

**GALLERIA METROPOLITAN DISTRICT  
Arapahoe County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2022**

**GALLERIA METROPOLITAN DISTRICT  
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Independent Auditors' Report

Board of Directors  
Galleria Metropolitan District  
Arapahoe County, Colorado

**Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund, of the Galleria 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, 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 Galleria Metropolitan District as of December 31, 2022, and the respective changes in financial position 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 opinion.

**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 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.

### **Other Matters**

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States 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 opinion on the basic financial statements is 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 supplementary information 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 supplementary information is the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The supplementary 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 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 supplementary information is fairly stated in all material respects in relation to the financial statements as a whole.

*Simmons & Wheeler P.C.*

Englewood, CO  
May 10, 2023

## **BASIC FINANCIAL STATEMENTS**

**GALLERIA METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 38,964
Cash and Investments - Restricted	263,626
Receivable - County Treasurer	2,852
Prepaid Expenses	3,079
Property Tax Receivable	607,434
Capital Assets, Not Being Depreciated	63,130
Total Assets	979,085
<b>LIABILITIES</b>	
Accounts Payable	13,921
Accrued Interest Payable	4,375
Noncurrent Liabilities:	
Due Within One Year	570,809
Due in More Than One Year	1,054,780
Total Liabilities	1,643,885
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred Property Tax Revenue	607,434
Total Deferred Inflows of Resources	607,434
<b>NET POSITION</b>	
Investment in Capital Assets	63,130
Restricted for:	
Emergency Reserves	200
Minimum Liquidity	200,000
Debt Service	48,104
Unrestricted	(1,583,668)
Total Net Position	\$ (1,272,234)

See accompanying Notes to Basic Financial Statements.

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

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
<b>FUNCTIONS/PROGRAMS</b>					
Primary Government:					
Governmental Activities:					
General Government	\$ 70,351	\$ -	\$ -	\$ -	
Interest and Related Costs on Long-Term Debt	76,206	-	-	-	
Total Governmental Activities	\$ 146,557	\$ -	\$ -	\$ -	
				601,548	
				38,877	
				9,516	
				649,941	
				503,384	
				(1,775,618)	
				\$ (1,272,234)	

See accompanying Notes to Basic Financial Statements.

(2)

DRAFT. NO ASSURANCE PROVIDED ON THESE FINANCIAL STATEMENTS



**GALLERIA METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2022**

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash and Investments	\$ 38,964	\$ -	\$ 38,964
Cash and Investments - Restricted	200,200	63,426	263,626
Receivable - County Treasurer	13	2,839	2,852
Prepaid Expenses	3,079	-	3,079
Property Tax Receivable	2,757	604,677	607,434
	<u>\$ 245,013</u>	<u>\$ 670,942</u>	<u>\$ 915,955</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts Payable	\$ 135	\$ 13,786	\$ 13,921
Total Liabilities	<u>135</u>	<u>13,786</u>	<u>13,921</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred Property Tax Revenue	2,757	604,677	607,434
Total Deferred Inflows of Resources	<u>2,757</u>	<u>604,677</u>	<u>607,434</u>
<b>FUND BALANCES</b>			
Nonspendable:			
Prepaid Expenses	3,079	-	3,079
Restricted for:			
Emergency Reserves	200	-	200
Minimum Liquidity	200,000	-	200,000
Debt Service	-	52,479	52,479
Assigned To:			
Subsequent Year's Expenditures	37,077	-	37,077
Unassigned	1,765	-	1,765
Total Fund Balances	<u>242,121</u>	<u>52,479</u>	<u>294,600</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 245,013</u>	<u>\$ 670,942</u>	
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.			63,130
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.			
Bonds Payable			(1,625,589)
Accrued Bond Interest Payable			(4,375)
Net Position of Governmental Activities			<u>\$ (1,272,234)</u>

See accompanying Notes to Basic Financial Statements.

