

**TALLYN'S REACH AUTHORITY**

**FINANCIAL STATEMENTS**

**MARCH 31, 2022**

**TALLYN'S REACH AUTHORITY**  
**BALANCE SHEET - GOVERNMENTAL FUNDS**  
**MARCH 31, 2022**

	General	Capital Projects	Total
<b>ASSETS</b>			
Cash - Checking	\$ 275,528	\$ -	\$ 275,528
Colotrust	432,628	337,356	769,984
Colotrust Edge	-	500,013	500,013
Accounts receivable	462,729	-	462,729
<b>TOTAL ASSETS</b>	<b>\$ 1,170,885</b>	<b>\$ 837,369</b>	<b>\$ 2,008,254</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>CURRENT LIABILITIES</b>			
Accounts payable	\$ 105,256	\$ -	\$ 105,256
Total Liabilities	105,256	-	105,256
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Prepaid assessments	17,147	-	17,147
Deferred revenue	467,620	-	467,620
Total Deferred Inflows of Resources	484,767	-	484,767
<b>FUND BALANCES</b>			
Total Fund Balances	580,862	837,369	1,418,231
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>	<b>\$ 1,170,885</b>	<b>\$ 837,369</b>	<b>\$ 2,008,254</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**TALLYN'S REACH AUTHORITY**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN NET POSITION - BUDGET AND ACTUAL**  
**FOR THE THREE MONTHS ENDED MARCH 31, 2022**

**GENERAL FUND**

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
<b>REVENUE</b>			
General operations fees	\$ 1,587,520	\$ 396,558	\$ (1,190,962)
Sanctuary assessments	285,600	71,400	(214,200)
Transfer from TRMD No. 2	250,000	-	(250,000)
Transfer from TRMD No. 3	250,000	-	(250,000)
Clubhouse rental income	2,500	-	(2,500)
Interest income	1,000	62	(938)
Other revenue	1,000	29,652	28,652
Pool keys	500	-	(500)
Legal/late/collection income	-	9,624	9,624
Penalties	-	8,963	8,963
<b>TOTAL REVENUE</b>	<u>2,378,120</u>	<u>516,259</u>	<u>(1,861,861)</u>
<b>EXPENDITURES</b>			
General and administration	333,200	66,205	266,995
Operations expenses	177,000	42,135	134,865
Grounds expenses	1,059,500	157,681	901,819
Recreation expenses	249,320	17,267	232,053
Utilities expenses	299,000	6,542	292,458
<b>TOTAL EXPENDITURES</b>	<u>2,118,020</u>	<u>289,830</u>	<u>1,828,190</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	260,100	226,429	(33,671)
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers to other fund	(500,000)	-	(500,000)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	(500,000)	-	(500,000)
<b>NET CHANGE IN FUND BALANCE</b>	(239,900)	226,429	(533,671)
<b>FUND BALANCE - BEGINNING</b>	<u>399,520</u>	<u>354,432</u>	<u>(45,088)</u>
<b>FUND BALANCE - ENDING</b>	<u>\$ 159,620</u>	<u>\$ 580,861</u>	<u>\$ 421,241</u>

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**TALLYN'S REACH AUTHORITY**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN NET POSITION - BUDGET AND ACTUAL**  
**FOR THE THREE MONTHS ENDED MARCH 31, 2022**

