

**GATEWAY REGIONAL METROPOLITAN DISTRICT  
ANNUAL INFORMATION REPORT  
for the year 2022**

- I. A copy of the 2023 Budget is attached hereto as **Exhibit A.**
- II. There was no new construction by the District in 2022. No improvements are projected to be completed in 2022.
- III. A copy of the 2022 audited financial statements is attached hereto as **Exhibit B.**
- IV. The total debt authorized, the total debt issued, and the remaining debt authorized will be reported in the 2022 audit. There is no current intent to issue additional debt except by agreement with the City.
- V. As of December 31, 2022, the names and terms of the members of the Board of Directors and Officers are as follows:

Mark Throckmorton	President/Chairman	2023
Charles Foster	Treasurer	2025
Gregory Berger	Secretary	2025
Marcia Lujan	Assistant Secretary	2023
- VI. The District has adopted a Resolution Regarding Colorado Open Records Act Requests dated June 4, 2014. There were no bylaws or rules and regulations formed in 2022.
- VII. There were no new Intergovernmental Agreements in 2022.
- VIII. There were no new contracts for services in 2022.
- IX. Official statements of current bond indebtedness:
  - A. A copy of the Certified Record of Proceedings relating to General Obligation Limited Tax Refunding Bonds, Series 2016 was attached to the 2016 Annual Report.
- X. An Amended and Restated Service Plan was approved by the City and County of Denver on December 17, 2007. A copy of the approved Amended and Restated Service Plan was attached to the 2008 Annual Report.
- XI. The final assessed valuation of the special district as of December 31 of the reporting year are attached hereto as **Exhibit C.**

- XII. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the District. None.
- XIII. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period. None.
- XIV. The District's contact information is listed below:
- c/o Special District Management Services, Inc.  
141 Union Boulevard, Suite 150  
Lakewood, CO 80228  
303-987-0835
- XV. There were no litigations in the report year, involving public improvement owned by the District.

**EXHIBIT A**  
**2023 Budget**

**GATEWAY REGIONAL METROPOLITAN DISTRICT**  
**2023**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2023 budget for the Gateway Regional Metropolitan District.

The Gateway Regional Metropolitan District has adopted budgets for three separate funds, a General Fund to provide for general operating expenditures; a Capital Projects Fund to provide for the estimated infrastructure costs to be built for the benefit of the district; and a Debt Service Fund to provide for payments on the general obligation debt of the district.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary source of revenue for the district in 2023 will be property taxes. The district intends to impose a 16.000 mill levy on all property within the district for 2023, 0.551 mills will be dedicated to the General Fund and the balance of 15.449 mills will be allocated to the Debt Service Fund.

**Gateway Regional Metropolitan District**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>9/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 225,767	\$ 307,199	\$ 360,341	\$ 360,341	\$ 452,446
Revenues:					
Property taxes	94,715	96,426	94,154	96,426	104,648
Specific ownership taxes	147,678	139,853	113,379	148,000	149,000
Miscellaneous	5,401	5,000	-	2,000	5,000
Denver Highpoint Agreement	9,985	10,000	10,643	10,643	11,000
Interest income	6,350	14,000	2,370	3,000	3,000
Total revenues	<u>264,129</u>	<u>265,279</u>	<u>220,546</u>	<u>260,069</u>	<u>272,648</u>
Total funds available	<u>489,896</u>	<u>572,478</u>	<u>580,887</u>	<u>620,410</u>	<u>725,094</u>
Expenditures:					
Accounting	14,208	32,000	9,316	25,000	27,000
Audit	8,756	9,300	8,900	8,900	9,200
District Management	26,093	30,000	18,703	30,000	33,000
Insurance	5,555	6,000	5,633	5,700	6,000
Landscape Maintenance and utilities	54,133	60,000	36,240	60,000	66,000
Utilities	8,472	11,000	7,857	11,000	12,000
Utility Locates	1,104	1,500	542	1,500	2,000
Legal	3,925	20,000	5,394	15,000	16,000
Legal Publication	143	2,300	-	2,300	2,300
Election	-	15,000	1,597	1,600	15,000
Miscellaneous Expense	3,217	3,000	2,154	3,000	3,000
City and County of Denver fee	3,000	3,000	3,000	3,000	3,000
Treasurer fees	949	1,444	941	964	1,046
Contingency	-	372,098	-	-	523,682
Emergency reserve (3%)	-	5,836	-	-	5,866
Total expenditures	<u>129,555</u>	<u>572,478</u>	<u>100,277</u>	<u>167,964</u>	<u>725,094</u>
Ending fund balance	<u>\$ 360,341</u>	<u>\$ -</u>	<u>\$ 480,610</u>	<u>\$ 452,446</u>	<u>\$ -</u>
Assessed Value (000's)		<u>\$ 175,001.430</u>			<u>\$ 189,924.560</u>
Mill Levy		<u>0.551</u>			<u>0.551</u>

