JONES DISTRICT COMMUNITY AUTHORITY BOARD
Arapahoe County, Colorado

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2022

JONES DISTRICT COMMUNITY AUTHORITY BOARD
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2022

FISCAL FOCUS PARTNERS LLC
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Jones District Community Authority Board
Arapahoe County, Colorado

Opinions

We have audited the financial statements of the governmental activities and each major fund of Jones District Community Authority Board (the Authority) as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Authority as of December 31, 2022, and the respective changes in financial position thereof, and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Fiscal Focus Partners, LLC

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Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risk of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate to those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has omitted 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 for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The supplementary and other information (together, the information) as identified in the table of contents is presented for the purposes of additional analysis and legal compliance and is not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The continuing disclosure information as listed in the table of contents has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Other Matters

Economic Dependency

As disclosed in Note 8 of the financial statements, the Authority has not yet established a revenue base sufficient to pay the Authority's operational expenditures. Until an independent revenue base is established, the Authority may be dependent upon the developer of the Authority's service area for funding of continued operations.

Fiscal Focus Partners, LLC

Arvada, Colorado
September 29, 2023

BASIC FINANCIAL STATEMENTS

JONES DISTRICT COMMUNITY AUTHORITY BOARD
STATEMENT OF NET POSITION
DECEMBER 31, 2022

	Governmental Activities
ASSETS	
Cash and Investments	$ 74,314
Cash and Investments - Restricted	19,850,236
Developer Advance Receivable	8,886
Prepaid Insurance	13,424
Due From Jones MD Nos. 1-5	35
Capital Assets, Not Being Depreciated	5,378,287
Total Assets	25,325,182
LIABILITIES	
Accounts Payable	120,641
Noncurrent Liabilities:	
Due in More Than One Year	30,342,031
Total Liabilities	30,462,672
NET POSITION	
Restricted for:	
Emergency Reserves	47
Debt Service	2,710,327
Capital Projects	17,096,843
Unrestricted	(24,944,707)
Total Net Position	$ (5,137,490)

See accompanying Notes to Basic Financial Statements.

JONES DISTRICT COMMUNITY AUTHORITY BOARD
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2022

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	$ 208,415	$ -	$ 7,907	$ -	$ (200,508)
Interest and Related Costs on Long-Term Debt	1,677,764	-	-	-	(1,677,764)
Total Governmental Activities	$ 1,886,179	$ -	$ 7,907	$ -	(1,878,272)
GENERAL REVENUES					
Net Investment Income					318,095
Total General Revenues					318,095
CHANGE IN NET POSITION					(1,560,177)
Net Position - Beginning of Year					(3,577,313)
NET POSITION - END OF YEAR					$ (5,137,490)

See accompanying Notes to Basic Financial Statements.

JONES DISTRICT COMMUNITY AUTHORITY BOARD
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	$ 3,834	$ -	$ 70,480	$ 74,314
Cash and Investments - Restricted	47	2,716,000	17,134,189	19,850,236
Prepaid Insurance	13,424	-	-	13,424
Developer Advance Receivable	8,886	-	-	8,886
Due From Other Funds	1,701	-	-	1,701
Due From Jones MD Nos. 1-5	7	28	-	35
Total Assets	$ 27,899	$ 2,716,028	$ 17,204,669	$ 19,948,596
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts Payable	$ 8,815	$ 4,000	$ 107,826	$ 120,641
Due To Other Funds	-	1,701	-	1,701
Total Liabilities	8,815	5,701	107,826	122,342
FUND BALANCES				
Nonspendable:				
Prepaid Insurance	13,424	-	-	13,424
Restricted for:				
Emergency Reserves	47	-	-	47
Debt Service	-	2,710,327	-	2,710,327
Capital Projects	-	-	17,096,843	17,096,843
Assigned To:				
Subsequent Year's Expenditures	29,550	-	-	29,550
Unassigned:				
General Government	(23,937)	-	-	(23,937)
Total Fund Balances	19,084	2,710,327	17,096,843	19,826,254
Total Liabilities and Fund Balances	$ 27,899	$ 2,716,028	$ 17,204,669	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	
Capital Assets, Not Being Depreciated	5,378,287
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not recorded in the funds:	
Bonds Payable	(29,973,109)
Developer Advance Payable	(335,301)
Developer Advance Payable - Accrued Interest	(33,621)
Net Position of Governmental Activities	$ (5,137,490)

See accompanying Notes to Basic Financial Statements.

