

**TALLYN'S REACH AUTHORITY**

**FINANCIAL STATEMENTS**

**MAY 31, 2023**

**Tallyns Reach Authority**  
**Balance Sheet - Governmental Funds**  
**May 31, 2023**

	<b>General</b>	<b>Capital Projects</b>	<b>Total</b>
<b>Assets</b>			
Checking Account	\$ 691,930.32	\$ -	\$ 691,930.32
Colotrust	146,524.58	551,783.12	698,307.70
Colotrust Edge	-	517,934.77	517,934.77
Accounts Receivable	85,908.93	-	85,908.93
<b>Total Assets</b>	<b>\$ 924,363.83</b>	<b>\$ 1,069,717.89</b>	<b>\$ 1,994,081.72</b>
 <b>Liabilities</b>			
Accounts Payable	\$ 283,149.16	\$ -	\$ 316,359.12
Prepaid Owner Fees	39,427.83	-	39,427.83
<b>Total Liabilities</b>	<b>322,576.99</b>	<b>-</b>	<b>355,786.95</b>
 <b>Fund Balances</b>	<b>601,786.84</b>	<b>1,069,717.89</b>	<b>1,638,294.77</b>
 <b>Liabilities and Fund Balances</b>	<b>\$ 924,363.83</b>	<b>\$ 1,069,717.89</b>	<b>\$ 1,994,081.72</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.

**Tallyns Reach Authority**  
**General Fund Statement of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending May 31, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest income	\$ 10,000	\$ 1,525	\$ 8,475
Other revenue	1,000	20,706	(19,706)
General operations fees - Homes	1,695,760	840,506	855,254
General operations fees - Apartments	434,520	217,260	217,260
Clubhouse rental	25,000	8,685	16,315
Legal/late/collection income	-	671	(671)
Penalties	-	18,800	(18,800)
Pool keys	1,000	50	950
Transfer from TRMD No. 2	250,000	-	250,000
Transfer from TRMD No. 3	250,000	-	250,000
<b>Total Revenue</b>	<u>2,667,280</u>	<u>1,108,203</u>	<u>1,559,077</u>
EXPENDITURES			
Administration			
Accounting	48,400	24,409	23,991
Billing	28,600	11,917	16,683
Auditing	12,000	-	12,000
Authority management	40,700	16,958	23,742
Dues and membership	3,500	2,220	1,280
Election	18,950	2,015	16,935
Insurance	26,000	28,873	(2,873)
Administrative legal services	50,000	14,450	35,550
Authority mapping services	10,000	1,500	8,500
Miscellaneous	5,000	1,785	3,215
Website	1,500	300	1,200
<b>Total Administration expenses</b>	<u>244,650</u>	<u>104,427</u>	<u>140,223</u>
Operations			
Property management	90,000	37,500	52,500
Operations legal services	50,000	15,203	34,797
Legal collections	20,000	603	19,397
Direct costs - postage, mailing, mileage, etc	25,000	9,297	15,703
Engineering	50,000	-	50,000
<b>Total Operations expenses</b>	<u>235,000</u>	<u>62,603</u>	<u>172,397</u>
Grounds			
Flag maintenance	5,000	665	4,335
Fountain maintenance	1,000	-	1,000
Seasonal decor	20,000	-	20,000
Lighting/electrical repairs	5,000	707	4,293
Landscape management	291,338	121,337	170,001
Annual flowers	30,000	39,941	(9,941)
Irrigation repairs	75,000	13,459	61,541
Irrigation management	92,904	37,611	55,292
Pest control	23,000	232	22,769
Miscellaneous common area maintenance	7,000	-	7,000
Retaining walls	5,000	-	5,000
Retention/Detention ponds maintenance	25,000	-	25,000
Tree maintenance	110,000	57,932	52,068
Perennial bed maintenance	30,000	-	30,000

