 2019B								-	No Funds Available
Bond Interest- Series 2019B	10,000	136,000	44,000	44,000	44,000	102,000	58,000	87,000	\$1,000 Per Unit- Equal to Revenues Collected Now In General Fund
LOC Payment		7,500	7,500	7,500					
Paying Agent / Trustee Fees									
Developer Advance Repayment-Interest									
Developer Advance Repayment-Principal									
Debt Issuance Expense									
Transfer to Talon Pointe Coordinating Metro									
Contingency		100,000	100,000	100,000				25,000	Unforeseen Needs- To Avoid Budget Amendment
TOTAL EXPENDITURES	1,133,921	1,368,081	1,168,581	1,168,581	608,887	667,062	58,175	1,328,215	
REVENUE OVER / (UNDER) EXPENDITURES	(733,425)	(294,012)	(552,055)	(552,055)	(11,216)	228,875	(240,091)	(367,593)	
OTHER SOURCES / (USES)									
Transfers In/(Out)	(346,064)				5,295		5,295		Trif of Advances to Extend Series B Project Fund
Bond Proceeds									
Bond Premium									
Developer Contributions	224,900								To Extend Series B Project Fund- Now In Cap Fund
TOTAL OTHER SOURCES / (USES)	(121,164)	5,295	5,295	5,295	5,295	5,295	5,295	5,295	
CHANGE IN FUND BALANCE	(854,589)	(294,012)	(546,760)	(546,760)	(5,921)	228,875	(234,796)	(367,593)	
BEGINNING FUND BALANCE	2,181,029	1,295,578	1,326,440	1,326,440	1,326,440	1,295,578	30,862	779,680	
ENDING FUND BALANCE	1,326,440	1,001,566	779,680	779,680	1,320,519	1,524,453	(203,934)	412,087	
COMPONENTS OF FUND BALANCE:									
Reserve Fund (\$1.64M Required)	1,254,970	997,562	776,601	776,601	1,123,138			406,903	Draw From \$1,644,325 Requirement For Payments Grow until reaches \$1,500,000
Senior Bond Surplus Fund									Depleted to Cover Payments
Bond Payment / Capitalized Interest Fund	40,000				177,864				No Funds Available For Sub Bond Payments
Subordinate Bond Fund									SO Taxes Collected after 12/1 Payments
Other / Internal Balances	31,467	4,003	4,003	3,080	19,517			5,184	
TOTAL ENDING FUND BALANCE	1,326,440	1,001,566	779,680	779,680	1,320,519	1,524,453	(203,934)	412,087	

Talon Pointe Metropolitan District
Statement of Revenues, Expenditures, & Changes in Fund Balance
Modified Accrual Basis for the Period Indicated

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
CAPITAL FUND									
REVENUE									
Misc Income	-	-	-	-	-	-	-	-	
Interest Income	726	11,000	25,000	14,136	9,289	8,250	1,039	-	
TOTAL REVENUE	726	11,000	25,000	14,136	9,289	8,250	1,039	-	
EXPENDITURES									
Capital outlay - general	-	-	-	-	-	-	-	-	
Engineering	-	-	-	-	-	-	-	-	
Grading & Erosion Control	-	-	-	-	-	-	-	-	
Water	-	-	5,529	-	5,529	-	(5,529)	-	
Sanitary Sewer	-	-	244,787	244,787	244,787	-	(244,787)	-	
Storm Sewer	-	-	190,434	190,434	190,434	-	(190,434)	-	
Street Improvements	-	-	700,498	700,498	700,498	-	(700,498)	-	
Parks & Recreation	-	-	1,560,982	1,560,982	1,560,982	-	(1,560,982)	-	
Transfer to Talon Pointe Coordinating Metro Contingency	-	3,062,192	1,955,464	1,955,464	-	3,062,192	3,062,192	-	
		10,000	16,159	-	-	6,667	6,667	-	
TOTAL EXPENDITURES	-	3,072,192	4,673,853	4,657,694	2,702,230	3,068,858	366,629	-	
REVENUE OVER / (UNDER) EXPENDITURES	726	(3,061,192)	(4,648,853)	(4,643,558)	(2,692,941)	(3,060,608)	367,668	-	
OTHER SOURCES / (USES)									
Transfers In/(Out)	346,064	-	-	(5,295)	(5,295)	-	(5,295)	-	
Developer Advances- Capital	-	-	2,702,230	2,702,230	2,702,230	-	2,702,230	-	
Developer Advances- Bond Extension	-	-	155,700	155,700	155,700	-	155,700	-	
Developer Repayment	-	-	(3,359,959)	(3,359,959)	-	-	-	-	
Proceeds- Series 2020 Junior Note Payable	-	-	2,090,000	2,090,000	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	346,064	-	1,587,971	1,582,676	2,852,635	-	2,852,635	-	
CHANGE IN FUND BALANCE	346,790	(3,061,192)	(3,060,882)	(3,060,882)	159,694	(3,060,608)	3,220,302	-	
BEGINNING FUND BALANCE	2,714,092	3,061,192	3,060,882	3,060,882	3,060,882	3,061,192	(310)	(0)	
ENDING FUND BALANCE	3,060,882	-	0	(0)	3,220,576	583	3,219,992	(0)	

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Adams County, Colorado.

