

**TOLLGATE CROSSING METROPOLITAN  
DISTRICT #2**

**FINANCIAL STATEMENTS**

**For the Six Month Period Ended June 30, 2023**



**SCHILLING & COMPANY, INC.**

*Certified Public Accountants*

P.O. Box 631579  
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### **Accountant's Compilation Report**

Board of Directors  
Tollgate Crossing Metropolitan District #2  
Arapahoe County, Colorado

Management is responsible for the accompanying financial statements of each major fund of the Tollgate Crossing Metropolitan District #2, as of and for the one month and six month periods ended June 30, 2023, as listed in the table of contents, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the government-wide financial statements, statement of revenues, expenditures and changes in fund balances – governmental funds and substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted financial statements and disclosures were included in the financial statements, they might influence the user's conclusions about the Tollgate Crossing Metropolitan District #2's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

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 and for placing the basic financial statements in an appropriate operational, economic, or historical context.

The supplementary information contained on page 4-8 is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement however, we have not audited or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such supplementary information.

We are not independent with respect to Tollgate Crossing Metropolitan District #2.

*SCHILLING & COMPANY, INC.*

July 20, 2023

## **FINANCIAL STATEMENTS**

**TOLLGATE CROSSING METROPOLITAN DISTRICT #2**  
**BALANCE SHEET - GOVERNMENTAL FUNDS**  
**June 30, 2023**

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>CAPITAL REPLACEMENT</u>	<u>TOTAL GOVERNMENTAL FUNDS</u>
<b>ASSETS</b>				
Current assets				
Cash and investments - unrestricted	\$ 3,132,164	\$ -	\$ 802,115	\$ 3,934,279
Cash and investments - restricted	-	1,313,148	-	1,313,148
Cash with County Treasurer	634,423	190,327	-	824,750
Property taxes receivable	18,034	5,410	-	23,444
Accounts receivable - COA	17,500	-	-	17,500
Interest receivable	2,266	-	-	2,266
Accounts receivable - fees	4,683	-	-	4,683
<b>TOTAL ASSETS</b>	<u>\$ 3,809,070</u>	<u>\$ 1,508,885</u>	<u>\$ 802,115</u>	<u>\$ 6,120,070</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
Current liabilities				
Accounts payable	\$ 64,067	\$ -	\$ -	\$ 64,067
Assessments payable to customers	1,201	-	-	1,201
Total liabilities	<u>65,268</u>	<u>-</u>	<u>-</u>	<u>65,268</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred assessments	4,683	-	-	4,683
Deferred property taxes	18,034	5,410	-	23,444
	<u>22,717</u>	<u>5,410</u>	<u>-</u>	<u>28,127</u>
<b>FUND BALANCES</b>				
Restricted for debt service	-	1,503,475	-	1,503,475
Restricted for landscape mitigation	37,253	-	-	37,253
Restricted for emergencies	54,709	-	-	54,709
Assigned for capital projects	-	-	802,115	802,115
Unassigned	3,629,123	-	-	3,629,123
Total fund balance	<u>3,721,085</u>	<u>1,503,475</u>	<u>802,115</u>	<u>6,026,675</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<u>\$ 3,809,070</u>	<u>\$ 1,508,885</u>	<u>\$ 802,115</u>	<u>\$ 6,120,070</u>

These financial statements should be read only in connection  
with the accompanying accountant's compilation report.

**TOLLGATE CROSSING METROPOLITAN DISTRICT #2**  
**STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**BUDGET TO ACTUAL - GENERAL FUND**  
**For the One Month and Six Month Period Ended June 30, 2023**

