

Balance Sheet
Todd Creek Village Metropolitan District
As of 31 December 2021

Assets	Operating Fund	Capital Projects Fund	Debt Service Fund	Account Group Fund	Total of All Funds
Current Assets					
Cash and Cash Equivalents					
Cash in Trust UMB Bank - 2018 Bonds	1,228,782.02	0.00	2,626,320.37	0.00	3,855,102.39
Citywide - 2828	32,097.14	0.00	0.00	0.00	32,097.14
Citywide - 2833	19,623.75	0.00	0.00	0.00	19,623.75
Citywide - 4767	257,467.64	0.00	0.00	0.00	257,467.64
Total Cash and Cash Equivalents	1,537,970.55	0.00	2,626,320.37	0.00	4,164,290.92
Accounts Receivable	555,014.89	0.00	0.00	0.00	555,014.89
Allowance for Doubtful Account	(74,524.16)	0.00	0.00	0.00	(74,524.16)
Citiwide CD - DRMS	0.00	75,000.00	0.00	0.00	75,000.00
Prepaid Expenses	49,321.00	0.00	0.00	0.00	49,321.00
Utility Billing Receivable	191,201.14	0.00	0.00	0.00	191,201.14
Total Current Assets	2,258,983.42	75,000.00	2,626,320.37	0.00	4,960,303.79
Fixed Assets					
Accumulated Depreciation	0.00	0.00	0.00	(23,366,102.54)	(23,366,102.54)
Construction in Progress	0.00	0.00	0.00	5,147,632.90	5,147,632.90
Office Furniture	0.00	0.00	0.00	3,579.15	3,579.15
Operating System and Storage	0.00	0.00	0.00	61,632,596.35	61,632,596.35
Vehicles	0.00	0.00	0.00	188,860.00	188,860.00
Water Rights	0.00	0.00	0.00	4,683,684.12	4,683,684.12
Total Fixed Assets	0.00	0.00	0.00	48,290,249.98	48,290,249.98
Long Term Assets					
Deferred Charge on Refunding	0.00	0.00	0.00	5,104,856.98	5,104,856.98
Total Long Term Assets	0.00	0.00	0.00	5,104,856.98	5,104,856.98
Total Assets	2,258,983.42	75,000.00	2,626,320.37	53,395,106.96	58,355,410.75

Balance Sheet
Todd Creek Village Metropolitan District
As of 31 December 2021

	Operating Fund	Capital Projects Fund	Debt Service Fund	Account Group Fund	Total of All Funds
Liabilities and Equity					
Liabilities					
Current Liabilities					
Accounts Payable	382,396.89	0.00	4,000.00	0.00	386,396.89
Accrued Interest	0.00	0.00	109,691.17	0.00	109,691.17
Contingent Legal Liability	100,000.00	0.00	0.00	0.00	100,000.00
Credit Card	2,744.59	0.00	0.00	0.00	2,744.59
Customer Deposits	40,350.55	0.00	0.00	0.00	40,350.55
Kum & Go Credit Card	96.48	0.00	0.00	0.00	96.48
Retainage Payable	0.00	176,064.02	0.00	0.00	176,064.02
Total Current Liabilities	525,588.51	176,064.02	113,691.17	0.00	815,343.70
Long Term Liabilities					
2018A Bond Premium	0.00	0.00	0.00	784,264.26	784,264.26
2018A Bonds Payable	0.00	0.00	0.00	19,230,000.00	19,230,000.00
2018B Bonds Payable	0.00	0.00	0.00	6,535,000.00	6,535,000.00
Capital Lease - Vehicles	0.00	0.00	0.00	38,288.67	38,288.67
Due to West South Platte	0.00	0.00	0.00	2,230,169.06	2,230,169.06
Total Long Term Liabilities	0.00	0.00	0.00	28,817,721.99	28,817,721.99
Total Liabilities	525,588.51	176,064.02	113,691.17	28,817,721.99	29,633,065.69
Equity					
Amount to be Provided for	0.00	0.00	0.00	(46,753,788.00)	(46,753,788.00)
Current Year Earnings	310,538.94	1,980.63	356,558.07	(1,057,263.26)	(388,185.62)
Fund Balance	1,422,855.97	(103,044.65)	2,156,071.13	24,008,027.22	27,483,909.67
Invested in Capital Assets	0.00	0.00	0.00	48,380,409.01	48,380,409.01
Total Equity	1,733,394.91	(101,064.02)	2,512,629.20	24,577,384.97	28,722,345.06
Total Liabilities and Equity	2,258,983.42	75,000.00	2,626,320.37	53,395,106.96	58,355,410.75