On behalf of the Talon Pointe Metropolitan District
(taxing entity)^A

the Board of Directors
(governing body)^B

of the Talon Pointe Metropolitan District
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 8,847,530
(Gross^D assessed valuation, Line 2 of the Certification of Valuation From DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 8,847,530
(NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/15/2022 for budget/fiscal year 2023
(not later than Dec 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>32.451</u> mills	\$ <u>287,111.20</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>0.000</u> mills	\$ <u>-</u>
SUBTOTAL FOR GENERAL OPERATING:	<u>32.451</u> mills	<u>\$ 287,111.20</u>
3. General Obligation Bonds and Interest ^J	<u>54.085</u> mills	\$ <u>478,518.66</u>
4. Contractual Obligations ^K	<u>0.000</u> mills	\$ <u>-</u>
5. Capital Expenditures ^L	<u>0.000</u> mills	\$ <u>-</u>
6. Refunds/Abatements ^M	<u>0.000</u> mills	\$ <u>-</u>
7. Other ^N (specify): _____	<u>0.000</u> mills	\$ <u>-</u>
	<u>0.000</u> mills	\$ <u>-</u>
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>86.536</u> mills	<u>\$ 765,629.86</u>

Contact person: Eric Weaver Daytime phone: (970) 926-6060 x6
(print)
Signed: *Eric Weaver* Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S. with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, Colorado 80203. Questions? Call DLG (303) 864-7720.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenue to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

- | | | |
|----|-------------------|--|
| 1. | Purpose of Issue: | <u>Refunding 2008 Bonds and Funding of Public Improvement Costs</u> |
| | Series: | <u>Series 2019A General Obligation Refunding and Improvement Bonds</u> |
| | Date of Issue: | <u>November 12, 2019</u> |
| | Coupon rate: | <u>5.25%</u> |
| | Maturity Date: | <u>December 31, 2051</u> |
| | Levy: | <u>54.085</u> |
| | Revenue: | <u>\$478,518.66</u> |
| | | |
| 2. | Purpose of Issue: | <u>Funding of Public Improvement Costs</u> |
| | Series: | <u>Series 2019B Subordinate Bonds</u> |
| | Date of Issue: | <u>November 12, 2019</u> |
| | Coupon rate: | <u>8.00%</u> |
| | Maturity Date: | <u>December 31, 2051</u> |
| | Levy: | <u>0.000</u> |
| | Revenue: | <u>\$0.00</u> |
| | | |
| 3. | Purpose of Issue: | <u>Funding of Public Improvement Costs</u> |
| | Series: | <u>Nonrevolving Line of Credit Note (Junior), Series 2020</u> |
| | Date of Issue: | <u>August 13, 2020</u> |
| | Coupon rate: | <u>8.00%</u> |
| | Maturity Date: | <u>December 16, 2046</u> |
| | Levy: | <u>0.000</u> |
| | Revenue: | <u>\$0.00</u> |

CONTRACTS^K:

- | | | |
|----|----------------------|-------|
| 3. | Purpose of Contract: | _____ |
| | Title: | _____ |
| | Date: | _____ |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |
| | | |
| 4. | Purpose of Contract: | _____ |
| | Title: | _____ |
| | Date: | _____ |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

**Talon Pointe Metropolitan District
Adams County, Colorado**

FINANCIAL STATEMENTS

With Independent Auditor's Report

December 31, 2021

Talon Pointe Metropolitan District

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Talon Pointe Metropolitan District
Adams County, Colorado

Opinions

We have audited the financial statements of the governmental activities and each major fund of Talon Pointe Metropolitan District (the District) as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2021, and the respective changes in financial position thereof, and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risk of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate to those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplemental Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplemental information as identified in the table of contents is presented for the purposes of additional analysis and legal compliance and is not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Financial Focus Partners, LLC

Greenwood Village, Colorado
August 19, 2022

BASIC FINANCIAL STATEMENTS

Talon Pointe Metropolitan District
STATEMENT OF NET POSITION
December 31, 2021

	Governmental Activities
Assets	
Cash and investments	\$ 20,796
Cash and investments - restricted	4,361,898
Receivable - County Treasurer	40,541
Property taxes receivable	506,008
Capital assets, not being depreciated	6,251,672
Capital assets, net	1,577,825
Total Assets	12,758,740
 Deferred Outflow of Resources	
Loss on bond refunding	63,609
Total Deferred Outflow of Resources	63,609
 Liabilities	
Accounts payable	17,000
Unearned revenue	2,600
Accrued interest payable	101,902
Noncurrent liabilities:	
Due within one year	20,250
Due in more than one year	25,128,275
Total Liabilities	25,270,027
 Deferred Inflow of Resources	
Property tax revenue	506,008
Total Deferred Inflow of Resources	506,008
 Net Position (Deficit)	
Restricted for:	
Emergencies	4,000
Debt service	1,224,538
Capital projects	3,060,882
Unrestricted	(17,243,106)
Total Net Position (Deficit)	\$ (12,953,686)

The accompanying Notes to Financial Statements are an integral part of these statements.

Talon Pointe Metropolitan District
STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2021

	Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Functions/Programs:				
Primary government	\$ (201,178)	\$ -	\$ -	\$ (201,178)
General government				
Interest on long-term debt	(1,354,238)	-	274,900	(1,079,338)
and related costs				
Total primary government	\$ (1,555,416)	\$ -	\$ 274,900	(1,280,516)

General Revenues:

Property taxes	443,631
Specific ownership taxes	33,584
Interest income	6,230
Total general revenues	483,445
Change in net position	(797,071)
Net position (deficit) - beginning	(12,156,615)
Net position (deficit) - ending	\$ (12,953,686)

The accompanying Notes to Financial Statements are an integral part of these statements.