	<b>ONE MONTH ENDED ACTUAL</b>	<b>SIX MONTHS ENDED ACTUAL</b>	<b>ADOPTED BUDGET</b>	<b>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</b>
<b>REVENUE</b>				
Property tax	\$ 634,985	\$ 1,643,804	\$ 1,661,838	\$ (18,034)
Specific ownership tax	8,843	54,548	99,710	(45,162)
Penalties, interest and fees	-	27	-	27
Uncollected fees	69	75	-	75
Clubhouse rental	-	3,995	5,000	(1,005)
HOA newsletter reimbursements	-	1,858	2,100	(242)
Interest income	1,436	10,920	55,000	(44,080)
Interest on investments	5,086	17,836	-	17,836
Net increase (decrease) in fair value	1,331	18,068	-	18,068
Miscellaneous	-	80	-	80
<b>TOTAL REVENUE</b>	<b>651,750</b>	<b>1,751,211</b>	<b>1,823,648</b>	<b>(72,437)</b>
<b>EXPENDITURES</b>				
Accounting	2,974	10,777	25,000	14,223
Audit	-	-	5,000	5,000
Legal	519	8,386	20,000	11,614
Election	-	-	35,000	35,000
Insurance	-	40,510	45,000	4,490
Bank fees	104	482	2,000	1,518
Miscellaneous	-	129	-	(129)
Landscape maintenance	21,067	126,401	400,000	273,599
Structural prune trees	-	-	50,000	50,000
Landscape projects	23,336	70,896	100,000	29,104
Management				
Management fees - general	5,000	30,396	60,000	29,604
Management fees - special	-	-	20,000	20,000
Newsletter costs	395	2,346	5,000	2,654
Website maintenance	-	7,800	-	(7,800)
Utilities				
Water usage	18,368	37,939	242,482	204,543
Electric & gas	4,857	10,207	38,000	27,793
Telephone and internet	376	2,278	5,000	2,722
Clubhouse and park maintenance	1,405	11,158	50,000	38,842
Pool services	17,325	43,325	100,000	56,675
Pool repairs and maintenance	11,681	14,758	35,000	20,242
Lighting projects	-	21,513	-	(21,513)
Holiday lighting	-	-	25,000	25,000
Utility locates	23	118	1,800	1,682
Treasurer's fees	9,527	24,661	24,928	267
Mitigation grants	-	-	35,000	35,000
Security System	-	33,750	18,375	(15,375)
Mailbox replacements	-	-	200,000	200,000
Security patrols	5,100	30,737	150,000	119,263
Clubhouse improvements	-	17,600	500,000	482,400
Fence repairs	350	4,350	40,000	35,650
<b>TOTAL EXPENDITURES</b>	<b>122,407</b>	<b>550,517</b>	<b>2,232,585</b>	<b>1,682,068</b>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<b>529,343</b>	<b>1,200,694</b>	<b>(408,937)</b>	<b>1,609,631</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer to Capital Replacement Fund	-	-	(100,000)	100,000
Total other financing sources (uses)	-	-	(100,000)	100,000
<b>NET CHANGE IN FUND BALANCE</b>	<b>529,343</b>	<b>1,200,694</b>	<b>(508,937)</b>	<b>1,709,631</b>
<b>FUND BALANCE - BEGINNING OF PERIOD</b>	<b>3,191,742</b>	<b>2,520,391</b>	<b>1,575,350</b>	<b>945,041</b>
<b>FUND BALANCE - END OF PERIOD</b>	<b>\$ 3,721,085</b>	<b>\$ 3,721,085</b>	<b>\$ 1,066,413</b>	<b>\$ 2,654,672</b>

These financial statements should be read only in connection  
with the accompanying accountant's compilation report.

**SUPPLEMENTAL INFORMATION**

**TOLLGATE CROSSING METROPOLITAN DISTRICT #2**  
**SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**BUDGET TO ACTUAL - DEBT SERVICE FUND**  
**For the One Month and Six Month Period Ended June 30, 2023**

	<b>ONE MONTH ENDED ACTUAL</b>	<b>SIX MONTHS ENDED ACTUAL</b>	<b>ADOPTED BUDGET</b>	<b>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</b>
<b>REVENUE</b>				
Property tax	\$ 190,496	\$ 493,143	\$ 498,551	\$ (5,408)
Specific ownership tax	2,653	16,361	29,913	(13,552)
Net investment earnings	2,672	17,457	36,000	(18,543)
<b>TOTAL REVENUE</b>	<u>195,821</u>	<u>526,961</u>	<u>564,464</u>	<u>(37,503)</u>
<b>EXPENDITURES</b>				
Note principal - 2012A	-	-	710,000	710,000
Note Interest - 2012A	-	123,508	247,016	123,508
Paying agent	-	-	3,000	3,000
Treasurer fees	2,858	7,398	7,478	80
<b>TOTAL EXPENDITURES</b>	<u>2,858</u>	<u>130,906</u>	<u>967,494</u>	<u>836,588</u>
<b>NET CHANGE IN FUND BALANCE</b>	192,963	396,055	(403,030)	799,085
<b>FUND BALANCE - BEGINNING OF PERIOD</b>	<u>1,310,512</u>	<u>1,107,420</u>	<u>1,098,776</u>	<u>8,644</u>
<b>FUND BALANCE - END OF PERIOD</b>	<u><u>\$ 1,503,475</u></u>	<u><u>\$ 1,503,475</u></u>	<u><u>\$ 695,746</u></u>	<u><u>\$ 807,729</u></u>

This schedule should be read only in connection  
with the accompanying accountant's compilation report.



