

The Glen Metropolitan District No. 3

Financial Statements

For the Month and Nine Months Ended

September 30, 2022

And

Accountants' Compilation Report

ACCOUNTANTS' COMPILATION REPORT

To Management
The Glen Metropolitan District No. 3
Colorado Springs, Colorado

Management is responsible for the accompanying financial statements of The Glen Metropolitan District No. 3 (the Company), which comprise the statement of assets, liabilities and net assets – tax basis as of September 30, 2022 and the related statement of revenues and expenses – tax basis for the three and nine months then ended in accordance with the income tax basis of accounting, and for determining that the tax basis of accounting is an acceptable financial reporting framework. 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 information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the tax basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all the disclosures and the statement of cash flows ordinarily included in financial statements prepared in accordance with the tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, net assets, revenues and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Supplemental Information

The supplemental information 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 supplemental information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such supplemental information.

We are not independent with respect to The Glen Metropolitan District No. 3.

October 24, 2022

The Glen Metropolitan District No. 3
Statement of Financial Position
As of September 30, 2022

	<u>Total</u>
ASSETS	
Current Assets	
Bank Accounts	
1002 First Bank 3393	\$ 37,728.31
1011 Project Fund	
157322.1 The Glen MD No. 3 Series 2021 Bond Fund	990,886.88
157322.2 The Glen MD No. 3 Series 2021 Reserve Fd	992,971.66
157322.4 The Glen MD No. 3 Series 2021 Project Fd	7,082,236.05
Total 1011 Project Fund	<u>\$ 9,066,094.59</u>
Total Bank Accounts	<u>\$ 9,103,822.90</u>
Accounts Receivable	
Property Tax Receivable	918.93
Total Accounts Receivable	<u>\$ 918.93</u>
Other Current Assets	
1152 Prepaid Insurance	1,520.53
Total Other Current Assets	<u>\$ 1,520.53</u>
Total Current Assets	<u>\$ 9,106,262.36</u>
Other Assets	
1552 Playground Park	34,945.50
1553 Trail System	60,508.00
1555 G 10 Domestic Water System	100,742.16
1556 G9 Streets, Curb 7 Gutter	1,032,619.29
1557 G9 Sidewalks	310,184.00
1559 G10 Sanitary Sewer System	93,337.38
1560 G9 Storm Sewer	363,337.33
Total Other Assets	<u>\$ 1,995,673.66</u>
TOTAL ASSETS	<u>\$ 11,101,936.02</u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 Advances District No 1	167,497.80
2051 Bonds Payable 2021 (3)	12,615,732.00
Total Accounts Payable	<u>\$ 12,783,229.80</u>
Other Current Liabilities	
2095 Fund Balance	25,240.82
Total Other Current Liabilities	<u>\$ 25,240.82</u>
Total Current Liabilities	<u>\$ 12,808,470.62</u>
Total Liabilities	<u>\$ 12,808,470.62</u>
Equity	
Retained Earnings	(1,566,706.13)
Net Income	(139,828.47)
Total Equity	<u>\$ (1,706,534.60)</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 11,101,936.02</u>

See Accountant's Compilation Report

The Glen Metropolitan District No. 3
Profit and Loss YTD Comparison
July - September, 2022

	Total	
	Jul - Sep, 2022	Jan - Sep, 2022 (YTD)
Income		
3001 Property Tax Revenue	\$ -	\$ 103,340.63
3002 Special Ownership Tax	2,874.40	8,063.94
3010 Transfers In - District No 1		42,500.00
3011 Transfers In - District No 2		42,500.00
Total Income	\$ 2,874.40	\$ 196,404.57
Gross Profit	\$ 2,874.40	\$ 196,404.57
Expenses		
4001 Treasurer's Collection Fee	0.00	3,241.88
6025 Landscaping & Maintenance		2,225.00
6075 Insurance	1,520.49	4,561.47
6100 Prof Fees Attorneys	6,536.78	67,214.66
6102 Prof Fees - District Managemnt		2,387.82
6105 Accounting and Auditing	13,554.07	22,364.66
6110 Prof Fees - Other		3,826.70
Bank fees & service charges	2,286.98	2,802.37
Interest paid		297,809.48
Total Expenses	\$ 23,898.32	\$ 406,434.04
Net Operating Income	\$ (21,023.92)	\$ (210,029.47)
Other Income		
3005 Interest Income	49,061.86	70,201.00
Total Other Income	\$ 49,061.86	\$ 70,201.00
Net Other Income	\$ 49,061.86	\$ 70,201.00
Net Income	\$ 28,037.94	\$ (139,828.47)