Talon Pointe Metropolitan District

**BALANCE SHEET
GOVERNMENTAL FUNDS**

December 31, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets				
Cash and investments	\$ 20,796	\$ -	\$ -	\$ 20,796
Cash and investments - restricted	4,000	1,297,016	3,060,882	4,361,898
Receivable - County Treasurer	11,117	29,424	-	40,541
Property taxes receivable	136,460	369,548	-	506,008
Total Assets	172,373	1,695,988	3,060,882	4,929,243
Liabilities, Deferred Inflows of Resources and Fund Balance				
Liabilities				
Accounts payable	17,000	-	-	17,000
Unearned revenue	2,600	-	-	2,600
Total Liabilities	19,600	-	-	19,600
Deferred Inflows of Resources				
Property tax revenue	136,460	369,548	-	506,008
Total Deferred Inflows of Resources	136,460	369,548	-	506,008
Fund Balances				
Restricted for:				
Emergencies	4,000	-	-	4,000
Debt service	-	1,326,440	-	1,326,440
Capital expenditures	-	-	3,060,882	3,060,882
Unassigned	12,313	-	-	12,313
Total Fund Balances	16,313	1,326,440	3,060,882	4,403,635
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 172,373	\$ 1,695,988	\$ 3,060,882	

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

Long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds:

Capital assets 7,829,497

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

Bonds payable (23,910,000)

Developer advance payable - operations (60,882)

Developer advance payable - capital (156,030)

Bond premium, net of accumulated amortization (437,733)

Loss on refunding, net of accumulated amortization 63,609

Accrued interest Developer advances - operations (13,697)

Accrued interest Developer advances - capital (116,177)

Accrued interest - bonds (555,908)

Net position (deficit) of governmental activities

\$ (12,953,686)

The accompanying Notes to Financial Statements are an integral part of these statements.

Talon Pointe Metropolitan District
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended December 31, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Property taxes	\$ 121,653	\$ 321,978	\$ -	\$ 443,631
Specific ownership taxes	9,209	24,375	-	33,584
System development fees	-	40,000	-	40,000
LOC fees	-	10,000	-	10,000
Interest income	1,360	4,144	726	6,230
Total revenues	<u>132,222</u>	<u>400,497</u>	<u>726</u>	<u>533,445</u>
Expenditures				
General government				
Audit	5,500	-	-	5,500
Insurance and bonds	4,919	-	-	4,919
Miscellaneous	12	-	-	12
Treasurer's fees	1,845	4,884	-	6,729
Transfer to Talon Pointe Coordinating District	119,643	-	-	119,643
Trustee fee	7,000	-	-	7,000
Debt service				
Bond interest - Series 2019	-	1,119,038	-	1,119,038
LOC fee payment	-	10,000	-	10,000
Total expenditures	<u>138,919</u>	<u>1,133,922</u>	<u>-</u>	<u>1,272,841</u>
Excess of revenue over (under) expenditures	<u>(6,697)</u>	<u>(733,425)</u>	<u>726</u>	<u>(739,396)</u>
Other financing sources (uses)				
Developer contribution	-	224,900	-	224,900
Transfers in/(out)	-	(346,064)	346,064	-
Total other financing sources (uses)	<u>-</u>	<u>(121,164)</u>	<u>346,064</u>	<u>224,900</u>
Net change in fund balances	(6,697)	(854,589)	346,790	(514,496)
Fund balances - beginning	<u>23,010</u>	<u>2,181,029</u>	<u>2,714,092</u>	<u>4,918,131</u>
Fund balances - ending	<u>\$ 16,313</u>	<u>\$ 1,326,440</u>	<u>\$ 3,060,882</u>	<u>\$ 4,403,635</u>

The accompanying Notes to Financial Statements are an integral part of these statements.

Talon Pointe Metropolitan District
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES OF
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2021

Net change in fund balances - total governmental funds		\$ (514,496)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any deprecial assets over the estimated useful life of the asset.		
Depreciation		(57,375)
Some revenues and 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 bond interest payable - change in liability		(225,851)
Accrued interest payable developer advances - change in liability		(15,680)
Amortization of loss on refunding		(3,919)
Amortization of bond premium		20,250
		20,250
Change in net position of governmental activities		\$ (797,071)

The accompanying Notes to Financial Statements are an integral part of these statements.

Talon Pointe Metropolitan District
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
GENERAL FUND

For the Year Ended December 31, 2021

	Original Budgeted Amounts	Final Budgeted Amounts	Actual	Variance with Final Budget - Positive (Negative)
REVENUES				
Property taxes	\$ 121,724	\$ 121,724	\$ 121,653	\$ (71)
Specific ownership taxes	8,521	8,521	9,209	688
Interest income	-	-	1,360	1,360
Total revenues	<u>130,245</u>	<u>130,245</u>	<u>132,222</u>	<u>1,977</u>
EXPENDITURES				
General government				
Audit	5,800	5,800	5,500	300
Insurance and bonds	3,119	5,000	4,919	81
Miscellaneous	-	-	12	(12)
Treasurer fees	1,826	1,826	1,845	(19)
Transfer to Talon Pointe Coordinating District	128,992	128,992	119,643	9,349
Trustee fees	-	-	7,000	(7,000)
Contingency	1,000	5,000	-	5,000
Total expenditures	<u>140,737</u>	<u>146,618</u>	<u>138,919</u>	<u>7,699</u>
Excess of revenues over (under) expenditures	<u>(10,492)</u>	<u>(16,373)</u>	<u>(6,697)</u>	<u>9,676</u>
Fund balance - beginning	<u>15,492</u>	<u>23,010</u>	<u>23,010</u>	<u>-</u>
Fund balance - ending	<u>\$ 5,000</u>	<u>\$ 6,637</u>	<u>\$ 16,313</u>	<u>\$ 9,676</u>

The accompanying Notes to Financial Statements are an integral part of these statements.