JONES DISTRICT COMMUNITY AUTHORITY BOARD
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2022

	General	Debt Service	Capital Project	Total Governmental Funds
REVENUES				
Net Investment Income	$ -	$ 43,253	$ 274,842	$ 318,095
Transfers From Jones Metro District Nos. 1-5	1,580	6,327	-	7,907
Total Revenues	1,580	49,580	274,842	326,002
EXPENDITURES				
Current:				
Program Management	-	-	11,487	11,487
Accounting	27,120	-	50,355	77,475
Auditing	6,000	-	-	6,000
Dues and Licenses	1,540	-	-	1,540
Insurance and Bonds	17,822	-	-	17,822
District Management	12,099	-	28,943	41,042
Legal Services	26,578	-	21,132	47,710
Miscellaneous	188	-	-	188
Election Expense	3,623	-	-	3,623
Landscaping	490	-	1,038	1,528
Engineering	-	-	161,762	161,762
Paying Agent Fees	-	4,000	-	4,000
Capital:				
Capital Outlay - Construction in Process	-	-	71,901	71,901
Total Expenditures	95,460	4,000	346,618	446,078
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(93,880)	45,580	(71,776)	(120,076)
OTHER FINANCING SOURCES (USES)				
Developer Advance	121,391	-	-	121,391
Total Other Financing Sources (Uses)	121,391	-	-	121,391
NET CHANGE IN FUND BALANCES	27,511	45,580	(71,776)	1,315
Fund Balances (Deficit) - Beginning of Year	(8,427)	2,664,747	17,168,619	19,824,939
FUND BALANCES - END OF YEAR	$ 19,084	$ 2,710,327	$ 17,096,843	$ 19,826,254

See accompanying Notes to Basic Financial Statements.

JONES DISTRICT COMMUNITY AUTHORITY BOARD
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2022

Net Change in Fund Balances - Governmental Funds	$ 1,315
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable assets over the estimated useful life of the asset. During the current period, this is the net amount of capital outlay.	
Capital Outlay	233,663
The issuance of long-term debt (e.g., bonds, Developer advances) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:	
Developer Advances	(121,391)
Some expenses in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Accrued Interest on Developer Advances	(21,974)
Accretion on Bonds	(1,651,790)
Change in Net Position of Governmental Activities	$ (1,560,177)

See accompanying Notes to Basic Financial Statements.

JONES DISTRICT COMMUNITY AUTHORITY BOARD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2022

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUE			
Transfers From Jones Metro District Nos. 1-5	$ 1,588	$ 1,580	$ (8)
Total Revenue	1,588	1,580	(8)
EXPENDITURES			
Accounting	37,500	27,120	10,380
Auditing	5,720	6,000	(280)
Dues and Licenses	2,150	1,540	610
Insurance and Bonds	18,700	17,822	878
District Management	37,500	12,099	25,401
Legal Services	40,000	26,578	13,422
Miscellaneous	5,000	188	4,812
Election Expense	2,000	3,623	(1,623)
Landscaping	-	490	(490)
Snow Removal	5,200	-	5,200
Street Sweeping	2,200	-	2,200
Trash Policing	770	-	770
Contingency	13,260	-	13,260
Total Expenditures	170,000	95,460	74,540
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(168,412)	(93,880)	74,532
OTHER FINANCING SOURCES (USES)			
Developer Advance	186,500	121,391	(65,109)
Total Other Financing Sources	186,500	121,391	(65,109)
NET CHANGE IN FUND BALANCE	18,088	27,511	9,423
Fund Balance (Deficit) - Beginning of Year	-	(8,427)	(8,427)
FUND BALANCE - END OF YEAR	$ 18,088	$ 19,084	$ 996

