

Karl's Farm Metropolitan District No. 1
Financial Statements

December 31, 2021

ACCOUNTANT'S COMPILATION REPORT

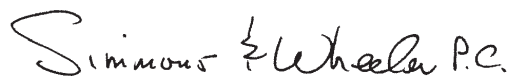
Board of Directors

Karl's Farm Metropolitan District No. 1

Management is responsible for the accompanying financial statements of each major fund of Karl's Farm Metropolitan District No. 1, as of and for the period ended December 31, 2021, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the twelve months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the 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 Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Karl's Farm Metropolitan District No. 1 because we performed certain accounting services that impaired our independence.



February 1, 2022
Englewood, Colorado

Karl's Farm Metropolitan District No. 1
 Balance Sheet - Governmental Funds and Account Groups
 December 31, 2021

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Total All Funds</u>
Assets		
Current assets		
Cash in checking	\$ 72,641	\$ 72,641
Accounts receivable - developer	<u>48,200</u>	<u>48,200</u>
	<u>120,841</u>	<u>120,841</u>
Total assets	\$ <u><u>120,841</u></u>	\$ <u><u>120,841</u></u>
Liabilities and Equity		
Current liabilities		
Accounts payable	\$ <u>36,029</u>	\$ <u>36,029</u>
Total liabilities	<u>36,029</u>	<u>36,029</u>
Fund Equity		
Fund balance (deficit)	<u>84,812</u>	<u>84,812</u>
	<u>84,812</u>	<u>84,812</u>
	\$ <u><u>120,841</u></u>	\$ <u><u>120,841</u></u>

Karl's Farm Metropolitan District No. 1
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the Twelve Months Ended December 31, 2021
General Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues			
Transfer from District 2	\$ 99,882	\$ 192,500	\$ 92,618
Developer advance	<u>-</u>	<u>50,983</u>	<u>50,983</u>
	<u>99,882</u>	<u>243,483</u>	<u>143,601</u>
Expenditures			
Accounting	15,000	14,891	109
Engineering	15,000	23,619	(8,619)
Insurance/SDA Dues	3,500	7,671	(4,171)
Legal	25,000	35,674	(10,674)
Management	1,500	-	1,500
Miscellaneous	5,000	-	5,000
Repayment of developer adv	-	76,816	(76,816)
Contingency	<u>34,882</u>	<u>-</u>	<u>34,882</u>
	<u>99,882</u>	<u>158,671</u>	<u>(58,789)</u>
Excess (deficiency) of revenues over expenditures	-	84,812	84,812
Fund balance - beginning	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 84,812</u>	<u>\$ 84,812</u>