Talon Pointe Metropolitan District
NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

Note 1 – Reporting Entity

The District, a quasi-municipal corporation and political subdivision of the State of Colorado, was organized on January 9, 2007, and is governed pursuant to the provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in the City of Thornton, Adams County, Colorado. The District was established to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of public improvements.

On November 1, 2018, the District and Talon Pointe Coordinating Metropolitan District (TPCMD) entered into a District Coordinating Services Agreement. The agreement sets forth the services that TPCMD will perform on behalf of the District. (See Note 8).

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

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

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 (i.e., the statement of net position and the statement of activities) report information on all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by 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 of resources and the sum of liabilities and deferred inflows of resources of the District is reported as net position.

Talon Pointe Metropolitan District
NOTES TO FINANCIAL STATEMENTS
(continued)

December 31, 2021

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 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.

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 District 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. The District determined that Developer advances are not considered as revenue susceptible to accrual. 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 for 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 governmental funds.

The capital projects fund is used to account for financial resources to be used for the purchase, construction, operation, and maintenance of capital equipment and facilities.

Talon Pointe Metropolitan District
NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

Property Taxes

Property taxes are levied 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 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 and December. The County Treasurer remits the taxes collected monthly to the District.

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

Operations Fee

On November 11, 2021, the District adopted a resolution Concerning the Imposition of an Operations Fee to fund the operations costs of the District. The fee is effective January 1, 2022, and is imposed on each residential unit at \$200 per quarter. The Operations Fee is to be accounted for separately from other revenues of the District, and is to be used solely for the purpose of paying Operations Costs.

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 level and lapses at year end. The District's Board of Directors can modify the budget by line item within the total appropriation by fund without notification. The total appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting.

The District amended its annual budget for the year ended December 31, 2021.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the applicable governmental activities column of the government-wide financial statements. Capital assets are defined by the District as those assets with a cost of \$5,000 or greater. Such assets are recorded at historical cost or estimated

Talon Pointe Metropolitan District

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress, and are not included in the calculation of net investment in capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements for which the District retains title are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Interest incurred during the construction phase of capital assets is not included as part of the capitalized value of the assets constructed.

Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Parks and Recreation	30 Years
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Bond Issuance Costs and Original Issue Discount/Premium

In the government-wide financial statements, bond discounts/premiums are deferred and amortized over the life of the bonds using the effective interest method. Bond issuance costs are expensed as incurred.

In the fund financial statements, bond discounts/premiums and issuance costs are recognized during the current period. The face amount of debt issued and premiums on issuance are reported as other financing sources. Discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Loss on Bond Refunding

In the government-wide financial statements, the deferred loss on bond refunding is amortized over the life of the defeased bonds using the effective interest method. The amortization amount is a component of interest expense and the unamortized deferred cost is reflected as a deferred outflow of resources.

Deferred Inflow/Outflow of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the loss

Talon Pointe Metropolitan District
NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

on refunding is deferred and recognized as an outflow of resources in the period that the amounts are incurred.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element 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, deferred property tax revenue is deferred and recognized as an inflow of resources in the period that the amount becomes available.

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 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:

Non-spendable fund balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as inventory) or is legally or contractually required to be maintained intact.

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

Committed fund balance – The portion of fund balance constrained for specific purposes according to limitations imposed by the District's highest level of decision making authority, the Board of Directors prior to the end of the current fiscal year. 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.

Talon Pointe Metropolitan District
NOTES TO FINANCIAL STATEMENTS
 (continued)

December 31, 2021

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

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

Note 3 – Cash and Investments

Cash and investments are reflected on the December 31, 2021 Statement of net position as follows:

Cash and investments	\$ 20,796
Cash and investments - restricted	4,361,898
Total cash and investments	\$ 4,382,694

Cash and investments as of December 31, 2021 consist of the following:

Deposits with financial institutions	\$ 26,839
Investments	4,355,855
Total cash and investments	\$ 4,382,694

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. As of December 31, 2021, the federal insurance limit was \$250,000. 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 equal to 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, 2021, the District's cash deposits had a bank balance of \$26,839 and a carrying balance of \$26,839.

Investments

The District has not adopted a formal investment policy, but follows state statutes regarding investments. Colorado revised statutes limit investment maturities to five years or less unless formally approved by the District.

Talon Pointe Metropolitan District
NOTES TO FINANCIAL STATEMENTS
(continued)

December 31, 2021

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

- Obligations of the United States and certain U.S. government agency securities
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- 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

Fair Value Measurement and Application

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

As of December 31, 2021, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Morgan Stanley Institutional Liquidity Funds Government Portfolio (MSILF # 8352)	Less than 1 year	\$ 4,355,855
Total Investments		<u>\$ 4,355,855</u>

Morgan Stanley Institutional Liquidity Funds Government Portfolio (MSILF)

The debt service and capital project money that is included in the trust accounts at United Missouri Bank is invested in the Morgan Stanley Institutional Liquidity Funds Government Portfolio (MSILF). The fund is a money market fund managed by Morgan Stanley and each share value is \$1.00. This portfolio invests in U.S. Treasury debt, repurchase agreements and U.S. Government Agency Debt. The District records its investment in the fund at net asset value. The portfolio is rated AAAM by Standard and Poor's. The District has \$4,355,855 invested in this portfolio at December 31, 2021.