**Gateway Regional Metropolitan District**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>9/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 518,061	\$ 3,266,333	\$ 3,566,578	\$ 3,566,578	\$ 6,330,426
Revenues:					
Property Taxes-2016 Bonds	468,185	459,163	448,256	459,163	460,963
Property Taxes-City Note and RFA	2,187,432	2,244,434	2,191,651	2,244,434	2,473,182
System Development Fees	1,137,007	-	495,684	500,000	-
Interest income	783	3,884	45,624	55,000	55,000
Total revenues	<u>3,793,407</u>	<u>2,707,481</u>	<u>3,181,215</u>	<u>3,258,597</u>	<u>2,989,145</u>
Total funds available	<u>4,311,468</u>	<u>5,973,814</u>	<u>6,747,793</u>	<u>6,825,175</u>	<u>9,319,571</u>
Expenditures:					
Bond principal - Series 2016	215,000	215,000	-	225,000	230,000
Bond interest - Series 2016	244,163	244,163	118,856	237,713	230,963
City Note Principal	23,254	-	-	-	-
City Note Interest	141	-	-	-	-
Contractual debt payment - short report	-	-	-	-	7,600,000
First Creek Note Principal	185,808	-	-	-	-
First Creek Note Interest	44,924	-	-	-	-
Paying agent fees	5,000	5,000	5,000	5,000	5,000
Treasurer fees	26,600	33,605	26,387	27,036	29,341
Total expenditures	<u>744,890</u>	<u>497,768</u>	<u>150,243</u>	<u>494,749</u>	<u>8,095,304</u>
Ending fund balance	<u>\$ 3,566,578</u>	<u>\$ 5,476,046</u>	<u>\$ 6,597,550</u>	<u>\$ 6,330,426</u>	<u>\$ 1,224,267</u>
Assessed Value (000's)		<u>\$ 175,001.430</u>			<u>\$ 189,924.560</u>
Mill Levy		<u>15.449</u>			<u>15.449</u>
		<u>\$ 463,162.50</u>	2016 Bond Reserve Fund		<u>\$ 463,162.50</u>

**Gateway Regional Metropolitan District**  
**Adopted Budget**  
**Capital Project Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>9/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 17,681	\$ 17,881	\$ 17,690	\$ 17,690	\$ 17,890
Revenues:					
Interest income	<u>9</u>	<u>200</u>	<u>139</u>	<u>200</u>	<u>200</u>
Total revenues	<u>9</u>	<u>200</u>	<u>139</u>	<u>200</u>	<u>200</u>
Total funds available	<u>17,690</u>	<u>18,081</u>	<u>17,829</u>	<u>17,890</u>	<u>18,090</u>
Expenditures:					
Capital Outlay	<u>-</u>	<u>18,081</u>	<u>-</u>	<u>-</u>	<u>18,090</u>
Total expenditures	<u>-</u>	<u>18,081</u>	<u>-</u>	<u>-</u>	<u>18,090</u>
Ending fund balance	<u>\$ 17,690</u>	<u>\$ -</u>	<u>\$ 17,829</u>	<u>\$ 17,890</u>	<u>\$ -</u>
<b>Total Mills Levied</b>		<u><u>16.000</u></u>			<u><u>16.000</u></u>

**EXHIBIT B**  
**2022 AUDIT**



GATEWAY REGIONAL METROPOLITAN DISTRICT

Financial Statements

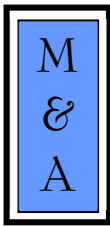
Year Ended December 31, 2022

with

Independent Auditors' Report

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## INDEPENDENT AUDITOR'S REPORT

**To the Board of Directors  
Gateway Regional Metropolitan District**

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the financial statements of the governmental activities and each major fund of Gateway Regional Metropolitan District (the "District"), as of and for the year ended December 31, 2022, 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, based on our audit, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Gateway Regional Metropolitan District, as of December 31, 2022, 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***

The District's 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 one year after the date that the financial statements are issued.

*Member: American Institute of Certified Public Accountants*

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**INDEPENDENT AUDITOR'S REPORT**  
**To the Board of Directors**  
**Gateway Regional Metropolitan District**

***Auditor's Responsibilities 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 judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks 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 judgment, 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 with 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 the 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.

***Supplementary Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's financial statements as a whole. The individual fund budgetary schedules listed in the accompanying table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. The individual fund budgetary schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements.

**INDEPENDENT AUDITOR'S REPORT**  
**To the Board of Directors**  
**Gateway Regional Metropolitan District**

***Supplementary Information (continued)***

The budgetary schedules have 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 financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the budgetary schedules are fairly stated in all material respects in relation to the financial statements as a whole.

The property tax information and the statistical data in the continuing disclosure annual financial information section on pages 24, 25, 26, and 27 have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

*McMahan and Associates, L.L.C.*

**McMahan and Associates, L.L.C.**  
**Avon, Colorado**  
**August 2, 2023**

**GATEWAY REGIONAL METROPOLITAN DISTRICT**

BALANCE SHEET/STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
December 31, 2022