**GENERAL FUND**

<b>EXPENDITURES</b>	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
General and administration			
Election expense	\$120,000	\$4,038	\$115,962
Legal services	45,000	12,307	32,693
Accounting	44,000	4,606	39,394
Authority management	37,000	9,250	27,750
Billing	26,000	6,500	19,500
Insurance and bonds	26,000	24,570	1,430
Authority mapping services	14,000	1,669	12,331
Auditing	10,700	-	10,700
Miscellaneous	5,000	-	5,000
Website/Newsletter	2,500	-	2,500
Dues and licenses	2,500	3,264	(764)
Banking fees	500	-	500
Total General and administration	<u>333,200</u>	<u>66,204</u>	<u>266,996</u>
Operations expenses			
Property management	63,000	15,750	47,250
Operations legal services	40,000	4,545	35,455
Engineering	35,000	4,590	30,410
Legal collections	24,000	9,224	14,776
Direct costs - postage, mailing, mileage, etc.	15,000	8,026	6,974
Total Operations expenses	<u>177,000</u>	<u>42,135</u>	<u>134,865</u>
Grounds expenses			
Landscape management	257,000	59,985	197,015
Beautification: flowers & shrubs	200,000	-	200,000
Beautification: native grasses management	100,000	-	100,000
Tree maintenance	92,000	18,485	73,515
Irrigation management	85,000	12,011	72,989
Snow removal	60,000	53,698	6,302
Irrigation repairs	45,000	7,408	37,592
Winter watering	36,000	3,200	32,800
Annual flowers	35,500	-	35,500
Perennial bed maintenance	25,000	-	25,000
Seasonal décor	20,000	-	20,000
Retention/Detention ponds maintenance	20,000	-	20,000
Signage maintenance	20,000	789	19,211
Beautification: mulch refresh	20,000	-	20,000
Beauty band mowing	10,000	-	10,000
Community donations	7,000	-	7,000
Lighting/electrical repairs	6,000	956	5,044
Miscellaneous common area maintenance	5,000	-	5,000
Retaining walls	5,000	-	5,000
Beautification: wood posts maintenance	5,000	-	5,000
Pest control	3,000	341	2,659
Flag maintenance	2,000	808	1,192
Fountain maintenance	1,000	-	1,000
Total Grounds expenses	<u>1,059,500</u>	<u>157,681</u>	<u>901,819</u>

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**TALLYN'S REACH AUTHORITY**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN NET POSITION - BUDGET AND ACTUAL**  
**FOR THE THREE MONTHS ENDED MARCH 31, 2022**

**GENERAL FUND**

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
Recreation expenses			
Pool contract	101,520	-	101,520
Pool repairs	20,000	-	20,000
Pool chemicals	12,000	-	12,000
Pool furniture	15,000	-	15,000
Pool equipment	5,000	-	5,000
Kiddie pool	5,000	-	5,000
Storage building/Pool house	2,000	-	2,000
Security system	6,000	4,891	1,109
Clubhouse maintenance supplies	3,000	50	2,950
Indoor building maintenance	12,000	297	11,703
Outside building maintenance	10,000	-	10,000
Janitorial/housekeeping	7,000	1,390	5,610
Tennis court maintenance	1,500	-	1,500
Playground equipment	800	-	800
Telephone/access control	5,000	1,363	3,637
Events	3,000	-	3,000
Pool management	29,100	7,746	21,354
Trash removal	6,400	1,529	4,871
Supplies other	5,000	-	5,000
Total Recreation expenses	<u>249,320</u>	<u>17,266</u>	<u>232,054</u>
Utilities expenses			
Water/sewer	286,000	3,872	282,128
Gas/electric	13,000	2,670	10,330
Total Utilities expenses	<u>299,000</u>	<u>6,542</u>	<u>292,458</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 2,118,020</u>	<u>\$ 289,828</u>	<u>\$ 1,828,192</u>

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## **SUPPLEMENTARY INFORMATION**

**TALLYN'S REACH AUTHORITY**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**  
**FOR THE THREE MONTHS ENDED MARCH 31, 2022**

**CAPITAL PROJECTS FUND**

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
<b>REVENUES</b>			
Interest income	\$ 1,000	\$ 342	\$ (658)
<b>TOTAL REVENUES</b>	<u>1,000</u>	<u>342</u>	<u>(658)</u>
<b>EXPENDITURES</b>			
Signage	-	12,991	(12,991)
Wood post replacement	30,000	-	30,000
Xeriscaping	150,000	-	150,000
Monuments	60,000	-	60,000
Tree replacements	125,000	-	125,000
Picnic tables & park benches	10,000	-	10,000
Trails upgrades	5,000	-	5,000
Pool repairs	15,000	-	15,000
Pool improvements	10,000	-	10,000
Clubhouse improvements	5,000	-	5,000
Irrigation upgrades	30,000	-	30,000
Retaining walls	5,000	-	5,000
Native grass maintenance/upgrades	50,000	-	50,000
Streets	150,000	-	150,000
<b>TOTAL EXPENDITURES</b>	<u>645,000</u>	<u>12,991</u>	<u>632,009</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(644,000)	(12,649)	631,351
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers from other funds	500,000	-	(500,000)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>500,000</u>	<u>-</u>	<u>(500,000)</u>
<b>NET CHANGE IN FUND BALANCES</b>	(144,000)	(12,649)	131,351
<b>FUND BALANCES - BEGINNING</b>	<u>862,994</u>	<u>850,018</u>	<u>(12,976)</u>
<b>FUND BALANCES - ENDING</b>	<u>\$ 718,994</u>	<u>\$ 837,369</u>	<u>\$ 118,375</u>