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

The Jones District Community Authority Board (the Authority) is a political subdivision and public corporation of the State of Colorado, formed pursuant to Sections 29-1-203 and -203.5, C.R.S., and the Jones District Community Board Establishment Agreement (the Establishment Agreement), dated July 24, 2020, entered into among the Jones Metropolitan District No. 1 (District No. 1), Jones Metropolitan District No. 2 (District No. 2), Jones Metropolitan District No. 3 (District No. 3), Jones Metropolitan District No. 4 (District No. 4), and Jones Metropolitan District No. 5 (District No. 5, and together with District No. 1, District No. 2, District No. 3, and District No. 4, the Districts, and, individually, each a District).

The Districts exist for the purpose of financing, constructing, installing, acquiring, and operating and maintaining certain public improvements as described in their respective Service Plans (collectively, the Public Improvements) to serve and benefit a planned, mixed-use development consisting of residential, commercial, and retail properties within the boundaries of the project area known as The District, in Centennial, Colorado (the Development or the Service Area).

The Districts' respective Service Plans contemplated that the Districts, with the approval of their electors, would enter into one or more intergovernmental agreements to coordinate the financing, installation, construction and operations and maintenance of Public Improvements that benefit the users of, and residents within, the Service Area, and the Districts entered into the Establishment Agreement and formed the Authority for those purposes.

Under the Establishment Agreement, each District shall transfer certain revenues received by it to fund the operation and maintenance costs and capital costs of the Public Improvements. Each District has agreed, and the Establishment Agreement provides, that the Authority will own, operate, maintain, finance and construct Public Improvements benefiting the Districts, and that the Districts will contribute to the costs of construction, operation and maintenance of such Public Improvements. It is the intent of the Districts that the Authority may, from time to time, issue debt and use proceeds to finance the Public Improvements and that the Authority will enter into contracts to construct the Public Improvements.

The Authority follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The Authority is not financially accountable for any other organization, nor is the Authority a component unit of any other primary governmental entity.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the Authority are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the Authority. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the Authority. The difference between the assets, deferred outflow of resources, liabilities, and deferred inflow of resources of the Authority is reported as net position.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and Developer advances. All other revenue items are considered to be measurable and available only when cash is received by the Authority. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

The Authority reports the following major governmental funds:

The General Fund is the Authority's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

Budgets

In accordance with the State Budget Law, the Authority's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The Authority's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

State Audit Law

Colorado Revised Statutes require that local governments submit audited financial statements for calendar year end by July 31, or September 30 if granted an extension, of the following year. The District was not in compliance with the statutory requirement.

Pooled Cash and Investments

The Authority follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Property Taxes

Property taxes are levied by the Districts' Boards of Directors. The levies are based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the Authority.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property Taxes (Continued)

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the Authority as assets with an initial, individual cost of more than $1,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress, and they are not included in the calculation of net investment in capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the Authority's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur.

Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the Authority's practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2022, are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and Investments	$ 74,314
Cash and Investments - Restricted	19,850,236
Total Cash and Investments	$ 19,924,550

Cash and investments as of December 31, 2022, consist of the following:

Deposits with Financial Institutions	$ 70,584
Investments	19,853,966
Total Cash and Investments	$ 19,924,550

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2022, the Authority's cash deposits had a bank balance of $70,584 and a carrying balance of $70,584.

Investments

On July 30, 2020, the Authority adopted the establishment of a policy authorizing investments in accordance with state statutes.

The Authority generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the Authority is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

. Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
. General obligation and revenue bonds of U.S. local government entities
. Certain certificates of participation
. Certain securities lending agreements
. Bankers' acceptances of certain banks
. Commercial paper
. Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
. Certain money market funds
. Guaranteed investment contracts
* Local government investment pools

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Fair Value Measurement and Application

The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs. Investments not measured at fair value and not categorized include governmental money market funds (Morgan Stanley Institutional Liquidity Fund), money market funds (generally held by Bank Trust Departments in their role as paying agent or trustee), and CSAFE which are recorded at net asset value.