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>						
Cash and investments	\$ 455,433	\$ -	\$ -	\$ 455,433	\$ -	\$ 455,433
Cash and investments - restricted	5,866	6,387,629	18,000	6,411,495	-	6,411,495
Receivable - County Treasurer	806	-	-	806	-	806
Property taxes receivable	104,648	2,934,145	-	3,038,793	-	3,038,793
Prepaid expenses	4,979	-	-	4,979	-	4,979
Capital assets not being depreciated	-	-	-	-	402,773	402,773
Total Assets	<u>\$ 571,732</u>	<u>\$ 9,321,774</u>	<u>\$ 18,000</u>	<u>\$ 9,911,506</u>	<u>402,773</u>	<u>10,314,279</u>
<b>LIABILITIES</b>						
Accounts payable	\$ 10,669	\$ -	\$ -	\$ 10,669	-	10,669
Accrued interest on bonds	-	-	-	-	19,247	19,247
Long-term liabilities:						
Due within one year	-	-	-	-	230,000	230,000
Due in more than one year	-	-	-	-	7,630,467	7,630,467
Total Liabilities	<u>10,669</u>	<u>-</u>	<u>-</u>	<u>10,669</u>	<u>7,879,714</u>	<u>7,890,383</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred property taxes	<u>104,648</u>	<u>2,934,145</u>	<u>-</u>	<u>3,038,793</u>	<u>-</u>	<u>3,038,793</u>
Total Deferred Inflows of Resources	<u>104,648</u>	<u>2,934,145</u>	<u>-</u>	<u>3,038,793</u>	<u>-</u>	<u>3,038,793</u>
<b>FUND BALANCES/NET POSITION</b>						
Fund Balances:						
Nonspendable:						
Prepays	4,979	-	-	4,979	(4,979)	-
Restricted:						
Emergencies	5,866	-	-	5,866	(5,866)	-
Debt service	-	6,387,629	-	6,387,629	(6,387,629)	-
Capital projects	-	-	18,000	18,000	(18,000)	-
Unassigned	<u>445,570</u>	<u>-</u>	<u>-</u>	<u>445,570</u>	<u>(445,570)</u>	<u>-</u>
Total Fund Balances	<u>456,415</u>	<u>6,387,629</u>	<u>18,000</u>	<u>6,862,044</u>	<u>(6,862,044)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 571,732</u>	<u>\$ 9,321,774</u>	<u>\$ 18,000</u>	<u>\$ 9,911,506</u>		
Net Position:						
Restricted for:						
Emergencies					5,866	5,866
Debt service					6,368,382	6,368,382
Capital projects					18,000	18,000
Unrestricted					<u>(7,007,145)</u>	<u>(7,007,145)</u>
Total Net Position					<u>\$ (614,897)</u>	<u>\$ (614,897)</u>

The notes to the financial statements are an integral part of these statements.

**GATEWAY REGIONAL METROPOLITAN DISTRICT**

STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES  
GOVERNMENTAL FUNDS

For the Year Ended December 31, 2022

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES</b>						
Accounting	\$ 12,849	\$ -	\$ -	\$ 12,849	\$ -	\$ 12,849
Administration	21,274	-	-	21,274	-	21,274
Election expense	1,597	-	-	1,597	-	1,597
Audit	8,900	-	-	8,900	-	8,900
Denver review fee	3,000	-	-	3,000	-	3,000
Insurance/SDA	5,883	-	-	5,883	-	5,883
Legal	12,238	-	-	12,238	-	12,238
Legal publications	137	-	-	137	-	137
Landscape maintenance	72,157	-	-	72,157	-	72,157
Utilities	9,488	-	-	9,488	-	9,488
Utility locates	10,754	-	-	10,754	-	10,754
Treasurer's fees	947	26,545	-	27,492	-	27,492
Miscellaneous expense	2,164	-	-	2,164	-	2,164
2016 Bond principal	-	225,000	-	225,000	(225,000)	-
2016 Bond interest expense	-	237,713	-	237,713	806	238,519
First Creek note interest	-	-	-	-	11,604	11,604
Trustee fees	-	5,000	-	5,000	-	5,000
Depreciation	-	-	-	-	21,996	21,996
<b>Total Expenditures</b>	<u>161,388</u>	<u>494,258</u>	<u>-</u>	<u>655,646</u>	<u>(190,594)</u>	<u>465,052</u>
<b>PROGRAM REVENUES</b>						
System development fees	<u>-</u>	<u>553,962</u>	<u>-</u>	<u>553,962</u>	<u>-</u>	<u>553,962</u>
<b>Total Program Revenues</b>	<u>-</u>	<u>553,962</u>	<u>-</u>	<u>553,962</u>	<u>-</u>	<u>553,962</u>
<b>Net Program Income (Expenses)</b>	<b>(161,388)</b>	<b>59,704</b>	<b>-</b>	<b>(101,684)</b>	<b>190,594</b>	<b>88,910</b>
<b>GENERAL REVENUES</b>						
Property taxes	94,687	2,654,837	-	2,749,524	-	2,749,524
Specific ownership taxes	144,488	-	-	144,488	-	144,488
Denver HighPoint Revenue	10,643	-	-	10,643	-	10,643
Interest income	<u>7,644</u>	<u>106,510</u>	<u>310</u>	<u>114,464</u>	<u>-</u>	<u>114,464</u>
<b>Total General Revenues</b>	<u>257,462</u>	<u>2,761,347</u>	<u>310</u>	<u>3,019,119</u>	<u>-</u>	<u>3,019,119</u>
<b>NET CHANGES IN FUND BALANCES</b>	<b>96,074</b>	<b>2,821,051</b>	<b>310</b>	<b>2,917,435</b>	<b>(2,917,435)</b>	
<b>CHANGE IN NET POSITION</b>					<b>3,108,029</b>	<b>3,108,029</b>
<b>FUND BALANCES/NET POSITION:</b>						
BEGINNING OF YEAR	<u>360,341</u>	<u>3,566,578</u>	<u>17,690</u>	<u>3,944,609</u>	<u>(7,667,535)</u>	<u>(3,722,926)</u>
END OF YEAR	<u>\$ 456,415</u>	<u>\$ 6,387,629</u>	<u>\$ 18,000</u>	<u>\$ 6,862,044</u>	<u>\$ (7,476,941)</u>	<u>\$ (614,897)</u>

The notes to the financial statements are an integral part of these statements.