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**TALLYNS REACH AUTHORITY  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The Tallyns Reach Authority (Authority) was organized for the purpose of planning, financing, designing, constructing, installing, operating, maintaining, repairing and replacing public improvements and facilities and providing services to the residents of the Tallyn's Reach districts. The authority was established on February 12, 2018, pursuant to the Tallyn's Reach Authority Establishment Agreement whereby the Tallyn's Reach Metropolitan District No. 2 and Tallyn's Reach Metropolitan District No. 3 agreed to establish the Authority.

The Authority has no employees and all administrative functions are contracted.

The Authority prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**General Operations Fees**

The general operations fee is a fee billed quarterly to residential units at a rate of \$220 per lot per quarter. The fee is used to pay for services provided in connection with the construction, operations, and maintenance of public facilities within the Legal Boundaries, including recreational facilities, landscaping and common areas.

**Sanctuary assessments**

The sanctuary assessments are a fee billed to apartments at a rate of \$71,400 per quarter. These fees are also used to pay for services provided in connection with the construction, operations, and maintenance of public facilities within the Legal Boundaries, including recreational facilities, landscaping and common areas.

**Intergovernmental revenue**

During 2022, the Authority anticipates receiving \$250,000 from Tallyn's Reach Metropolitan District No. 2 and \$250,000 from Tallyn's Reach Metropolitan District No. 3 which will be used to pay for the Authority's Administrative expenses.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.25%.



**TALLYNS REACH AUTHORITY  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operations expenditures have been provided based on estimates of the Authority's Board of Directors and consultants and include the services necessary to maintain the Authority's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

**Grounds and Recreation Expenses**

Grounds and recreation expenses have been estimated by the Authority's management. The estimated expenditures include maintenance of certain facilities and improvements throughout the Authority including but not limited to the grounds, pool, and clubhouse.

**Capital Outlay**

The Authority anticipates infrastructure improvements as noted in the Capital Projects fund.

**Debt and Leases**

The District has no capital or operating leases.

**TALLYNS REACH AUTHORITY**  
Schedule of Cash Position  
Updated as of April 26, 2022

	<u>General Fund</u>	<u>Capital Fund</u>	<u>Total</u>
<b><u>1st Bank Checking</u></b>			
Balance as of 03/31/22	\$ 275,527.81	\$ -	\$ 275,527.81
Subsequent activities:			
04/01/21 - Aurora Water autopay	(1,113.51)	-	(1,113.51)
04/04/22 - Bill.com Payables	(1,019.66)	-	(1,019.66)
04/05/22 - Bill.com Payables	(25,009.10)	-	(25,009.10)
04/12/22 - Bill.com Payables	(1,437.76)	-	(1,437.76)
04/21/22 - Bill.com Payables	(84,577.45)	-	(84,577.45)
04/26/22 - April Assessments, Net	171,687.72	-	171,687.72
<i>Anticipated Bill.Com Payables</i>	<i>(47,101.10)</i>	<i>-</i>	<i>(47,101.10)</i>
<b><i>Anticipated Balance</i></b>	<b><u>\$ 286,956.95</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 286,956.95</u></b>
<b><u>ColoTrust</u></b>			
Balance as of 03/31/22	\$ 432,628.07	\$ 337,356.44	\$ 769,984.51
Subsequent activities: None			
<b><i>Anticipated Balance</i></b>	<b><u>\$ 432,628.07</u></b>	<b><u>\$ 337,356.44</u></b>	<b><u>\$ 769,984.51</u></b>
<b><u>ColoTrust Edge</u></b>			
Balance as of 03/31/22	\$ -	\$ 500,013.46	\$ 500,013.46
Subsequent activities: None			
<b><i>Anticipated Balance</i></b>	<b><u>\$ -</u></b>	<b><u>\$ 500,013.46</u></b>	<b><u>\$ 500,013.46</u></b>
<b><i>Total Anticipated Balances</i></b>	<b><u>\$ 719,585.02</u></b>	<b><u>\$ 837,369.90</u></b>	<b><u>\$ 1,556,954.92</u></b>

**Yield Information @ 03/31/22:**  
Colostrust Plus - 0.25%  
Colostrust Plus - 0.37%