Unaudited - For Management Purposes Only

Statement of Revenue, Expenditures and Change in Net Position
Todd Creek Village Metropolitan District
Operating and Maintenance Fund
For the month ended 31 December 2021

	December				Year to Date			
	Actual	Budget	Var USD	Var %	Actual	Budget	Var USD	Var %
Revenue								
Availability Fee Revenue	\$0.00	\$320.00	-\$320.00	-100.0%	\$1,134.92	\$3,840.00	-\$2,705.08	-70.44%
Conservation Fee Revenue	\$6,503.49	\$7,648.00	-\$1,144.51	-14.96%	\$253,849.22	\$310,708.00	-\$56,858.78	-18.3%
Construction Water	\$0.00	\$243.00	-\$243.00	-100.0%	\$5,200.00	\$2,916.00	\$2,284.00	78.33%
Failure to Connect Revenue	\$70.00	\$17,808.00	-\$17,738.00	-99.61%	\$74,760.00	\$213,696.00	-\$138,936.00	-65.02%
Golf Course Revenue	\$2,932.02	\$0.00	\$2,932.02		\$109,643.43	\$142,623.00	-\$32,979.57	-23.12%
Inspection Fees	\$0.00	\$4,576.00	-\$4,576.00	-100.0%	\$71,800.00	\$54,912.00	\$16,888.00	30.75%
Interest Income	\$22.63	\$422.00	-\$399.37	-94.64%	\$1,051.37	\$5,064.00	-\$4,012.63	-79.24%
Irrigation - Commercial	\$0.00	\$0.00	\$0.00		\$199,987.75	\$223,132.00	-\$23,144.25	-10.37%
Irrigation - Residential	\$5,194.04	\$0.00	\$5,194.04		\$1,238,206.46	\$1,493,268.00	-\$255,061.54	-17.08%
Lease of Water	\$0.00	\$40,000.00	-\$40,000.00	-100.0%	\$390,854.00	\$480,000.00	-\$89,146.00	-18.57%
Meter Fees	\$0.00	\$8,389.00	-\$8,389.00	-100.0%	\$135,350.00	\$100,668.00	\$34,682.00	34.45%
Misc Income	\$8,295.08	\$10,843.00	-\$2,547.92	-23.5%	\$173,539.74	\$130,116.00	\$43,423.74	33.37%
Monthly Base Fee Revenue	\$146,115.57	\$141,845.00	\$4,270.57	3.01%	\$1,698,895.16	\$1,702,140.00	-\$3,244.84	-0.19%
Penalty & Interest Income	\$0.00	\$1,250.00	-\$1,250.00	-100.0%	\$464.85	\$15,000.00	-\$14,535.15	-96.9%
Potable Water - Commercial	\$729.39	\$854.00	-\$124.61	-14.59%	\$12,749.50	\$10,248.00	\$2,501.50	24.41%
Potable Water - Residential	\$53,699.89	\$59,105.00	-\$5,405.11	-9.14%	\$671,834.37	\$709,260.00	-\$37,425.63	-5.28%
Sanitary Sewer Reimbursements	\$0.00	\$0.00	\$0.00		\$46,377.96	\$0.00		
Tap Fees	\$0.00	\$186,667.00	-\$186,667.00	-100.0%	\$2,721,248.00	\$2,240,004.00	\$481,244.00	21.48%
Total Revenue	\$223,562.11	\$479,970.00	-\$256,407.89	-53.4%	\$7,806,946.73	\$7,837,595.00	-\$30,648.27	-0.4%
Expenditures								
Accounting/Audit	\$0.00	\$0.00	\$0.00		-\$25,173.54	-\$27,856.00	\$2,682.46	9.63%
Administration and Overhead Costs	-\$11,144.92	-\$13,681.00	\$2,536.08	18.54%	-\$223,366.49	-\$164,172.00	-\$59,194.49	-36.06%
Bennt Creek Regional Water Authority	\$0.00	\$0.00	\$0.00		-\$22,500.00	\$0.00	-\$22,500.00	
District Management	-\$110,000.00	-\$110,000.00	\$0.00	0.0%	-\$1,320,000.00	-\$1,320,000.00	\$0.00	0.0%
Engineering - Irrigation Water System	\$0.00	-\$500.00	\$500.00	100.0%	-\$14,360.00	-\$6,000.00	-\$8,360.00	-139.33%
Engineering - Potable Water System	\$0.00	-\$500.00	\$500.00	100.0%	-\$29,660.00	-\$6,000.00	-\$23,660.00	-394.33%
Insurance & Bonds	-\$250.00	\$0.00	-\$250.00		-\$42,774.00	-\$42,074.00	-\$700.00	-1.66%
Lease Payment - Equipment	-\$17,000.00	-\$17,000.00	\$0.00	0.0%	-\$204,000.00	-\$204,000.00	\$0.00	0.0%
Legal General Counsel	-\$5,441.20	-\$8,921.00	\$3,479.80	39.01%	-\$106,798.55	-\$107,052.00	\$253.45	0.24%
Legal Litigation	\$0.00	-\$8,333.00	\$8,333.00	100.0%	-\$65,162.43	-\$99,996.00	\$34,833.57	34.83%