## GATEWAY REGIONAL METROPOLITAN DISTRICT

### STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND

For the Year Ended December 31, 2022

	Original & Final		Variance
	Budget	Actual	Favorable (Unfavorable)
<b>REVENUES</b>			
Property taxes	\$ 96,426	\$ 94,687	\$ (1,739)
Specific ownership taxes	139,853	144,488	4,635
Denver HighPoint Revenue	10,000	10,643	643
Interest income	14,000	7,644	(6,356)
Miscellaneous income	5,000	-	(5,000)
Total Revenues	265,279	257,462	(7,817)
<b>EXPENDITURES</b>			
Accounting	32,000	12,849	19,151
Administration	30,000	21,274	8,726
Election expense	15,000	1,597	13,403
Audit	9,300	8,900	400
Denver review fee	3,000	3,000	-
Insurance/SDA	6,000	5,883	117
Legal	20,000	12,238	7,762
Legal publications	2,300	137	2,163
Landscape maintenance	60,000	72,157	(12,157)
Utilities	11,000	9,488	1,512
Utility Locates	1,500	10,754	(9,254)
Treasurer's fees	1,444	947	497
Miscellaneous expense	3,000	2,164	836
Contingency	372,098	-	372,098
Emergency reserve	5,836	-	5,836
Total Expenditures	572,478	161,388	411,090
<b>NET CHANGE IN FUND BALANCE</b>	(307,199)	96,074	403,273
<b>FUND BALANCE:</b>			
BEGINNING OF YEAR	307,199	360,341	53,142
END OF YEAR	\$ -	\$ 456,415	\$ 456,415

The notes to the financial statements are an integral part of these statements.



# GATEWAY REGIONAL METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2022

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Gateway Regional Metropolitan District, located in the City and County of Denver, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized on May 11, 1998, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established to provide for the design, acquisition, construction, installation and financing of regional facilities which include storm drainage, streets, sanitation and related improvements, park and recreation and a fire station. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets 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 pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

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

## GATEWAY REGIONAL METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2022

#### Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

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*.

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 the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

## GATEWAY REGIONAL METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2022

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 material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

#### Budgetary Accounting

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

## GATEWAY REGIONAL METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2022

#### Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position Fair Value of Financial Instruments

The District's financial instruments include cash and investments, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2022, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

#### Deposits and Investments

The District's cash and investments are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at fair value.

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

#### Interfund Balances

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds". These amounts are eliminated in the Statement of Net Position.

#### Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has no items that qualify for reporting in this category.

# GATEWAY REGIONAL METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2022

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) 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. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

### Original Issue Discount

Original issue discount from the Series 2016 Bonds are being amortized over the term of the bonds using the interest method. Accumulated amortization of original issue discount amounted to \$9,424 at December 31, 2022.

### Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life of at least three years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land is not depreciated.

Property, plant and equipment are depreciated using the straight-line method over the following estimated useful lives:

Landscape improvements	40 years
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## GATEWAY REGIONAL METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2022

#### Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April 30 or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

#### Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

#### Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

#### Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

The nonspendable fund balance in the General Fund in the amount of \$4,979 represents prepaid expenditures.

#### Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

## GATEWAY REGIONAL METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2022

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$5,866 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$6,387,629 is restricted for the payment of the debt service costs associated with the General Obligation Refunding Bonds Series 2016 (see Note 4).

The restricted fund balance in the Capital Projects Fund in the amount of \$18,000 is restricted for the payment of the costs for capital improvements within the District.

#### Committed Fund Balance

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

#### Assigned Fund Balance

Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

#### Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all other funds can report negative amounts.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

GATEWAY REGIONAL METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2022

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District reports three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows or resources related to those assets.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

Note 2: Cash and Investments

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

Statement of Net Position:	
Cash and investments	\$ 455,433
Cash and investments - Restricted	<u>6,411,495</u>
Total	\$ 6,866,928

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

Deposits with financial institutions	\$ 533,996
Investments - COLOTRUST	<u>6,332,932</u>
	<u>\$ 6,866,928</u>



## GATEWAY REGIONAL METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2022

#### Deposits

##### Custodial Credit Risk

The Colorado Public Deposit Protection Act, (“PDPA”) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. 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.

The District follows state statutes for deposits. None of the District’s deposits were exposed to custodial credit risk.

#### Investments

##### Investment Valuation

Certain investments are measured at fair value 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; Level 3 inputs are significant unobservable inputs. The District’s investment is not required to be categorized within the fair value hierarchy. This investment’s value is calculated using the net asset value method (NAV) per share.

##### Credit Risk

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

##### Custodial and Concentration of Credit Risk

None of the District’s investments are subject to custodial or concentration of credit risk.

##### Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

GATEWAY REGIONAL METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2022

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

COLOTRUST

As of December 31, 2022, the District invested in the Colorado Local Governmental Liquid Asset Trust (“COLOTRUST”), a local governmental investment vehicle established for local governmental entities in Colorado to pool surplus funds. COLOTRUST offers three investment options, one of which is COLOTRUST PLUS+. As an investment pool, COLOTRUST operates under the Colorado Revised Statutes (24-75-701) and is overseen by the Colorado Securities Commissioner. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (“NAV”) of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian’s internal records identify the investments owned by participating governments. COLOTRUST PLUS+ records its investment at fair value and the District records its investment in COLOTRUST PLUS+ using the net asset value. There are no unfunded commitments and there is no redemption notice period. The weighted average maturity is 60 days or less and is rated AAAM by Standard & Poor’s. At December 31, 2022, the District had \$6,332,932 invested in COLOTRUST PLUS+.