As of December 31, 2022, the Authority had the following investments:

Investment	Maturity	Amount
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	$ 19,853,966
Total		$ 19,853,966

CSAFE

The Authority invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operates similar to a money market fund, with each share valued at $1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a $2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the Authority records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2022 follows:

	Balance at December 31, 2021	Additions	Retirements	Balance at December 31, 2022
Capital Assets, Not Being Depreciated:				
Construction in Process	$ 5,144,624	$ 233,663	$ -	$ 5,378,287
Governmental Activities - Capital Assets, Net	$ 5,144,624	$ 233,663	$ -	$ 5,378,287

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of changes in the Authority's long-term obligations for the year ended December 31, 2022:

	Balance - December 31, 2021	Additions/ Accretion	Deletions	Balance - December 31, 2022	Due Within One Year
Notes/Direct Borrowings/Direct Placements:					
Series 2020A Special Revenue Convertible Capital Appreciation Bonds	$ 26,563,294	$ -	$ -	$ 26,563,294	$ -
Accreted Interest on Bonds	1,758,025	1,651,790	-	3,409,815	-
Total Notes/Direct Borrowings/Direct Placements	28,321,319	1,651,790	-	29,973,109	-
Other:					
Developer Advance - General	213,910	121,391	-	335,301	-
Interest on Developer Advances	11,647	21,974	-	33,621	-
Total Other	225,557	143,365	-	368,922	-
Total Long-Term Obligations	$ 28,546,876	$ 1,795,155	$ -	$ 30,342,031	$ -

The detail of the Authority's general obligation bonds outstanding during 2022 is as follows:

Special Revenue Convertible Capital Appreciation Bonds, Series 2020A (the Bonds)

Bond Proceeds

The Authority issued the Bonds on October 14, 2020, in the initial principal amount of $26,563,294 ($35,530,000 in Accreted Value at the CIB Conversion Date). Proceeds from the sale of the Bonds will be used to: (i) finance public improvements related to the Development; (ii) partially fund the Surplus Fund; and (iii) pay the costs of issuance of the Bonds.

Bonds Detail

The Bonds were issued as capital appreciation bonds, convertible to current interest bonds on the CIB Conversion Date of December 1, 2025. Prior to the CIB Conversion Date, the Bonds pay no current interest, and accrete in value at an accretion rate of 5.75% compounding semiannually on each June 1 and December 1, commencing on December 1, 2020, from their date of issuance.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Bonds Detail (Continued)

On the CIB Conversion Date, the Bonds shall cease to be capital appreciation bonds and automatically convert to current interest bonds, at which time the Bonds shall bear interest at the rate of 5.75%, payable semiannually on June 1 and December 1 of each year, commencing June 1, 2026. Annual principal payments are due on December 1 of each year beginning December 1, 2028. The Bonds mature on December 1, 2050. To the extent principal of any Bond is not paid when due, such principal shall remain outstanding until paid, and to the extent interest on any Bond is not paid when due, such unpaid interest shall compound semiannually on each June 1 and December 1 at the rate then borne by the Bond, until paid.

The Bonds do not have any unused lines of credit.

No assets have been pledged as collateral on the Bonds.

The Bonds are not subject to early termination.

The Bonds are not subject to acceleration.

Optional Redemption

The Bonds are subject to redemption prior to maturity, at the option of the Authority, on December 1, 2025, and on any date thereafter, upon payment of the sum of par, accrued interest, and a redemption premium equal to a percentage of the principal amount redeemed, as set forth below:

Date of Redemption	Redemption Premium
December 1, 2025, to November 30, 2026	3.00%
December 1, 2026, to November 30, 2027	2.00
December 1, 2027, to November 30, 2028	1.00
December 1, 2028, and thereafter	0.00