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

	General	Debt Service	Total Governmental Funds
<b>REVENUES</b>			
Property Taxes	\$ 2,698	\$ 598,850	\$ 601,548
Specific Ownership Taxes	170	38,707	38,877
Net Investment Income	3,446	6,070	9,516
Total Revenues	<u>6,314</u>	<u>643,627</u>	<u>649,941</u>
<b>EXPENDITURES</b>			
Current:			
Accounting	-	25,108	25,108
Audit	-	4,500	4,500
County Treasurer's Fees	40	8,990	9,030
Director's Fees	600		600
Dues and Subscriptions	452	-	452
Election Expense	3,460	-	3,460
Insurance and Bonds	3,301	-	3,301
Legal	-	18,901	18,901
Management	-	13,711	13,711
Payroll Taxes	46	-	46
Miscellaneous	232	-	232
Debt Service:			
Bond Interest Expense	-	67,956	67,956
Bond Principal	-	310,771	310,771
Bond Principal - Prepayment	-	150,000	150,000
Paying Agent Fee	-	500	500
Total Expenditures	<u>8,131</u>	<u>600,437</u>	<u>608,568</u>
<b>NET CHANGE IN FUND BALANCES</b>	(1,817)	43,190	41,373
Fund Balances - Beginning of Year	<u>243,938</u>	<u>9,289</u>	<u>253,227</u>
<b>FUND BALANCES - END OF YEAR</b>	<u><u>\$ 242,121</u></u>	<u><u>\$ 52,479</u></u>	<u><u>\$ 294,600</u></u>

See accompanying Notes to Basic Financial Statements.

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

Net Change in Fund Balances - Governmental Funds \$ 41,373

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

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Bond Principal Payment 460,771

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

Accrued Interest on Bonds - Change in Liability 1,240

Change in Net Position of Governmental Activities \$ 503,384

*See accompanying Notes to Basic Financial Statements.*

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

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 2,692	\$ 2,698	\$ 6
Specific Ownership Taxes	188	170	(18)
Net Investment Income	10	3,446	3,436
Total Revenues	<u>2,890</u>	<u>6,314</u>	<u>3,424</u>
<b>EXPENDITURES</b>			
Current:			
Director's Fees	1,000	600	400
Dues and Subscriptions	500	452	48
Election Expense	3,000	3,460	(460)
Insurance	3,500	3,301	199
Payroll Taxes	76	46	30
County Treasurer's Fees	40	40	-
Miscellaneous Expenses	500	232	268
Contingency	1,384	-	1,384
Total Expenditures	<u>10,000</u>	<u>8,131</u>	<u>1,869</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(7,110)	(1,817)	5,293
Fund Balance - Beginning of Year	<u>244,526</u>	<u>243,938</u>	<u>(588)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 237,416</u>	<u>\$ 242,121</u>	<u>\$ 4,705</u>

See accompanying Notes to Basic Financial Statements.

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

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Galleria Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court for Arapahoe County on April 11, 1986 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in the Cities of Aurora and Greenwood Village in Arapahoe County, Colorado. The District was organized to provide street improvements, storm drainage, park and recreation facilities, water and sewer facilities, transportation facilities, and television relay facilities. Water service is provided to the property under a total water service contract with the Denver Water Board.

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

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

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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**Government-Wide and Fund Financial Statements**

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

The statement of net position reports all financial and capital resources of the District. The difference between the assets, deferred outflow of resources, liabilities, and deferred inflow of resources of the District is reported as net position.

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

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

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

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

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

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

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. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has 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 due.

The District reports the following major governmental funds:

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

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

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

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

**Budgets**

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

**Pooled Cash and Investments**

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated to the Debt Service Fund.

Investments are carried at fair value or amortized cost.

**Property Taxes**

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

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

**Capital Assets**

Capital assets, which include property and infrastructure improvements (e.g. roads, bridges, sidewalks and similar items), are reported 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. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

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

**Capital Assets (Continued)**

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 component of the District's net position.

The costs of normal maintenance and repairs that do not add to the value of the asset 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. Depreciation expense has not been recorded as the assets are recorded as nondepreciable assets.

**Deferred Inflows of Resources**

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

**Equity**

**Net Position**

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

**Fund Balance**

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

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

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



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

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

**Equity (Continued)**

**Fund Balance (Continued)**

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

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

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

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

**NOTE 3 CASH AND INVESTMENTS**

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

Statement of Net Position:

Cash and Investments	\$ 38,964
Cash and Investments - Restricted	263,626
Total Cash and Investments	\$ 302,590

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

Deposits with Financial Institutions	\$ 21,885
Investments	280,705
Total Cash and Investments	\$ 302,590

**Deposits with Financial Institutions**

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

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

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

**Deposits with Financial Institutions (Continued)**

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

At December 31, 2022, the District's cash deposits had a bank balance and a carrying balance of \$21,885.