Note 3: Capital Assets

An analysis of the changes in capital assets for the year ended December 31, 2022, follows:

Governmental Type Activities:	Balance 1/1/2022	Additions	Deletions	Balance 12/31/2021
<u>Capital assets being depreciated:</u>				
Landscape improvements	879,849	-	-	879,849
Total capital assets being depreciated	879,849	-	-	879,849
<u>Accumulated Depreciation:</u>				
Landscape improvements	(455,080)	(21,996)	-	(477,076)
Total accumulated depreciation	(455,080)	(21,996)	-	(477,076)
Net capital assets being depreciated	424,769	(21,996)	-	402,773
Government type assets, net	\$ 424,769	\$ (21,996)	\$ -	\$ 402,773

## GATEWAY REGIONAL METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2022

Upon completion, the regional facilities (storm drainage, streets, sanitation and related improvements, park and recreation, and a fire station) are to be transferred to the City of Denver for ownership and maintenance, except that the District will be responsible for maintenance of limited regional drainage infrastructure improvements and landscaping within public right-of-ways.

#### Note 4: Long Term Debt

A description of the long-term obligations as of December 31, 2022, is as follows:

##### 2007-1 City Note

On March 19, 2009, the District issued the 2007-1 City Note to the City and County of Denver (with an effective date for accrual of interest of January 14, 2008), in the principal amount of \$5,689,519.52 at 4.47% interest per annum and a twenty year term as required by the 2007 RFA . The 2007-1 City Note will be subordinate to the District's bonds and payable from System Development Fees and the debt service mill levy limited to 15 mills, less mills required for debt service on senior bonds. Additional notes to the City may be incurred by the District if the City incurs regional improvement costs attributable to the District and the District is unable to issue bonds. If the District's assessed valuation increases, the District shall pay the 2007-1 City Note (first accrued interest, then principal) and any subsequent notes (first old notes, then newer notes) or pay for more regional improvements requested by the City.

On December 7, 2016, and effective January 1, 2017, the District passed a resolution to collect and use certain drainage fees ("First Creek Fees") based on a certain First Creek Restoration Project Short Report dated as of January 12, 2016, which provides the cost of furnishing the First Creek Improvements that have resolved drainage and flood problems of the property impacted. The First Creek Improvements allocable to the District under the Short Report total \$1,600,000. The First Creek Fee will include interest on the First Creek portion of the City Note initially at 3% and later at a different rate based on the terms of the First Creek Note. The First Creek Fee will also include the actual costs of collection of the First Creek Fee or 2% of the amount of the First Creek Fee plus interest as provided in the resolution, collected as an administrative charge. The resolution sets out specific estimates of the fees to be imposed on First Creek property.

## GATEWAY REGIONAL METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2022

#### \$8,725,000 General Obligation Limited Tax Refunding Bonds, Series 2016

On June 24, 2016, the District issued \$8,725,000 General Obligation Limited Tax Refunding Bonds, Series 2016, (“Series 2016 Bonds”) to refund its Series 2008 bonds. The bonds accrue interest at 3% annually through 2036; 3.125% from 2037 through 2041; and 3.25% from 2042 through 2045.

The Series 2016 Bonds are payable solely from and to the extent of the Pledged Revenue (as defined in the Official Statement), which is generally, moneys derived from the following sources, net of costs of collection: 1) the Required Mill Levy; 2) a reserve fund; 3) the portion of Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy; and 4) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

A Reserve Fund equal to \$463,163 is required to be maintained by the Trustee in accordance with the provisions of the Indenture for so long as any bond is outstanding.

The District realized a net present value savings on the refunding of \$1,334,001.

Events of Default as defined in the Series 2016 Bond Indenture are 1) the failure of the District to impose the Required Mill levy, or to apply the Pledged Revenue as required by the Indenture, 2) the default by the District in the performance or observance of any other of the covenants, agreements, or conditions of the Indenture or the Bond Resolution, and failure to remedy the same after notice thereof pursuant to the Indenture, and 3) the filing of a petition under the federal bankruptcy laws or other applicable laws seeking to adjust the obligations represented by the Bonds. Failure to pay the principal of or interest on the Series 2016 Bonds when due shall not, of itself, constitute an Event of Default under the Indenture. Remedies available in the Event of Default include 1) receivership, 2) suit for judgment, and 3) other suits. Acceleration of the Series 2016 Bonds is not an available remedy for an Event of Default.

GATEWAY REGIONAL METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2022

The following is a summary of the annual long-term debt principal and interest requirements of the Series 2016 Bonds.

	Principal	Interest	Total
2023	\$ 230,000	\$ 230,963	\$ 460,963
2024	235,000	224,063	459,063
2025	245,000	217,013	462,013
2026	250,000	209,663	459,663
2027	260,000	202,163	462,163
2028 - 2032	1,415,000	889,463	2,304,463
2033 - 2037	1,640,000	663,713	2,303,713
2038 - 2042	1,910,000	395,625	2,305,625
2043 - 2045	1,295,000	84,988	1,379,988
	\$ 7,480,000	\$ 3,117,650	\$10,597,650

Regional Facilities Agreement

In 1998 the District and the City entered into a Regional Facilities Agreement (the “Original RFA”) which was amended in 2001 and defines the District’s responsibilities to provide for the design, acquisition, construction, installation and financing of regional facilities. The Regional Facilities Agreement was amended again, dated January 14, 2008, as a result of negotiations during 2007 with the City and County of Denver and the owners of the High Point project (the “2007 RFA”). Pursuant to the 2007 RFA, the District will pay the City 83%, and High Point will pay the remaining 17%, of the actual capital costs paid by the City to construct Tower Road and 56th Avenue Lanes 3 and 4, plus simple interest on the unpaid principal balance at a rate of 4.47%.