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**Tallyns Reach Authority**  
**General Fund Statement of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending May 31, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Snow removal	83,250	40,948	42,303
Winter watering	36,000	14,400	21,600
Beautification: native grasses management	100,000	3,033	96,967
Beautification: flowers & shrubs	200,000	25,007	174,993
Beautification: wood posts maintenance	30,000	24,153	5,847
Beautification: mulch refresh	30,000	56,443	(26,443)
Total Grounds expenses	<u>1,199,492</u>	<u>435,868</u>	<u>763,624</u>
Recreation			
Pool contract	165,738	87,889	77,849
Pool repairs	20,000	1,011	18,989
Pool chemicals	15,000	1,998	13,002
Pool furniture	60,000	56,618	3,382
Pool equipment	5,000	-	5,000
Kiddie pool	5,000	-	5,000
Clubhouse management	33,295	11,096	22,199
Storage building/Pool house	2,000	-	2,000
Security	-	1,911	(1,911)
Clubhouse maintenance supplies	3,000	-	3,000
Indoor building maintenance	5,000	7,030	(2,029)
Outside building maintenance	5,000	-	5,000
Trash removal	8,000	2,880	5,119
Janitorial/housekeeping	7,000	1,500	5,500
Playground equipment	1,000	-	1,000
Telephone/access control	6,000	1,942	4,058
Supplies other	5,000	-	5,000
Tennis court maintenance	2,000	-	2,000
Events	4,000	-	4,000
Total Recreation expenses	<u>352,033</u>	<u>173,875</u>	<u>178,158</u>
Utilities			
Water	325,000	24,862	300,138
Gas	20,000	7,247	12,753
Total Utilities expenses	<u>345,000</u>	<u>32,109</u>	<u>312,891</u>
<b>TOTAL EXPENDITURES</b>	<u><b>2,376,175</b></u>	<u><b>808,882</b></u>	<u><b>1,567,293</b></u>
Other Financing Sources (Uses)			
Transfers to other fund	(300,000)	-	(300,000)
Total Other Financing Sources (Uses)	<u>(300,000)</u>	<u>-</u>	<u>(300,000)</u>
Net Change in Fund Balances	(8,895)	299,321	(308,216)
Fund Balance - Beginning	215,562	302,466	(86,904)
Fund Balance - Ending	<u>\$ 206,667</u>	<u>\$ 601,787</u>	<u>\$ (395,120)</u>

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## **SUPPLEMENTARY INFORMATION**

**Tallyns Reach Authority**  
**Capital Projects Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending May 31, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest income	\$ 10,000.00	\$ 22,454.43	\$ (12,454.43)
Other revenue	-	114,731.72	(114,731.72)
Total Revenue	<u>10,000.00</u>	<u>137,186.15</u>	<u>(127,186.15)</u>
Expenditures			
Irrigation updates	70,000.00	12,300.00	57,700.00
Retaining walls	150,000.00	3,848.70	146,151.30
Tree replacements	200,000.00	-	200,000.00
Native grass maintenance/upgrades	50,000.00	5,449.08	44,550.92
Signage	30,000.00	24,062.49	5,937.51
Pool improvements	10,000.00	-	10,000.00
Pool repairs	10,000.00	-	10,000.00
Clubhouse improvements	10,000.00	-	10,000.00
Turf conversions to natives/xeriscaping	75,000.00	20,431.01	54,568.99
Monuments	-	55,101.72	(55,101.72)
Picnic tables & park benches	5,000.00	-	5,000.00
Trails upgrades	5,000.00	10,293.23	(5,293.23)
Streets	100,000.00	-	100,000.00
Storm drainage	-	1,820.00	(1,820.00)
Total Expenditures	<u>715,000.00</u>	<u>133,306.23</u>	<u>581,693.77</u>
Other Financing Sources (Uses)			
Transfers from other funds	300,000.00	-	300,000.00
Total Other Financing Sources (Uses)	<u>300,000.00</u>	<u>-</u>	<u>300,000.00</u>
Net Change in Fund Balances	(405,000.00)	3,879.92	(408,879.92)
Fund Balance - Beginning	1,054,713.00	1,065,837.97	(11,124.97)
Fund Balance - Ending	<u>\$ 649,713.00</u>	<u>\$ 1,069,717.89</u>	<u>\$ (420,004.89)</u>