**TOLLGATE CROSSING METROPOLITAN DISTRICT #2**  
**SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**BUDGET TO ACTUAL - CAPITAL REPLACEMENT FUND**  
**For the One Month and Six Month Period Ended June 30, 2023**

	<b>ONE MONTH ENDED ACTUAL</b>	<b>SIX MONTHS ENDED ACTUAL</b>	<b>ADOPTED BUDGET</b>	<b>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</b>
<b>REVENUE</b>				
Net investment income	\$ 1,636	\$ 11,012	\$ 23,778	\$ (12,766)
<b>TOTAL REVENUE</b>	<u>1,636</u>	<u>11,012</u>	<u>23,778</u>	<u>(12,766)</u>
<b>EXPENDITURES</b>				
Capital improvements	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<u>1,636</u>	<u>11,012</u>	<u>23,778</u>	<u>(12,766)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer from General Fund	-	-	100,000	(100,000)
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>100,000</u>	<u>(100,000)</u>
<b>NET CHANGE IN FUND BALANCE</b>	1,636	11,012	123,778	(112,766)
<b>FUND BALANCE - BEGINNING OF PERIOD</b>	<u>800,479</u>	<u>791,103</u>	<u>792,591</u>	<u>(1,488)</u>
<b>FUND BALANCE - END OF PERIOD</b>	<u>\$ 802,115</u>	<u>\$ 802,115</u>	<u>\$ 916,369</u>	<u>\$ (114,254)</u>

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**TOLLGATE CROSSING METROPOLITAN DISTRICT #2**  
**SCHEDULE OF CASH POSITION**  
**June 30, 2023**

<u><b>FINANCIAL INSTITUTION</b></u>	<u><b>FUNDS</b></u>
Checking - BOK Financial	\$ 330,419
Colotrust	1,350,781
BOK Investment Portfolio	3,566,227
	<u>\$ 5,247,427</u>
	<u><u>\$ 5,247,427</u></u>
Unrestricted	\$ 3,934,279
Restricted	1,313,148
	<u>\$ 5,247,427</u>
	<u><u>\$ 5,247,427</u></u>
General Fund	\$ 3,132,164
Debt Service Fund	1,313,148
Capital Replacement	802,115
	<u>\$ 5,247,427</u>
	<u><u>\$ 5,247,427</u></u>

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with the accompanying accountant's compilation report.

**TOLLGATE CROSSING METROPOLITAN DISTRICT #2**  
**SCHEDULE OF CHANGES IN LONG-TERM DEBT**  
**For the Six Month Period Ended June 30, 2023**

	<u>Balance at January 1, 2023</u>	<u>Issuances</u>	<u>Retirements</u>	<u>Balance at June 30, 2023</u>
Tax-Free Note - Series 2012A	<u>\$ 9,115,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,115,000</u>

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**TOLLGATE CROSSING METROPOLITAN DISTRICT #2  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

<b>\$10,000,000</b>			
<b>General Obligation Refunding Notes, Series 2012A</b>			
<b>Interest Rate of 2.71%, effective November 30, 2020</b>			
<b>Principal Due on December 1</b>			
<b>Year Ending December 31,</b>	<b>Interest Due on June 1 and December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2023	\$ 710,000	\$ 247,016	\$ 957,016
2024	745,000	227,775	972,775
2025	780,000	207,586	987,586
2026	820,000	186,448	1,006,448
2027	860,000	164,226	1,024,226
2028	900,000	140,920	1,040,920
2029	940,000	116,530	1,056,530
2030	990,000	91,056	1,081,056
2031	1,035,000	64,227	1,099,227
2032	1,335,000	36,179	1,371,179
	\$ 9,115,000	\$ 1,481,963	\$ 10,596,963

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