Unaudited - For Management Purposes Only

Statement of Revenue, Expenditures and Change in Net Position
Todd Creek Village Metropolitan District
Operating and Maintenance Fund
For the month ended 31 December 2021

	December				Year to Date			
	Actual	Budget	Var USD	Var %	Actual	Budget	Var USD	Var %
Meters and MXU System	-\$13,311.02	-\$11,495.00	-\$1,816.02	-15.8%	-\$222,573.50	-\$137,940.00	-\$84,633.50	-61.36%
Miscellaneous Expense	\$0.00	-\$1,000.00	\$1,000.00	100.0%	-\$23.28	-\$12,000.00	\$11,976.72	99.81%
Office Rental Costs	-\$8,448.43	-\$9,550.00	\$1,101.57	11.53%	-\$98,620.38	-\$114,600.00	\$15,979.62	13.94%
Other Infrastructure Activity	\$0.00	\$0.00			-\$9,600.00	\$0.00		
Public Relations	-\$793.60	-\$1,748.00	\$954.40	54.6%	-\$15,760.30	-\$20,976.00	\$5,215.70	24.87%
Repairs and Maintenance - Irrigation System	-\$1,947.78	-\$11,675.00	\$9,727.22	83.32%	-\$94,812.80	-\$140,100.00	\$45,287.20	32.32%
Repairs and Maintenance - Potable System	-\$1,661.84	-\$24,435.00	\$22,773.16	93.2%	-\$52,400.38	-\$293,220.00	\$240,819.62	82.13%
Repairs and Maintenance - Raw Water System	-\$5,553.31	-\$40,978.00	\$35,424.69	86.45%	-\$253,384.28	-\$491,736.00	\$238,351.72	48.47%
Transfer to Capital Projects Fund	\$0.00	\$0.00	\$0.00		-\$32,635.42	-\$1,135,319.00	\$1,102,683.58	97.13%
Transfer to Debt Service Fund	\$0.00	-\$90,606.00	\$90,606.00	100.0%	-\$2,415,939.28	-\$1,853,969.00	-\$561,970.28	-30.31%
Treatment Facility Costs	-\$7,445.26	-\$765.00	-\$6,680.26	-873.24%	-\$15,759.06	-\$9,180.00	-\$6,579.06	-71.67%
Utilities - Irrigation Water Operations	-\$5,038.47	-\$2,000.00	-\$3,038.47	-151.92%	-\$84,877.85	-\$108,648.00	\$23,770.15	21.88%
Utilities - Potable Water Operations	-\$7,781.07	-\$11,667.00	\$3,885.93	33.31%	-\$96,814.98	-\$140,004.00	\$43,189.02	30.85%
Utilities - Raw Water Operations	-\$60,440.62	-\$35,031.00	-\$25,409.62	-72.53%	-\$459,053.14	-\$420,372.00	-\$38,681.14	-9.2%