**Investments**

The District has adopted a formal investment policy to invest funds in accordance with state statutes regarding investments.

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

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

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

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

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

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

**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. Investments not measured at fair value and not categorized include governmental money market funds (PFM Funds Governmental Select series), money market funds (generally held by Bank Trust Departments in their role as paying agent or trustee), CSAFE (which are recorded at amortized cost), and COLOTRUST (which are recorded at net asset value).

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST) - PRIME	Weighted-Average Under 60 Days	\$ 76,512
Colorado Surplus Asset Fund Trust (CSAFE) - CORE	Weighted-Average Under 180 Days	203,450
Government Money Market Fund	Weighted-Average Under 30 Days	743
Total Investments		<u>\$ 280,705</u>

**COLOTRUST**

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

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

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

**COLOTRUST (Continued)**

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PLUS+ and COLOTRUST PRIME are rated AAAM by Standard & Poor's and COLOTRUST EDGE is rated AA Af by Fitch Ratings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

**CSAFE**

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

CSAFE CASH FUND operates similar to a money market fund, with each share valued at \$1.00. CSAFE CASH FUND may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds highest rated commercial paper and any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

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

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

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

**Government Money Market Fund**

The debt service money that is included in the trust accounts at Wells Fargo Bank is invested in the Government Money Market Fund. This portfolio is a money market fund which invests in U.S. Treasury obligations, which are fully guaranteed as to principal and interest by the United States, with maturities of 13 months or less and repurchase agreements collateralized by U.S. Treasury obligations. The Government Money Market Fund is rated AAAM by Standard & Poor's. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

**NOTE 4 CAPITAL ASSETS**

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

	<u>Balance - December 31, 2021</u>	<u>Additions</u>	<u>Transfers and Retirements</u>	<u>Balance - December 31, 2022</u>
Capital Assets, Not Being Depreciated:				
Water Tap Participation Charge Credits	<u>\$ 63,130</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 63,130</u>

**Water Tap Participation Charge Credits**

During 1986, the District obtained 325 ¾" single-family residential equivalent demand water tap participation charge credits (charge credits) which are available for use within the District's Contract Service area. The charge credits were purchased at \$590 per credit.

The District will use up to ten of the charge credits for common area irrigation purposes. At December 31, 2022, the District had two charge credits remaining, for common area irrigation purposes, for a total of \$1,180.

On June 14, 1999, the District entered into an agreement with Trammell Crow Denver Development, Inc. (Trammell Crow) where Trammell Crow shall be entitled to use up to 59% of the remaining 315 charge credits (185 credits) for the development of its property. In 2007, Trammell Crow's 130 credits, totaling \$76,700, reverted back to the District to be sold to other developers. At December 31, 2022, the District had 59 charge credits available for a total cost of \$34,810. The District is selling the credits for 90% of the fee charged by Denver Water Board for water tap participation credits at the time of purchase, which in 2022 was \$1,186 and in 2023 will be \$1,363 per credit.

On August 9, 1999, the District entered into an agreement with EQR/Legacy Partners Hampden Town Center LLC (Legacy) where Legacy shall be entitled to use up to 41% of the remaining 315 charge credits (130 credits) for the development of its property, without payment of any additional charge credit for a period of 10 years commencing August 9, 1999. At December 31, 2022, Legacy had 46 charge credits remaining for a total of \$27,140.

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

**NOTE 5 LONG-TERM OBLIGATIONS**

The following is an analysis of changes in the District’s long-term obligations for the year ended December 31, 2022:

	Balance - December 31, 2021	Additions	Deletions	Balance - December 31, 2022	Due Within One Year
Bonds Payable					
General Obligation Limited Tax					
Refunding Bonds - Series 2010	\$ 2,086,360	\$ -	\$ 460,771	\$ 1,625,589	\$ 570,809
Total Long-Term Obligations	<u>\$ 2,086,360</u>	<u>\$ -</u>	<u>\$ 460,771</u>	<u>\$ 1,625,589</u>	<u>\$ 570,809</u>

**General Obligation Bonds**

\$4,455,000 Reissued General Obligation Limited Tax Refunding Bonds, Series 2010, were originally dated February 24, 2010, in the original amount of \$5,795,000, with interest at an initial rate of 4.45%. On June 26, 2012, the Series 2010 bonds were amended and restated in the amount of \$5,425,000, with interest at an initial rate of 3.23%. On March 7, 2016, the Series 2010 bonds were amended and restated in the amount of \$4,455,000, with a fixed interest rate of 3.23% through the maturity date of December 1, 2029. The 2016 reissuance of the Series 2010 bonds reduced the Debt Service Reserve Requirement to \$400,000 and eliminated the minimum liquidity requirement. The bonds may be prepaid without prepayment premium prior to maturity on any date. On November 19, 2021, the bond resolution was modified to allow the District to eliminate the \$400,000 reserve fund and use the monies to reduce the outstanding principal on the bonds. In turn, the District is required to maintain a minimum liquidity of no less than \$200,000, tested annually on December 1.