Talon Pointe Metropolitan District
NOTES TO FINANCIAL STATEMENTS
(continued)

December 31, 2021

Note 4 – Capital Assets

An analysis of the changes in capital assets for the year ended December 31, 2021 follows:

	Balance at December 31, 2020	Additions	Deletions	Balance at December 31, 2021
Capital assets, not being depreciated				
Construction in progress	\$ 6,251,672	\$ -	\$ -	\$ 6,251,672
Total capital assets, not being depreciated	6,251,672	-	-	6,251,672
Capital assets, being depreciated				
Parks and recreation	1,721,262	-	-	1,721,262
Total capital assets, being depreciated	1,721,262	-	-	1,721,262
Less accumulated depreciation for:				
Parks and recreation	86,062	57,375	-	143,437
Total accumulated depreciation	86,062	57,375	-	143,437
Total capital assets being depreciated, net	1,635,200	(57,375)	-	1,577,825
Capital assets, net	\$ 7,886,872	\$ (57,375)	\$ -	\$ 7,829,497

Depreciation expense of \$57,375 was charged to general government activities for the year ended December 31, 2021.

Note 5 – Long-Term Obligations

The District's outstanding long-term obligations at December 31, 2021, are as follows:

	Balance at December 31, 2020	Additions	Deletions	Balance at December 31, 2021	Due Within One Year
Bonds Payable:					
2019A General Obligation Bonds	\$ 21,315,000	\$ -	\$ -	\$ 21,315,000	\$ -
2019B Subordinate General Obligation Bonds	2,595,000	-	-	2,595,000	-
Accrued Interest - 2019B Subordinate Bonds	228,153	225,852	-	454,005	-
Other Debt:					
Developer advances - operations	60,882	-	-	60,882	-
Developer advances - capital	156,030	-	-	156,030	-
Accrued interest - operations	10,501	3,197	-	13,698	-
Accrued interest - capital	103,695	12,482	-	116,177	-
Subtotal	24,469,261	241,531	-	24,710,792	-
Premium on 2019A Bonds	457,983	-	20,250	437,733	20,250
Total Long-Term Obligations	\$ 24,927,244	\$ 241,531	\$ 20,250	\$ 25,148,525	\$ 20,250

Talon Pointe Metropolitan District
NOTES TO FINANCIAL STATEMENTS
(continued)

December 31, 2021

The detail of the District's long-term obligations is as follows:

General Obligation Refunding and Improvement (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2019A (Series 2019A Bonds) and Subordinated Limited Tax General Obligation Refunding and Improvement Bonds, Series 2019B (Series 2019B Bonds, and together with the 2019A Senior Bonds, the 2019 Bonds)

Bond Details

On November 12, 2019, the District issued General Obligation Refunding and Improvement (Limited Tax Convertible to Unlimited Tax) Bonds – Series 2019A Bonds with a par amount of \$21,315,000 and with an original issuance premium on the 2019A Bonds of \$479,301, a total bond proceeds amount of \$21,794,301. The 2019A Bonds were issued for the purposes of: (i) paying or reimbursing Project Costs; (ii) refunding a portion of the District's outstanding 2008 Bonds; (iii) funding a portion of the interest to accrue on the Series 2019A Senior Bonds; (iv) funding the Senior Reserve Fund; (v) paying the costs of issuance on the Series 2019B Subordinate Bonds; (vi) paying costs incurred in connection with the issuance of the Series 2019A Senior Bonds.

Interest on the 2019A Bonds is payable semiannually on June 1 and December 1 each year, commencing on December 1, 2019 at the rate of 5.25% per annum. To the extent principal of any Bond is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Bond. To the extent interest on any Bond is not paid when due, such interest shall compound on each interest payment date, at the rate then borne by the Bond. The District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Bonds, including all payments of principal, premium if any, and interest, and all Bonds will be deemed defeased and no longer outstanding upon the payment by the District of such amount.

On November 12, 2019, the District issued Subordinate Limited Tax General Obligation Refunding and Improvement Bonds – Series 2019B with a par amount of \$2,595,000. The 2019B Bonds were issued for the purposes of: (i) paying or reimbursing Project Costs; (ii) refunding a portion of the District's outstanding 2008 Bonds.

Interest on the 2019B Bonds is payable on December 15 each year to the extent of Subordinate Pledged Revenue available, commencing on December 15, 2019 at the rate of 8% per annum. The Bonds are structured as "cash flow" bonds meaning that there are no scheduled payments of principal thereof prior to the final maturity. To the extent principal of any Bond is not paid when due, such principal shall remain outstanding until the Bond Termination Date and shall continue to bear interest at the rate then borne by the Bond. To the extent interest on the Bond is not paid when due, such interest shall compound on each interest payment date, at the rate then borne by the Bond. The District is not obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the 2019B Bonds including all payments of principal, premium if any, and interest. All 2019B Bonds will be deemed defeased and no longer outstanding upon the payment of the District of such amount. All of the 2019B Bonds and interest thereon will be deemed paid, satisfied, and discharged on December 16, 2053

Talon Pointe Metropolitan District

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

("the Bond Termination Date") regardless of the amount of principal and interest paid prior to the Bond Termination Date.