The Glen Metropolitan District No. 3
Budget vs. Actuals: Budget-General Fund - FY22 P&L
January - September, 2022

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
3001 Property Tax Revenue	18,951.00	18,951.00	0.00	100.00%
3002 Special Ownership Tax	1,479.00	900.00	579.00	164.33%
3010 Transfers In - District No 1	42,500.00	60,000.00	(17,500.00)	70.83%
3011 Transfers In - District No 2	42,500.00	60,000.00	(17,500.00)	70.83%
Total Income	\$ 105,430.00	\$ 139,851.00	-\$ 34,421.00	75.39%
Gross Profit	\$ 105,430.00	\$ 139,851.00	-\$ 34,421.00	75.39%
Expenses				
4001 Treasurer's Collection Fee	595.00		595.00	
6010 Dues		1,000.00	(1,000.00)	0.00%
6025 Landscaping & Maintenance	2,225.00	22,048.00	(19,823.00)	10.09%
6026 Detention Pond Maintenance			0.00	
6075 Insurance	4,561.00	6,900.00	(2,339.00)	66.10%
6100 Prof Fees Attorneys	67,215.00	62,000.00	5,215.00	108.41%
6102 Prof Fees - District Managemnt		25,000.00	(25,000.00)	0.00%
6105 Accounting and Auditing	22,365.00	7,500.00	14,865.00	298.20%
6110 Prof Fees - Other	6,215.00	1,000.00	5,215.00	621.50%
6111 Prof Fees - IT Website			0.00	
Bank fees & service charges	2,802.00		2,802.00	
Contingency		1,000.00	(1,000.00)	0.00%
Office expenses			0.00	
Office supplies		75.00	(75.00)	0.00%
Total Expenses	\$ 105,978.00	\$ 126,523.00	-\$ 20,545.00	83.76%
Net Income	-\$ 548.00	\$ 13,328.00	-\$ 13,876.00	-4.11%

The Glen Metropolitan District No. 3
Budget vs. Actuals: Budget-Debt Service Fund - FY22 P&L
January - September, 2022

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
3001 Property Tax Revenue	84,390.00	84,390.00	0.00	100.00%
3002 Special Ownership Tax	6,585.00	5,000.00	1,585.00	131.70%
Total Income	\$ 90,975.00	\$ 89,390.00	\$ 1,585.00	101.77%
Gross Profit	\$ 90,975.00	\$ 89,390.00	\$ 1,585.00	101.77%
Expenses				
4001 Treasurer's Collection Fee	2,647.00	4,000.00	(1,353.00)	66.18%
Debt Service			0.00	
Bond principal			0.00	
Bond Interest	297,809.00	408,638.00	(110,829.00)	72.88%
Bank Fees		4,000.00	(4,000.00)	0.00%
Total Expenses	\$ 300,456.00	\$ 416,638.00	\$ (116,182.00)	72.11%
Net Operating Income	\$ (209,481.00)	\$ (327,248.00)	\$ 117,767.00	64.01%
Other Income				
3005 Interest Income	16,103.00		16,103.00	
Total Other Income	\$ 16,103.00	\$ -	\$ 16,103.00	
Net Other Income	\$ 16,103.00	\$ -	\$ 16,103.00	
Net Income	\$ (193,378.00)	\$ (327,248.00)	\$ 133,870.00	59.09%

The Glen Metropolitan District No. 3
Budget vs. Actuals: Budget-Capital Expenditures - FY22 P&L
January - September, 2022

	Total			
	Actual	Budget	over Budget	% of Budget
Revenue				
Developer capital advance	0.00	423,327.00	(423,327.00)	0.00%
Interest income	54,098.00	0.00	54,098.00	
Total Revenue	\$ 54,098.00	\$ 423,327.00	\$ (369,229.00)	12.78%
Gross Profit	\$ 54,098.00	\$ 423,327.00	\$ (369,229.00)	12.78%
Expenses				
Capital assets acquired from developer	0.00	423,327.00	(423,327.00)	0.00%
Total Expenses	\$ -	\$ 423,327.00	\$ (423,327.00)	0.00%
Net Operating Income	\$ 54,098.00	\$ -	\$ 54,098.00	
Other Income				
Bond proceeds				
Bond issuance costs				
Repayment of developer advance		(423,327.00)		
Assets acquired	(3,008.00)	(6,595,469.00)		
Transfer between Funds			0.00	
Total Other Income	\$ -	\$ (7,018,796.00)	\$ 7,018,796.00	0.00%
Net Other Income	\$ -	\$ (7,018,796.00)	\$ 7,018,796.00	0.00%
Net Income	\$ 54,098.00	\$ (7,018,796.00)	\$ 7,072,894.00	-0.77%