During 2008, the District issued General Obligation Limited Tax Variable Rate Refunding and Improvement Bonds, Series 2008, in the amount of \$8,805,000, refunded by General Obligation Limited Tax Refunding Bonds, Series 2016. The proceeds of the Series 2008 Bonds were applied to the District’s share of the Tower Road Bridge Improvements and the 56th Avenue Improvements (approximately \$1.5 million to date) and to obligations of the District incurred prior to July 2007, the outstanding portion consisting of approximately \$3.4 million incurred in connection with the 1998 56th and Tower Road Improvements and approximately \$7.35 million incurred in connection with a 2007-1 Short Report from the City.

## GATEWAY REGIONAL METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2022

Unpaid amounts from the 2007-1 Short Report (the \$7.35 million obligation) will be due to the City from the District pursuant to a “2007-1 City Note”, which will be subordinate to the District’s bonds and payable from System Development Fees and the debt service mill levy limited to 15 mills, less the mills required for debt service on the senior bonds. Additional notes to the City may be incurred by the District if the City incurs regional improvement costs attributable to the District and the District is unable to issue bonds. If the District’s assessed valuation increases, the District shall pay the 2007-1 City Note (first accrued interest, then principal) and any subsequent notes (first old notes, then newer notes) or pay for more regional improvements requested by the City.

The System Development Fees (“SDF”) shall continue to be collected and disbursed to pay for the District’s obligations, including the bonds, notes, and regional improvement projects. The SDFs shall be collected at a level at least equal to the aggregate potential of the City impact fees then currently imposed under the Impact Fee Ordinance.

#### Series 2018-1 General Obligation Limited Tax Note

As of January 1, 2018, the balance of the 2007-1 City Note was transferred in its entirety to the General Obligation Limited Tax Note Series 2018-1 (“Series 2018-1 GO Note”) and effective as of that date will accrue interest at a rate of 3% per annum. The principal and interest on the Series 2018-1 GO Note were paid in full on March 5, 2021.

#### 2017 Short Report – Gateway Regional Metropolitan District

On December 5, 2017, Denver Public Works issued the 2017 Short Report – Gateway Regional Metropolitan District which was issued pursuant to the Amended and Restated Regional Facilities Agreement (“Restated RFA”) dated as of January 14, 2008. The purpose of the report was to accomplish four things; 1) memorialize the results of reconciliation activities which occurred after the execution of the Restated RFA, 2) provide final reconciliations for the Tower Road Bridge Project and the 56<sup>th</sup> Ave. Project, 3) request the District’s share of funding for a number of projects that have been completed between 2007 and 2015, and 4) Agreement and terms for a new Note to replace the maturing 2007-1 Note (Series 2018-1 Go Note). Pursuant to this agreement, it was agreed that the amount due from the District for the projects completed between 2007 and 2015 totaled \$1,783,786. This principal balance plus accrued interest through December 31, 2017, of \$526,537 were determined to be obligations of the District and have been added to the 2018-1 GO Note effective January 1, 2018 and accrue interest at 3% per annum. The related assets are owned by the City of Denver and are not included in the District’s records.

GATEWAY REGIONAL METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2022

First Creek Revenue Note, Series 2018-1

On December 7, 2016, the District passed a resolution, effective January 1, 2017, to accept a First Creek Note in the amount of \$1,011,578 to reimburse the City for certain First Creek Improvements that removed certain property identified in the resolution from a flood plain. To pay the First Creek Note, the District agreed to impose a First Creek Fee on certain property owners in the area that the improvements benefited. The First Creek Note bears interest at 3% per annum.

The following is an analysis of changes in long-term debt for the period ending December 31, 2022:

	Balance 1/1/2022	Additions	Deletions	Balance 12/31/2022	Current Portion
<u>General Obligation Bonds:</u>					
2016 General Obligation Bonds	\$ 7,705,000	\$ -	\$ 225,000	\$ 7,480,000	\$ 230,000
2016 Bond Discount	(19,314)	-	(1,368)	(17,946)	-
	7,685,686	-	223,632	7,462,054	230,000
<u>Notes from direct borrowing and direct placements:</u>					
First Creek Revenue Note					
Series 2018-1	380,343		-	380,343	-
Accrued Interest on					
First Creek Revenue Note					
Series 2018-1	6,466	11,604	-	18,070	-
	386,809	11,604	-	398,413	-
Total	\$ 8,072,495	\$ 11,604	\$ 223,632	\$ 7,860,467	\$ 230,000

Debt Authorization

As of December 31, 2022, the District had remaining voted debt authorization of approximately \$24,078,680. The District has not budgeted to issue any new debt during 2023. Per the District's Service Plan, the District can not issue debt in excess of \$48,603,200.

## GATEWAY REGIONAL METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2022

Note 5: Other Agreements

First Creek Intergovernmental Agreement

On January 1, 2001, the District entered into an intergovernmental agreement with Urban Drainage and Flood Control District, City and County of Denver, City of Aurora, and Town Center Metropolitan District whereby the District agreed to fund 12.6% of the construction costs for Detention Ponds 808 and 305 in accordance with the Upper Basin Plan as stated in the agreement. Pond 808 was constructed at a cost of \$597,343 and the District paid its 12.6% share, amounting to \$75,265. The agreement sets forth an estimated cost of \$2,204,188 for Pond 305. The exclusion of the High Point property included provisions for that property to pay 17% of the District's share of the costs of Pond 305. The District is expected to pay approximately 10.458% or up to \$230,514 upon completion of the pond.

Note 6: Related Party

All of the Board of Directors are employees, owners or are otherwise associated with the Developer and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed to the Board.