Optional Redemption

The 2019A Bonds are subject to redemption prior to maturity, at the option of the District on December 1, 2025, and on any date thereafter, upon payment of the principal amount so redeemed plus accrued interest thereon to the date of redemption, together with (if applicable) a redemption premium of a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2025 to November 30, 2026	3.00%
December 1, 2026 to November 30, 2027	2.00%
December 1, 2027 to November 30, 2028	1.00%
December 1, 2028 and thereafter	0.00%

The 2019B Bonds are subject to redemption prior to maturity, at the option of the District on December 15, 2025, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium of a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 15, 2025 to November 30, 2026	3.00%
December 15, 2026 to November 30, 2027	2.00%
December 15, 2027 to November 30, 2028	1.00%
December 15, 2028 and thereafter	0.00%

Security

The 2019A Bonds are secured by and payable from the moneys derived by the District from the following sources, net of any costs of collection: (i) the Senior Required Mill Levy; (ii) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Senior Required Mill Levy; (iii) Development Fees; and (iv) any other legally available moneys which the District determines in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

The 2019A Bonds are also secured by amounts on deposit in the Senior Reserve Fund in an amount equal to \$1,644,325 (Senior Reserve requirement), and amounts, if any, accumulated in the Senior Surplus Fund up to the Maximum Surplus Amount of \$1,500,000. At December 31, 2021, the balance in the Senior Reserve Fund was \$1,254,969, and the balance in the Senior Surplus Fund was \$0. The District did not have sufficient pledged revenue in the 2019A Senior Bond fund to pay when due the December 1, 2021 interest payment on the Series 2019A Bonds. As a result, a draw in the amount of \$395,150 from the Senior Reserve Fund was required to pay the December 1, 2021 interest payment.

Talon Pointe Metropolitan District

**NOTES TO FINANCIAL STATEMENTS
(continued)**

December 31, 2021

The 2019B Bonds are secured by and payable from the moneys derived by the District from the following sources, net of any costs of collection: (i) the Subordinate Required Mill Levy; (ii) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Subordinate Required Mill Levy; (iii) the amounts, if any, from the Development Fees remaining after payment of the Series 2019A Senior Bonds; (iv) the amounts, if any, in the Senior Surplus Fund after the termination of such fund pursuant to the Senior Indenture; and (v) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

Required Mill Levy

Pursuant to the Senior Indenture, the District has covenanted to impose a Senior Required Mill Levy in an amount sufficient to fund the Senior Bond Fund for the relevant Bond Year and pay the Bonds as they come due, and if necessary, an amount sufficient to replenish the Reserve fund to the amount of the Required Reserve, but (i) not in excess of 50.000 mills, and (ii) for so long as the Surplus Fund is required to be maintained hereunder and the amount on deposit therein is less than the Maximum Surplus Amount, not less than 50.000 mills, or such lesser mill levy which will fund the Senior Bond Fund for the relevant Bond Year and pay the Bonds as they come due, will replenish the Reserve Fund to the amount of the Reserve Requirement and, for so long as the Surplus Fund to the Maximum Surplus Amount; provided however, that if, after January 1, 2004, there were or are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cur or abatement; the minimum and maximum mill levies shall be increased or decreased to offset such changes. The District has determined that as a result of changes in the method of calculating assessed valuation occurring after January 1, 2004, the 50.000 mills has been adjusted upwards to 52.934 for collection year 2021.

Pursuant to the Subordinate Indenture, the District has covenanted to impose a Subordinate Required Mill Levy in the amount of 50.000 mills less the amount of the Senior Bond Mill Levy, or such lesser mill levy which will fund the Subordinate Bond Fund in an amount sufficient to pay all of the principal of and interest on the Bonds in full; provided however that if, after January 1, 2004, there were or are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cur or abatement, the maximum mill levy provided shall be increased or decreased to offset such changes. It is the intent that if the Senior Mill Levy equals or exceeds 50.000 mills in any year, adjusted for changes in the actual valuation to assessed valuation, the Subordinate Mill Levy for that year shall be zero.

Project Funds

Proceeds of \$4,916,005 and \$105,000 from the sale of the 2019A Bonds were deposited to a Senior Project Fund and a Senior Restricted Project Fund respectively. Proceeds of \$2,595,000 from the sale of the 2019B Bonds were deposited into a Subordinate Restricted Project Fund. In 2020, the District amended the parameters of the draw provisions on the Subordinate Project fund with the Trustee, evidenced by the First and Second Amendments to the indenture of Trust on the 2019B Subordinate Bonds. During 2021, the District further

Talon Pointe Metropolitan District

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

amended the parameters of the draw provisions on the Subordinate Project fund with the Trustee, evidenced by the Third, Fourth and Fifth Amendments to the Indenture of Trust. The Developer contributed \$224,900 during 2021 to the interest associated with the Second, Third, Fourth and Fifth Amendments. Subsequent to year end, the Developer contributed \$155,700 to cover accrued interest associated with the Sixth, Seventh and Eighth Amendments. The Project Funds are held by the Trustee and funds are only released to the District after a "Requisition" is submitted for reimbursement of approved project costs in accordance with the Senior Indenture and the Subordinate Indenture, as applicable. Pursuant to the Seventh Amendment to the 2019B Indenture of Trust, upon release of the proceeds from the Subordinate Project Fund, any remaining amounts representing deposits made by the Developer in association with amendments to the Indenture shall be returned to the Developer by the Trustee and the Subordinate Project Fund shall be terminated.

The District's long-term obligations will mature as follows:

Year Ended December 31,	Principal	Interest	Total
2022	\$ -	\$ 1,119,038	\$ 1,119,038
2023	90,000	1,119,038	1,209,038
2024	205,000	1,114,313	1,319,313
2025	120,000	1,103,550	1,223,550
2026	235,000	1,097,250	1,332,250
2027-2031	1,525,000	5,279,664	6,804,664
2032-2036	2,405,000	4,791,937	7,196,937
2037-2041	3,490,000	4,052,736	7,542,736
2042-2046	4,935,000	2,993,024	7,928,024
2047-2051	8,310,000	1,519,612	9,829,612
	<u>\$ 21,315,000</u>	<u>\$ 24,190,162</u>	<u>\$ 45,505,162</u>

The annual debt service requirements on the 2019B Bonds are not currently determinable since they are payable only from available Subordinate Pledged Revenue.