Vehicle Maintenance Costs	-\$21,295.65	-\$6,814.00	-\$14,481.65	-212.53%	-\$97,806.49	-\$81,768.00	-\$16,038.49	-19.61%
Water Acquisitions and Lease Costs	-\$94,250.00	-\$44,641.00	-\$49,609.00	-111.13%	-\$1,125,605.40	-\$535,692.00	-\$589,913.40	-110.12%
Water Rights - Legal and Engineering	-\$13,615.09	-\$16,204.00	\$2,588.91	15.98%	-\$241,805.38	-\$194,448.00	-\$47,357.38	-24.35%
Water Treatment - Irrigation	-\$6,783.88	-\$12,426.00	\$5,642.12	45.41%	-\$119,640.86	-\$149,112.00	\$29,471.14	19.76%
Water Treatment - Potable	\$0.00	\$0.00	\$0.00		-\$5,500.00	-\$21,363.00	\$15,863.00	74.25%
Total Expenditures	-\$392,202.14	-\$479,970.00	\$87,767.86	18.3%	-\$7,496,407.79	-\$7,837,597.00	\$341,189.21	4.4%
Change in Net Position	-\$168,640.03	\$0.00	-\$168,640.03		\$310,538.94	-\$2.00	\$310,540.94	15527047.0%

Unaudited - For Management Purposes Only

Statement of Revenue, Expenditures and Change in Net Position
Todd Creek Village Metropolitan District
Capital Projects Fund
For the month ended 31 December 2021

	Actual	December Budget	Var USD	Var %	Actual	Year to Date Budget	Var USD	Var %
Revenue								
Transfer from Operating Fund	\$0.00	\$0.00	\$0.00		\$32,635.42	\$1,135,319.00	-\$1,102,683.58	-97.13%
Total Revenue	\$0.00	\$0.00	\$0.00		\$32,635.42	\$1,135,319.00	-\$1,102,683.58	-97.1%
Operating Income / (Loss)	\$0.00	\$0.00	\$0.00		\$32,635.42	\$1,135,319.00	-\$1,102,683.58	-97.1254%
Expenditures								
Mann Lakes	\$0.00	\$0.00	\$0.00		-\$3,457.24	\$0.00	-\$3,457.24	
Other Improvements	\$0.00	-\$59,573.00	\$59,573.00	100.0%	-\$3,579.15	-\$714,876.00	\$711,296.85	99.4993%
Signal Reservoir No 1	\$0.00	\$0.00	\$0.00		-\$23,618.40	\$0.00	-\$23,618.40	
Total Expenditures	\$0.00	-\$59,573.00	\$59,573.00	100.0%	-\$30,654.79	-\$714,876.00	\$684,221.21	95.7%
Change in Net Position	\$0.00	-\$59,573.00	\$59,573.00	100.0%	\$1,980.63	\$420,443.00	-\$418,462.37	-99.5289%