The Authority and the Districts

The Authority is a separate legal entity, political subdivision and public corporation of the State, established pursuant to the Jones District Community Authority Board Establishment Agreement (the Establishment Agreement), dated July 24, 2020, by and between Jones Metropolitan District No. 1 (District No. 1), Jones Metropolitan District No. 2 (District No. 2), Jones Metropolitan District No. 3 (District No. 3), Jones Metropolitan District No. 4 (District No. 4), Jones Metropolitan District No. 5 (District No. 5, and together with District No. 1, District No. 2, District No. 3, and District No. 4, the Financing Districts or Districts, and each, a District). Each of the Districts has entered into a separate Pledge Agreement with the Authority and the Trustee whereby each District has pledged certain revenues to the repayment of the Bonds.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Pledged Revenue

The Bonds are special revenue bonds of the Authority secured by and payable from the Pledged Revenue, consisting generally of the moneys derived from the following sources: (a) the Property Tax Revenues of the Districts; (b) all Specific Ownership Tax Revenues of the Districts; (c) the PIF Revenues; (d) the PILOT (payment in lieu of taxes) Revenues corresponding to the respective District's Required Mill Levy; (e) Panorama Pledged Revenue received by District No. 1 from Panorama Metropolitan District (the Panorama District); (f) the Development Incentive Payments received pursuant to the Development Incentive Agreement and the Developer Assignment Agreement (discussed below); and (g) any other legally available moneys which any District determines, in its absolute discretion, to transfer to the Trustee for credit to the Bond Fund under the Indenture.

Property Tax Revenues of the Districts

"Property Tax Revenues" are generally defined in the Pledge Agreements as all moneys derived from imposition by each District of its Required Mill Levy, net of the costs of collection and net of any tax refunds or abatements authorized by or on behalf of the City and/or County.

District Required Mill Levy

The Pledge Agreements define "Required Mill Levy" as an ad valorem mill levy imposed upon all taxable property of each District each year in an amount which, together with the amount expected to be received by the Authority from the other Districts due to the imposition of the applicable Required Mill Levy pursuant to the related Pledge Agreements, will be sufficient to fund the Bond Fund for the relevant Bond Year and pay the Bonds and any Additional Obligations as they come due, but not in excess of 20 mills (subject to adjustment for changes in the method of calculating assessed valuation after January 1, 2020).

For so long as the amount on deposit in the Surplus Fund is less than the Maximum Surplus Amount, the Required Mill Levy shall be not less than 12.40 mills (subject to adjustment), or such lesser mill levy which, together with the amount expected to be received from the other Districts due to the imposition of the applicable Required Mill Levy pursuant to the related Pledge Agreements of such Districts, will fund the Bond Fund for the relevant Bond Year and pay the Bonds and any Additional Obligations as they come due and will fund the Surplus Fund to the Maximum Surplus Amount and any other similar surplus fund and/or reserve fund established for Additional Obligations pursuant to Additional Obligation Documents to the amount required to be on deposit therein pursuant to the terms of such Additional Obligation Documents.

Specific Ownership Tax Revenues of the Districts

"Specific Ownership Tax Revenues" is defined in the Pledge Agreements as the specific ownership taxes remitted to each of the Districts as a result of imposition by each of the Districts of the Required Mill Levy.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Pledged Revenue (Continued)

PIF Revenues

The Indenture defines PIF Revenues as the revenues resulting from the imposition of the PIF, which is generally defined in the Indenture as, collectively, the public improvement fees imposed pursuant to the PIF Covenant, net of costs of collection. The PIF Covenant is a separate real estate covenant imposed on all property in the Districts and Future Inclusion Area (the PIF Area).

A Declaration of Covenants Imposing and Implementing Sales Add-On Public Improvement Fee and Lodging Add-On Public Improvement Fee (the PIF Covenant) was recorded against the PIF Area for the purpose of (i) requiring Retailers to collect a public improvement fee of 1% on all PIF Sales made from or within the PIF Area (the Sales PIF); and (ii) requiring Retailers to collect a public improvement fee of 2.5% on all Lodging PIF Sales made from or within the PIF Area (the Lodging PIF).

PILOT Revenues

A Declaration of Payment in Lieu of Taxes was recorded upon all property within the Districts and Future Inclusion Area and provides that the owners of such property agree to pay an annual amount equal to the revenue that would be derived from the imposition of the Debt Service Mill Levy on that portion of the property to the Authority if such property is exempt from taxation. Only that portion of the PILOT Revenue that corresponds to each District's Required Mill Levy is pledged to repayment of the Bonds. The portion of the PILOT Revenue that corresponds to each District's general fund/operations mill levy is not pledged to repayment of the Bonds.