The Bonds are secured by and payable solely from and to the extent of the Pledged Revenue, consisting of monies derived by the District from the Required Mill Levy and all specific ownership taxes. To the extent specific ownership tax revenues are not necessary in any fiscal year to pay the principal of, premium, if any, and interest on the bonds or to replenish any deficiency in the Debt Service Reserve account, such revenues may be expended by the District for any lawful purpose after December 15 of the fiscal year, plus any other legally available moneys credited to the Bond Account. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Bonds, operating expenses of the District, and any Parity Bonds as the same become due and payable, and to make up any deficiencies in the Debt Service Reserve Account, but not in excess of 50 mills.

The District anticipates paying additional annual principal amounts in order to pay off the debt obligation by 2025. The annual debt payments in Note 5 are based on the Districts desire to pay off the debt on or before December 1, 2025. See page 23 for comparative debt payment schedules between the scheduled payments per the Second Amendment to the Amended and Restated Series 2021 Bond Resolution and the accelerated payments needed to pay off the debt obligation in 2025.

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

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

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

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 570,809	\$ 52,499	\$ 623,308
2024	581,171	34,062	615,233
2025	473,609	15,290	488,899
	<u>\$ 1,625,589</u>	<u>\$ 101,851</u>	<u>\$ 1,727,440</u>

**Authorized Debt**

On May 5, 1998, the District's voters authorized the issuance of indebtedness in an amount not to exceed \$16,875,000 for the purpose of providing certain public improvements at an interest rate not to exceed 12%. On May 2, 2000, the District's voters rescinded the authorized but unissued indebtedness of \$1,328,150 for storm drainage improvements and authorized an increase in the issuance of indebtedness related to street improvements not to exceed \$11,060,000, at an interest rate not to exceed 12% and \$16,875,000 for refunding the District's debt or other obligations and \$500,000 for operations and maintenance.

At December 31, 2022, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

Streets	\$ 17,275,350
Water	765,500
Sewer	936,200
Recreation	2,223,600
Transportation	511,200
Operations	500,000
Refunding	10,890,000
Total	<u>\$ 33,101,850</u>

Pursuant to the Amended Service Plan, the District is permitted to issue bond indebtedness of up to \$68,000,000.

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

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

**NOTE 6 NET POSITION**

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

As of December 31, 2022, the District had net investment in capital assets of \$63,130.

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

Restricted Net Position:

Emergencies	\$ 200
Minimum Liquidity	200,000
Debt Service	<u>48,104</u>
Total Restricted Net Position	<u>\$ 248,304</u>

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

**NOTE 7 RELATED PARTIES**

During 2022, two of the three Board members were associated with entities that have developed or are developing property within the District.

**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; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, 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, workers compensation, 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.



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

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

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

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

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

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 2, 2000, the District voters passed an election question to increase property taxes \$500,000 annually, without limitation of rate, to pay the District's operations, maintenance, and other expenses. Additionally, the District's electors authorized the District to collect, retain and spend all revenue, other than ad valorem taxes, without regard to any limitations under TABOR.

**NOTE 10 CONTINGENT LIABILITIES**

In 2011, the District's Board evaluated the status of the Facilities Acquisition Agreement with Trammell Crow (Developer) to determine the likelihood of the District's ability to pay the Agreement. In 2002, the Board intended to reimburse the Developer per the Agreement and recorded the accrued liability. Since that time, the Board members have changed and the intent of the Board has also changed. The current Board does not intend to reimburse the Developer for these additional costs.

The District currently has debt outstanding that requires the District to obtain prior written consent before incurring any additional debt. As of December 31, 2022, the District has not obtained written consent to reimburse the Developer for any additional costs.