Non-revolving Line of Credit Note (Junior) Series 2020

On August 13, 2020, the District authorized the issuance of its Non-revolving Line of Credit Note (Junior), Series 2020, in an amount not to exceed \$2,090,000 (Note) to reimburse ELG Development, LLC (Lender) for advances under the Infrastructure Acquisition and Reimbursement Agreement dated October 13, 2010 between the District and the Lender related to the funding of costs of certain improvements to be located within the boundaries of and/or benefitting property owned by the Lender and/or has or will construct the Improvements for subsequent acquisition by the District, and the District has agreed to reimburse the Lender. As of December 31, 2021, no amounts have been advanced to the District under the Note.

Talon Pointe Metropolitan District
NOTES TO FINANCIAL STATEMENTS
(continued)

December 31, 2021

The Note will accrue interest at a rate of 8% per annum. Principal and interest shall be payable annually on December 16 of each year after all payments due and owing on the Senior Obligations, including the Series 2019B Subordinate Bonds, in that year have been fully paid, commencing on December 16, 2021 and shall mature on December 16, 2046. To the extent principal on the Note is not paid when due, such principal shall remain outstanding until paid. To the extent interest on the Note is not paid when due, such interest shall compound annually, on each December 16, at the rate then borne by the Note. The District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the note, including all payments of principal, premium if any, and interest, and the Note will be deemed defeased and no longer outstanding upon the payment by the District of such amount. The Note shall be deemed paid, satisfied, and discharged on December 16, 2053 (the Note Termination Date), regardless of the amount of principal and interest paid prior to the Note Termination Date.

The Note is subject to redemption, at the option of the District, in whole or in part, on any date, upon payment of par and accrued interest, without redemption premium. The Note is subject to mandatory redemption in part by lot on December 16 of each year (Mandatory Redemption Date) to the extent of moneys on deposit, if any, in the Mandatory Redemption Account on December 16 of each year, at a redemption price equal to the principal amount (with no redemption premium), plus accrued interest to the redemption date.

The Note is a limited tax obligation of the District secured by a Required Mill Levy, including the portion of the specific ownership tax that is collected as a result of the imposition of the Required Mill Levy, and any other legally available revenues which the District determines to credit to payment of the Note.

The District's Note contains a provision regarding certain events of default, for which acceleration is not a remedy. Events of default occur if the District fails to collect the Pledged Revenue or apply the Pledged Revenue as required by the Resolution authorizing the issuance of the Note, to impose the Required Mill Levy as provided in the Resolution to the extent any such mill levy is available pursuant to the Senior Bond documents, and other customary terms and conditions consistent with normal municipal financings.

Debt Authorization

On November 7, 2006 and November 6, 2007, the District's electorate authorized total indebtedness of \$163,400,000 for the purpose of providing certain improvements and facilities. The District's Service Plan limits the amount of bonds that the District has the authority to issue to \$26,000,000. After the issuance of the 2019 Bonds and the Series 2020 Non-revolving Line of Credit Note, the District's remaining debt authorization under its Service Plan is \$0.

Note 6 – Net Position

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

Talon Pointe Metropolitan District
NOTES TO FINANCIAL STATEMENTS
(continued)

December 31, 2021

Restricted assets include net positions that are restricted for use either externally imposed by creditors, grantors, contributors, or laws of other governments, or imposed by law through constitutional provisions or enabling legislation. At December 31, 2021 the District's has net position restricted for debt service and capital projects of \$1,224,538 and \$3,060,882, respectively. The District has \$4,000 restricted for emergency reserves (Note 11).

The District has an unrestricted deficit of \$17,243,106 as of December 31, 2021. This deficit amount is the result of the District being responsible for the repayment of bonds issued for public improvements which have been or will be conveyed to other governmental entities.

Note 7 – Related Parties

All of the Board of Directors of the District are employees, owners or otherwise associated with the Developer and/or its affiliates and may have conflicts of interest with respect to certain transactions which come before the Board.

Note 8 – Agreements

Intergovernmental Agreement – City of Thornton

On September 12, 2006, as amended April 12, 2007, April 24, 2007, August 10, 2007, and September 10, 2013 the District entered into an agreement with the City of Thornton, pursuant to the Service Plan, whereby the District will finance and construct public improvements which are necessary to provide municipal services within the District's boundaries as set forth in the Service Plan. Upon completion of the improvements, the District is planning to convey the improvements to other governmental entities. Upon acceptance, the government or agency is responsible for ownership, operation, maintenance, and repair of such improvements. Debt service on the cost of the improvements will be funded in part through a mill levy on taxable property.

District Coordinating Services Agreement

On November 1, 2018, the District entered into the District Coordinating Services Agreement with TPCMD. TPCMD will be the coordinating district and Talon Pointe will be the financing district. The agreement sets forth the services TPCMD will perform on behalf of the District related to administrative services and ownership, operation and maintenance of public improvements. The agreement is subject to annual appropriation and does not constitute a multiple fiscal year obligation.

Funding and Reimbursement Agreement

In 2010 the District entered into the Funding and Reimbursement Agreement with ELG Development, LLC (ELG), whereby the District agreed to reimburse the ELG for District operating costs incurred, including interest at prime plus 2%. In July of 2019, the District entered into the First Amendment to Funding and Reimbursement Agreement to be effective as

Talon Pointe Metropolitan District

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

of January 1, 2018. The amended agreement extends the funding agreement to December 31, 2020, and increases the maximum funding amount from \$200,000 to \$400,000.