Panorama Pledge Agreement

The District No. 1 Pledge Agreement, in part, secures the Bonds through revenues received by District No. 1 from the Panorama District pursuant to a Capital Pledge Agreement dated as of July 24, 2020, by and between District No. 1 and the Panorama District (the Panorama Pledge Agreement).

The Panorama Metropolitan District borders the Development. Certain property that is within the Districts' Service Area was previously within the boundaries of the Panorama Metropolitan District until September 2, 2020, when it was excluded from the Panorama Metropolitan District. The property that was excluded from Panorama Metropolitan District is not liable for any indebtedness. However, the property that was excluded from Panorama Metropolitan District remains liable for its portion of the Panorama Metropolitan District's Series 2011 Bonds, as well as the Panorama Metropolitan District's Required Mill Levy (discussed below) under the Panorama Pledge Agreement with District No. 1, until those obligations are paid.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Pledged Revenue (Continued)

Panorama Pledge Agreement (Continued)

In any tax collection year during which the Panorama District's Series 2011 Bonds are no longer outstanding, the Panorama District's Required Mill Levy shall be the lesser of (i) 5.000 mills (subject to adjustment for changes in the method of calculating assessed valuation on or after January 1, 2020) or (ii) in the final year of the Payment Obligation, the number of mills required to generate sufficient Panorama District Property Tax Revenues to finance the Panorama District's Financing Costs with respect to the Project and repay in full the Payment Obligation.

The Payment Obligation is the Panorama District's obligation to pay the Panorama District's Financing Costs for the design and construction of the streets, storm drainage, sewer and water lines, traffic signs, and landscaping installed with the rights-of-way for certain street segments. Such Financing Costs are limited to a maximum principal amount of $15,000,000 together with interest computed thereon.

Development Incentive Payments

"Development Incentive Payments" is generally defined in Pledge Agreements as the reimbursements from the City for the costs incurred in the construction of Public Improvements financed with proceeds of the Bonds and any Additional Obligations and assigned by the City to one or more Districts pursuant to the terms of the Jones District Amended and Restated Development Incentive and Escrow Agreement between the Developer and the City dated November 18, 2019, which applicable Districts are obligated to assign such Development Incentive Payment to the Authority and the Trustee pursuant to the applicable Pledge Agreements in order to further secure repayment of the Bonds and any Additional Obligations.

Surplus Fund

The Bonds are also secured by a Surplus Fund, which was partially funded with proceeds of the Bonds in the amount of $2,656,000, representing an initial deposit, and is required to be further funded with excess Pledged Revenue, if any, up to the Maximum Surplus Amount of $5,312,659. Any amounts on deposit in the Surplus Fund on the final maturity date of the Bonds shall be applied to the payment of the Bonds. The balance in the Surplus Fund as of December 31, 2022 is $2,699,766.

Working Capital Fund

A Working Capital Account of the Administrative Fund has been established by the Trustee and $650,000 of Bonds proceeds were deposited therein for payment of various legal and other working capital costs of the Authority. Any amounts remaining in the Working Capital Account of the Administrative Fund on November 1, 2021 were transferred by the Trustee into the Unrestricted Account of the Project Fund. The balance in the Working Capital Account as of December 31, 2022 is $-0-.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Restricted Account

Net proceeds from the sale of the Bonds in the amount of $21,136,032 were deposited to the Unrestricted Account of the Project Fund, and the remaining net proceeds of $963,996 were deposited to the Restricted Account of the Project Fund.