Unaudited - For Management Purposes Only

Statement of Revenue, Expenditures and Change in Net Position
Todd Creek Village Metropolitan District
Debt Service Fund
For the month ended 31 December 2021

	December				Year to Date			
	Actual	Budget	Var USD	Var %	Actual	Budget	Var USD	Var %
Revenue								
Interest Income	\$52.48	\$1,436.00	-\$1,383.52	-96.35%	\$949.47	\$17,232.00	-\$16,282.53	-94.49%
Transfer from Operating Fund	\$0.00	\$90,606.00	-\$90,606.00	-100.0%	\$2,415,939.28	\$1,853,969.00	\$561,970.28	30.31%
Total Revenue	\$52.48	\$92,042.00	-\$91,989.52	-99.9%	\$2,416,888.75	\$1,871,201.00	\$545,687.75	29.2%
Expenditures								
Administration and Overhead Costs	\$0.00	\$0.00	\$0.00		-\$126.51	\$0.00	-\$126.51	
Bond Interest	-\$669,469.80	-\$671,735.00	\$2,265.20	0.3372%	-\$1,341,204.17	-\$1,343,470.00	\$2,265.83	0.1687%
Bond Principal	-\$505,000.00	-\$505,000.00	\$0.00		-\$505,000.00	-\$505,000.00		
Debt Principal - West South Platte Wate	\$0.00	\$0.00	\$0.00		-\$210,000.00	\$0.00	-\$210,000.00	
Trustee Admin Fees	-\$4,000.00	-\$5,500.00	\$1,500.00		-\$4,000.00	-\$5,500.00		
Total Expenditures	-\$1,178,469.80	-\$1,182,235.00	\$3,765.20	0.3%	-\$2,060,330.68	-\$1,853,970.00	-\$206,360.68	-11.1%
Net Change in Position	-\$1,178,417.32	-\$1,090,193.00	-\$88,224.32	-8.09%	\$356,558.07	\$17,231.00	\$339,327.07	1969.28%

Unaudited - For Management Purposes Only

Statement of Revenue, Expenditures and Change in Net Position
Todd Creek Village Metropolitan District
Account Group Fund
For the month ended 31 December 2021

	December				Year to Date			
	Actual	Budget	Variance	Var %	Actual	Budget	Variance	Var %
Total Revenue	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	
Gross Profit	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	
Expenditures								
Amortization Expense	-\$268,676.68	\$0.00	-\$268,676.68		-\$268,676.68	\$0.00	-\$268,676.68	
Bond Interest	\$29,046.83	\$0.00	\$29,046.83		\$29,046.83	\$0.00	\$29,046.83	
Bond Principal	\$505,000.00	\$0.00	\$505,000.00		\$505,000.00	\$0.00	\$505,000.00	
Debt Principal - West South Platte Water & Reservoir Co.	\$210,000.00	\$0.00	\$210,000.00		\$210,000.00	\$0.00	\$210,000.00	
Depreciation Expense	-\$1,580,584.00	\$0.00	-\$1,580,584.00		-\$1,580,584.00	\$0.00	-\$1,580,584.00	
Mann Lakes	\$3,457.24	\$0.00	\$3,457.24		\$3,457.24	\$0.00	\$3,457.24	
Other Improvements	\$3,579.15	\$0.00	\$3,579.15		\$3,579.15	\$0.00	\$3,579.15	
Signal Reservoir No 1	\$23,618.40	\$0.00	\$23,618.40		\$23,618.40	\$0.00	\$23,618.40	
Vehicle Lease and Maintenance	\$17,295.80	\$0.00	\$17,295.80		\$17,295.80	\$0.00	\$17,295.80	
Total Expenditures	-\$1,057,263.26	\$0.00	-\$1,057,263.26		-\$1,057,263.26	\$0.00	-\$1,057,263.26	
Net Change in Position	-\$1,057,263.26	\$0.00	-\$1,057,263.26		-\$1,057,263.26	\$0.00	-\$1,057,263.26	

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