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

**NOTE 10 CONTINGENT LIABILITIES (CONTINUED)**

**Facilities Acquisition Agreement**

On June 28, 1999, the District entered into a Facilities Acquisition Agreement (the Agreement) with Trammell Crow. The District has paid Trammell Crow \$3,800,000 under the terms of the Agreement. On January 1, 2002, the Agreement was amended to allow for an additional \$1,100,000 of estimated costs to be reimbursed to Trammell Crow. The terms of the Agreement extend through and include November 1, 2022, unless terminated earlier by mutual agreement of the parties. The agreement was not extended.

The making of any reimbursement under the Agreement shall be at all times subject to annual appropriation by the District and shall not constitute a debt or indebtedness of the District within the meaning of any constitutional or statutory provision, nor shall it constitute a multiple fiscal year financial obligation. Interest shall accrue on the additional amounts advanced at the rate of prime plus one and three quarters percent per annum as published by Wells Fargo Bank from the date the cost is incurred by Trammell Crow.

## **SUPPLEMENTARY INFORMATION**

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

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 608,988	\$ 598,850	\$ (10,138)
Specific Ownership Taxes	42,629	38,707	(3,922)
Net Investment Income	500	6,070	5,570
Total Revenues	<u>652,117</u>	<u>643,627</u>	<u>(8,490)</u>
<b>EXPENDITURES</b>			
Current:			
Accounting	27,500	25,108	2,392
Audit	5,000	4,500	500
County Treasurer's Fees	9,135	8,990	145
Contingency	9,294	-	9,294
Legal	15,000	18,901	(3,901)
Management	15,000	13,711	1,289
Debt Service:			
Bond Interest	67,400	67,956	(556)
Bond Principal	310,771	310,771	-
Bond Principal - Prepayment	150,000	150,000	-
Paying Agent Fee	1,000	500	500
Total Expenditures	<u>610,100</u>	<u>600,437</u>	<u>9,663</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	42,017	43,190	1,173
Fund Balance - Beginning of Year	<u>8,457</u>	<u>9,289</u>	<u>832</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 50,474</u>	<u>\$ 52,479</u>	<u>\$ 2,005</u>

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

<u>Bond and Interest Maturing Year Ending December 31,</u>	\$4,455,000 Reissued General Obligation Limited Tax Refunding Bonds Originally dated February 24, 2010 - Series 2010 Amended June 26, 2012, March 7, 2016 and November 19, 2021 Interest Rate - 3.23% Interest Payable June 1 and December 1, Principal Payable December 1		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 570,809	\$ 52,499	\$ 623,308
2024	581,171	34,062	615,233
2025	473,609	15,290	488,899
Total	<u>\$ 1,625,589</u>	<u>\$ 101,851</u>	<u>\$ 1,727,440</u>

The schedule above includes additional principal amounts that would allow the Series 2010 debt obligation to be paid off on December 1, 2025.

The schedule below includes only the annual scheduled principal amounts per the Second Amendment to the Amended and Restated Series 2010 Bond Resolution.

<u>Bond and Interest Maturing Year Ending December 31,</u>	\$4,455,000 Reissued General Obligation Limited Tax Refunding Bonds Originally dated February 24, 2010 - Series 2010 Amended June 26, 2012, March 7, 2016 and November 19, 2021 Interest Rate - 3.23% Interest Payable June 1 and December 1, Principal Payable December 1		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 320,809	\$ 52,499	\$ 373,308
2024	331,171	42,137	373,308
2025	341,868	31,440	373,308
2026	352,910	20,398	373,308
2027	278,831	9,657	288,488
	<u>\$ 1,625,589</u>	<u>\$ 156,131</u>	<u>\$ 1,781,720</u>

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

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy		Mills Levied for		Total Property Taxes		Percent Collected to Levied
	General	Debt	General	Debt	Levied	Collected	
2018	\$ 1,513,195	\$ 10,501,464	2.000	40.000	\$ 483,613	\$ 467,371	96.64%
2019	1,156,309	10,519,093	2.000	40.000	469,329	460,140	98.04
2020	1,255,911	12,289,434	2.000	40.000	544,325	538,757	98.98
2021	1,267,499	12,237,847	2.000	40.000	542,749	542,649	99.98
2022	1,345,928	13,878,765	2.000	40.000	611,680	601,548	98.34
Estimated for the Year Ending December 31, 2023	\$ 1,378,841	\$ 13,738,065	2.000	40.000	\$ 607,435		

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