Infrastructure Acquisition and Reimbursement Agreement

In 2010 the District entered into the Infrastructure Acquisition and Reimbursement Agreement with ELG Development, LLC (ELG), whereby the District agrees to reimburse ELG for "District Eligible Costs" (Costs) for public infrastructure improvements constructed on behalf of the District. Reimbursement is subject to the receipt by the District of a Cost Certification and an Engineer's Certification that verifies that all improvements are fit for their intended purpose and were constructed in accordance with their design. The District will issue an acceptance letter to ELG, and will issue a Bill of Sale to the District. Amounts owing to ELG under this agreement bear interest at 8% from the date of acceptance to the date of reimbursement.

Infrastructure Acquisition and Reimbursement Agreement

On September 10, 2020 the District entered into the Infrastructure and Reimbursement Agreement with ELG Investors, LLC (ELGI) whereby the District agrees to reimburse ELGI for "District Eligible Costs" incurred for the construction of Public Infrastructure on behalf of the District. Reimbursement is subject to the receipt by the District of a Cost Certification and Engineer's Certification that verifies all improvements are fit for their intended purpose and were constructed substantially in accordance with their design. The District will evidence its acceptance of the Public Infrastructure by issuing an Acceptance Letter. Amounts owing to ELGI under this agreement shall bear simple interest at the rate of 8% from the date of acceptance by the District to the date of payment of such amount in full.

Note 9 – 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 District Property and Liability Pool (the Pool) as of December 31, 2021. 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 any of the past three fiscal years.

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

Talon Pointe Metropolitan District
NOTES TO FINANCIAL STATEMENTS
(continued)

December 31, 2021

Note 10 – Interfund Transfers

The District transferred funds from the debt service fund to the capital project fund in the amount of \$346,064. The purpose of the transfer was to fund the subordinate project fund with the payments received for amendments to the Indenture of Trust related to the 2019B Bonds.

Note 11 – 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.

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 interpretation of how to calculate Fiscal Year Spending limits, will require judicial interpretation.

SUPPLEMENTAL INFORMATION

Talon Pointe Metropolitan District
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL -
DEBT SERVICE FUND

For the Year Ended December 31, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
REVENUES				
Property taxes	\$ 322,167	\$ 322,167	\$ 321,978	\$ (189)
Specific ownership taxes	22,552	22,552	24,375	1,823
Development fees	624,000	624,000	40,000	(584,000)
LOC fees	156,000	156,000	10,000	(146,000)
Interest and other income	5,000	5,000	4,144	(856)
Total revenues	<u>1,129,719</u>	<u>1,129,719</u>	<u>400,497</u>	<u>(729,222)</u>
EXPENDITURES				
Bond interest - Series 2019	1,119,038	1,119,038	1,119,038	-
LOC fee payment	156,000	156,000	10,000	146,000
Trustee fees	-	7,500	-	7,500
Treasurer fees	4,833	4,832	4,884	(52)
Contingency	25,000	25,000	-	25,000
Total expenditures	<u>1,304,871</u>	<u>1,312,370</u>	<u>1,133,922</u>	<u>178,448</u>
Excess of revenues (under) expenditures	<u>(175,152)</u>	<u>(182,651)</u>	<u>(733,425)</u>	<u>(550,774)</u>
Other financing sources (uses)				
Developer contribution	-	224,900	224,900	-
Transfers in/(out)	-	(346,100)	(346,064)	36
Total other financing sources (uses)	<u>-</u>	<u>(121,200)</u>	<u>(121,164)</u>	<u>36</u>
Net change in fund balance	<u>(175,152)</u>	<u>(303,851)</u>	<u>(854,589)</u>	<u>(550,738)</u>
Fund balance - beginning	<u>2,255,266</u>	<u>2,181,029</u>	<u>2,181,029</u>	<u>-</u>
Fund balance - ending	<u>\$ 2,080,114</u>	<u>\$ 1,877,178</u>	<u>\$ 1,326,440</u>	<u>\$ (550,738)</u>

Talon Pointe Metropolitan District
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL -
CAPITAL PROJECTS FUND

For the Year Ended December 31, 2021

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget - Positive (Negative)</u>
REVENUES				
Interest income	\$ 10,000	\$ 10,000	\$ 726	\$ (9,274)
Total revenues	<u>10,000</u>	<u>10,000</u>	<u>726</u>	<u>(9,274)</u>
EXPENDITURES				
Transfer to Talon Pointe Coordinating District	2,718,778	2,718,778	-	2,718,778
Total expenditures	<u>2,718,778</u>	<u>2,718,778</u>	<u>-</u>	<u>2,718,778</u>
Excess of revenues (under) expenditures	<u>(2,708,778)</u>	<u>(2,708,778)</u>	<u>726</u>	<u>2,709,504</u>
Other financing sources (uses)				
Transfers in/(out)	-	346,100	346,064	(36)
Total other financing sources (uses)	<u>-</u>	<u>346,100</u>	<u>346,064</u>	<u>(36)</u>
Net change in fund balance	<u>(2,708,778)</u>	<u>(2,362,678)</u>	<u>346,790</u>	<u>2,709,468</u>
Fund balance - beginning	<u>2,708,778</u>	<u>2,708,778</u>	<u>2,714,092</u>	<u>5,314</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 346,100</u>	<u>\$ 3,060,882</u>	<u>\$ 2,714,782</u>