Note 7: Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer 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.



# GATEWAY REGIONAL METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2022

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

On May 5, 1998, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

### Note 8: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool ("Pool") which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other 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.

### Note 9: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Governmental Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements:

- 1) capital improvements used in government activities are not financial resources and, therefore are not reported in the funds; and
- 2) long-term liabilities such as bonds payable and accrued bond interest payable are not due and payable in the current period and, therefore, are not in the funds.

GATEWAY REGIONAL METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2022

The Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have the following elements:

- 1) governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are held as construction in process pending transfer to other governmental entities or depreciated over their useful lives;
- 2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities;
- 3) governmental funds report developer advances and/or bond proceeds as revenue; and,
- 4) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

## GATEWAY REGIONAL METROPOLITAN DISTRICT

### SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - DEBT SERVICE FUND

For the Year Ended December 31, 2022

	Original & Final		Variance
	Budget	Actual	Favorable (Unfavorable)
<b>REVENUES</b>			
Property taxes	\$ 2,703,597	\$ 2,654,837	\$ (48,760)
System development fees	-	553,962	553,962
Interest income	3,884	106,510	102,626
Total Revenues	2,707,481	3,315,309	607,828
<b>EXPENDITURES</b>			
2016 Bond principal	215,000	225,000	(10,000)
2016 Bond interest expense	244,163	237,713	6,450
Trustee fees	5,000	5,000	-
Treasurer's fees	33,605	26,545	7,060
Total Expenditures	497,768	494,258	3,510
<b>NET CHANGE IN FUND BALANCE</b>	2,209,713	2,821,051	611,338
<b>FUND BALANCE:</b>			
BEGINNING OF YEAR	3,266,333	3,566,578	300,245
END OF YEAR	\$ 5,476,046	\$ 6,387,629	\$ 911,583

The notes to the financial statements are an integral part of these statements.

# GATEWAY REGIONAL METROPOLITAN DISTRICT

## SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - CAPITAL PROJECTS FUND

For the Year Ended December 31, 2022

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>			
Interest income	\$ 200	\$ 310	\$ 110
Total Revenues	200	310	110
<b>EXPENDITURES</b>			
Capital improvements	18,081	-	18,081
Total Expenditures	18,081	-	18,081
<b>NET CHANGE IN FUND BALANCE</b>	(17,881)	310	18,191
<b>FUND BALANCE:</b>			
BEGINNING OF YEAR	17,881	17,690	(191)
END OF YEAR	\$ -	\$ 18,000	\$ 18,000

The notes to the financial statements are an integral part of these statements.

**GATEWAY REGIONAL METROPOLITAN DISTRICT**

SUMMARY OF ASSESSED VALUATION, MILL LEVY  
AND PROPERTY TAXES COLLECTED

December 31, 2022

(Unaudited)

<u>Year Ended December 31,</u>	<u>Prior Year Assessed Valuation for Current Year Property Tax Levy</u>	<u>Denver Highpoint Exclusion</u>	<u>Mills Levied</u>			<u>Total Property Tax</u>		<u>Percent Collected to Levied</u>
			<u>General Fund</u>	<u>Debt Service</u>	<u>Denver Highpoint</u>	<u>Levied</u>	<u>Collected</u>	
2010	\$ 51,213,560	\$ 5,431,290	1.000	15.000	1.631	\$ 828,275	\$ 751,835	90.77%
2011	\$ 48,880,990	\$ 10,838,930	1.000	15.000	1.739	\$ 800,945	\$ 798,422	99.68%
2012	\$ 37,285,650	\$ 9,119,820	1.000	15.000	2.577	\$ 620,073	\$ 608,422	98.12%
2013	\$ 38,953,790	\$ 8,858,140	1.000	15.000	2.817	\$ 648,214	\$ 648,120	99.99%
2014	\$ 35,171,700	\$ -	1.000	15.000	0.000	\$ 562,748	\$ 562,232	99.91%
2015	\$ 34,962,090	\$ -	1.000	15.000	0.000	\$ 559,393	\$ 558,778	99.89%
2016	\$ 48,242,740	\$ -	1.000	15.000	0.000	\$ 771,884	\$ 761,141	98.61%
2017	\$ 48,567,280	\$ -	1.000	15.000	0.000	\$ 777,076	\$ 776,571	99.94%
2018	\$ 73,452,570	\$ -	0.722	15.278	0.000	\$ 1,175,241	\$ 1,174,488	99.94%
2019	\$ 89,389,450	\$ -	0.579	15.421	0.000	\$ 1,430,231	\$ 1,423,037	99.50%
2020	\$ 132,455,990	\$ -	0.551	15.449	0.000	\$ 2,119,296	\$ 2,030,899	95.83%
2021	\$ 168,622,700	\$ -	0.551	15.449	0.000	\$ 2,697,963	\$ 2,750,332	101.94%
2022	\$ 175,001,430	\$ -	0.551	15.449	0.000	\$ 2,800,023	\$ 2,749,524	98.20%
Estimated for year ending December 31, 2023	\$ 189,924,560	\$ -	0.551	15.449	0.000	\$ 3,038,793		

**NOTE**

Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.

CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION – UNAUDITED

# GATEWAY REGIONAL METROPOLITAN DISTRICT

## TEN LARGEST OWNERS OF TAXABLE PROPERTY WITHIN THE DISTRICT

December 31, 2022

UNAUDITED

<u>Taxpayer Name</u>	<u>2022 Assessed Valuation</u>	<u>Percentage of Total Assessed Valuation</u>
Flight Safety International	\$ 9,306,740	4.90%
Yampa Hotel Owner LLC	8,586,900	4.52%
Flightsafety Intl, Inc.	6,933,760	3.65%
Argonne Partners LLC	6,345,220	3.34%
HH Denver LLC	6,237,030	3.28%
NSP-PNA Co LLC	5,471,460	2.88%
Pena MH LLC	4,968,490	2.62%
Camber Ivy Owner LLC	4,292,980	2.26%
KG Elevate Investors LLC	4,085,750	2.15%
18400 Elmendorf (CO) Owner LLC	4,062,320	2.14%
Total	<u>\$ 60,290,650</u>	<u>31.74%</u>

### NOTE

Assessed Valuations were obtained from the Denver County website.



# GATEWAY REGIONAL METROPOLITAN DISTRICT

## ASSESSED VALUATION OF CLASSES OF PROPERTY IN THE DISTRICT

December 31, 2022

UNAUDITED

<u>Class</u>	<u>2022 Assessed Valuation</u>	<u>Percent of Assessed Valuation</u>
Commercial	\$ 84,774,510	44.64%
Residential	69,199,010	36.43%
Vacant Land	14,946,410	7.87%
Agricultural	22,150	0.01%
Personal Property	20,982,480	11.05%
Total	<u>\$ 189,924,560</u>	<u>100.00%</u>

# GATEWAY REGIONAL METROPOLITAN DISTRICT

## ESTIMATED OVERLAPPING GENERAL OBLIGATION DEBT

December 31, 2022

UNAUDITED

	<b>Revenue from <u>Property Taxes</u></b>	<b>Outstanding General Obligation <u>Debt</u></b>
Denver School District No. 1	1,026,245,124	2,192,172,000
City and County of Denver	533,823,000	751,066,000
Denver International Business Center Metropolitan District No. 1	2,382,891	47,655,000
Denver Gateway Center Metropolitan District	504,057	26,815,000
Ebert Metropolitan District Nos. 1 & 2	8,234,496	100,965,000
	<u>1,571,189,568</u>	<u>3,118,673,000</u>

Chart is provided for informational purposes only and should not be relied upon as information provided by other entities has not been verified and can not be assumed accurate. Further, approved but not yet issued debt will not be reflected.

**EXHIBIT C**  
**FINAL ASSESSED VALUATION**

# CERTIFICATION OF VALUATION BY COUNTY ASSESSOR

Name of Jurisdiction GATEWAY REGIONAL METROPOLITAN DISTRICT New Entity?  Yes  No

IN Denver COUNTY, COLORADO on November 18, 2022

<b>USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS ("5.5%" LIMIT) ONLY</b>
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In accordance with 39-5-121(2)(a) and 39-5-128(1), C.R.S., and no later than August 25, the Assessor certifies the TOTAL VALUATION FOR ASSESSMENT for the taxable year 2022:

1. Previous year's NET TOTAL TAXABLE assessed valuation:	1.	\$174,981,030
2. Current year's GROSS TOTAL TAXABLE assessed valuation: <small>This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art, X, Sec. 20(8)(b), Colo. Constitution.</small>	2.	\$189,924,560
3. LESS TIF District Increment, If any:	3.	\$0
4. Current year's NET TOTAL TAXABLE assessed valuation:	4.	\$189,924,560
5. New Construction*: <small>New Construction is defined as: Taxable real property structures and the personal property connected with the structure.</small>	5.	\$11,149,160
6. Increased production of producing mine*:	6.	\$0
7. Annexations/Inclusions:	7.	\$0
8. Previously exempt Federal property*:	8.	\$0
9. New primary oil or gas production from any producing oil and gas leasehold or land (29-1-301(1)(b), C.R.S.): <small>Jurisdiction must apply (Form DLG 52B) to the division of Local Government before the value can be treated as growth in the limit calculation.</small>	9.	\$0
10. Taxes collected last year on omitted property as of August 1 (29-1-301(1)(a), C.R.S.):	10.	\$291
11. Taxes abated and refunded as of August 1 (29-1-301(1)(a), C.R.S. and (39-10-114(1)(a)(I)(B), C.R.S.): <small>*Jurisdiction must submit respective certifications (Form DLG 52 &amp; 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.</small>	11.	\$53,560

<b>USE FOR "TABOR LOCAL GROWTH" CALCULATIONS ONLY</b>
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In accordance with the provisions of Art. X, Sec. 20, Colo. Cons., and 39-5-121(2)(b), C.R.S., the Assessor certifies the TOTAL ACTUAL VALUATION for the taxable year 2022:

1. Current year's total actual value of ALL REAL PROPERTY: <small>This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.</small>	1.	\$1,354,754,600
<b>ADDITIONS</b> to taxable real property		
2. Construction of taxable real property improvements: <small>Construction is defined as newly constructed taxable real property structures.</small>	2.	\$112,859,600
3. Annexation/Inclusions:	3.	\$0
4. Increased mining production: <small>Includes production from new mines and increases in production of existing producing mines.</small>	4.	\$0
5. Previously exempt property:	5.	\$0
6. Oil or gas production from a new well:	6.	\$0
7. Taxable real property omitted from the previous year's tax warrant: <small>If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.</small>	7.	\$0
<b>DELETIONS</b> from taxable real property:		
8. Destruction of taxable real property improvements:	8.	\$0
9. Disconnections/Exclusions:	9.	\$0
10. Previously taxable property:	10.	\$0

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:
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1. Total actual value of all taxable property:	1.	
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IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$53,660

\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.