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**TALLYNS REACH AUTHORITY**  
Schedule of Cash Position  
Updated as of July 11, 2023

	<u>General Fund</u>	<u>Capital Fund</u>	<u>Total</u>
<b><u>1st Bank Checking</u></b>			
Balance as of 05/31/23	\$ 691,930.32	\$ -	\$ 691,930.32
Subsequent activities:			
06/08/23 - Bill.com Payables	(108,798.14)	-	(108,798.14)
06/27/23 - Bill.com Payables	(24,153.50)	-	(24,153.50)
06/29/23 - Aurora Water autopay	(16,960.23)	-	(16,960.23)
06/29/23 - Transfer to Colotrust	(200,000.00)	-	(200,000.00)
06/30/23 - June Operations Fees Deposits	34,765.44	-	34,765.44
06/30/23 - PNP Deposits in-transit	4,815.81	-	4,815.81
07/05/23 - Bill.com Payables	(215,718.03)	(46,555.15)	(262,273.18)
07/07/23 - July Operations Fees Deposits	7,990.00	-	7,990.00
<i>Anticipated Transfer from Colotrust</i>	100,000.00	-	100,000.00
<i>Anticipated Transfer from Colotrust Edge</i>	-	46,555.15	46,555.15
<i>Anticipated Bill.Com Payables</i>	(263,905.05)	-	(263,905.05)
<b><i>Anticipated Balance</i></b>	<u>\$ 9,966.62</u>	<u>\$ -</u>	<u>\$ 9,966.62</u>
 <b><u>ColoTrust</u></b>			
Balance as of 05/31/23	\$ 146,524.58	\$ 551,783.12	\$ 698,307.70
Subsequent activities:			
06/30/23 - Transfer from 1st Bank	200,000.00	-	200,000.00
06/30/23 - Interest income	643.72	2,389.82	3,033.54
<i>Anticipated Transfer from Tallyn's Reach MD No. 2</i>	250,000.00	-	250,000.00
<i>Anticipated Transfer from Tallyn's Reach MD No. 3</i>	250,700.00	-	250,700.00
<i>Anticipated Transfer from Colotrust Edge</i>	-	300,000.00	300,000.00
<i>Anticipated Interfund Transfer</i>	(300,000.00)	300,000.00	-
<i>Anticipated Transfer to 1st Bank</i>	(100,000.00)	-	(100,000.00)
<b><i>Anticipated Balance</i></b>	<u>\$ 447,868.30</u>	<u>\$ 1,154,172.94</u>	<u>\$ 1,602,041.24</u>
 <b><u>ColoTrust Edge</u></b>			
Balance as of 05/31/23	\$ -	\$ 517,934.77	\$ 517,934.77
Subsequent activities:			
06/30/23 - Interest income	-	1,591.31	1,591.31
<i>Anticipated Transfer to Colotrust</i>	-	(300,000.00)	(300,000.00)
<i>Anticipated Transfer to 1st Bank</i>	-	(46,555.15)	(46,555.15)
<b><i>Anticipated Balance</i></b>	<u>\$ -</u>	<u>\$ 172,970.93</u>	<u>\$ 172,970.93</u>
<b><i>Total Anticipated Balances</i></b>	<u><u>\$ 457,834.92</u></u>	<u><u>\$ 1,327,143.87</u></u>	<u><u>\$ 1,784,978.79</u></u>

**Yield Information @ 05/31/23:**  
Colotrust Plus - 5.2246%  
Colotrust Edge - 4.9629%

**TALLYNS REACH AUTHORITY  
2023 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 - Homes**

The general operations fee is a fee billed quarterly to residential units at a rate of \$235 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.

**General Operations Fees - Apartments**

The sanctuary assessments are a fee billed to apartments at a rate of \$108,630 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. Apartments receive a fee discount from residential units to account for lack of pool access.

**Intergovernmental revenue**

During 2023, 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 as required by law and to supplement the contribution to the Authority Capital Fund (Reserves).

**Net Investment Income**

Interest earned on the District's available funds has been estimated at historical interest rates earnings.



**TALLYNS REACH AUTHORITY  
2023 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.