Until the design and construction of Road A and Road B are complete under the requirements of the Road A and Road B Funding and Reimbursement Agreement (by and between District No. 1, the Developer, and Panorama Metropolitan District) (the Road Funding Agreement), moneys in the Restricted Account of the Project Fund are to remain in the Restricted Account and may be used only in connection with a mandatory extraordinary redemption of the Bonds on December 1, 2023; provided, however, that if and to the extent that any moneys remain in the Restricted Account of the Project Fund prior to October 15, 2023 and all obligations under the Road Funding Agreement with respect to the payment of the Project Costs consisting of the design and construction of certain segments of Road A and Road B have been satisfied, any such moneys remaining in the Restricted Account of the Project Fund may be released by the Trustee at the written direction of the Authority (after consultation with District No. 1) to the Unrestricted Account of the Project Fund. The City initially accepted Road A and Road B in December 2021, and in accordance with the terms of the Indenture, in March 2022, the Authority provided written direction to the Trustee to release the funds remaining in the Restricted Acount to the Unrestricted Account. The balance in the Restricted Account of the Project Fund as of December 31, 2022 is $-0-.

Construction Reserve Reimbursement

A portion of the Bonds proceeds in the amount of $250,000 was deposited into the Authority Construction Reserve Fund (the Construction Reserve Reimbursement) to be used by the Authority for capital expenditures for Public Improvements to be spent within three years from the date of issuance of the Bonds. Any portion of the Construction Reserve Reimbursement which remains unspent after October 14, 2023 will be returned by the Authority to the Trustee and deposited to the Bond Fund for payment of debt service on the Bonds. The balance in the Construction Reserve Fund as of December 31, 2022 is $211,823.

Events of Default

The Authority’s outstanding bonds from direct borrowings and direct placements related to governmental activities of $26,760,486 contain a provision regarding certain events of default, for which acceleration is not a remedy. Upon the occurrence of an Event of Default, the Trustee shall be entitled to appoint a receiver of the revenues, income, product of profits of the trust estate, or may file a suit or action as it deems appropriate to enforce all rights of the bondholders. Events of default occur if the Authority fails to deposit with the Trustee all pledged revenue or fails to cause each of the Financing Districts to impose the required mill levy and enforce amounts due under the Trust Estate Agreements.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Bonds Debt Service

The annual debt service requirements on the Bonds are due as follows:

Year Ending December 31,	Principal	Interest	Total
2023	$ -	$ -	$ -
2024	-	-	-
2025	-	-	-
2026	-	2,042,975	2,042,975
2027	-	2,042,975	2,042,975
2028-2032	7,225,000	9,511,651	16,736,651
2033-2037	7,325,000	7,081,987	14,406,987
2038-2042	5,910,000	5,402,412	11,312,412
2043-2047	8,430,000	3,430,450	11,860,450
2048-2050	6,640,000	780,563	7,420,563
Total	$ 35,530,000	$ 30,293,013	$ 65,823,013

Authorized Debt

At elections held on May 5, 2020, each District's respective eligible electors authorized each District to enter into intergovernmental agreements to share such revenue to fund public improvements. Pursuant to this electoral authority, on October 14, 2020, each District entered into a Pledge Agreement with the Authority (discussed above), pursuant to which each District agreed to pledge certain revenues to the Authority pursuant to the intergovernmental agreement provisions of Sections 29-1-203 and -203.5, C.R.S., as described in the Pledge Agreements, and committed to impose a mill levy annually that does not exceed the Service Plan limits for a debt mill levy, to repay debt to be issued by the Authority in a principal amount that does not exceed $80,000,000 (the Pledge Obligation).

Each District's respective eligible electors also authorized the issuance of up to $198,880,000 in general obligation debt for public improvements; however, the Service Plans contain a debt limit of $80,000,000, which constrains the total amount of debt the Districts can issue.

The Pledge Obligation may be used by the Authority to repay bonds the Authority has issued or will issue, including without limitation, the Authority's Bonds (discussed above), and future bond issuances by the Authority.

The Authority cannot issue debt which exceeds the Service Plan debt limits. Following the issuance of the Authority's Bonds, the Districts do not have any remaining capacity to pledge because each District has pledged its full authorization to the Authority in the form of the Pledge Obligation, which is the same amount as the debt limit of the Service Plans. Following the issuance of the Authority's Bonds, the Authority's remaining debt under the Service Plans is $44,470,000 and the Authority's remaining electoral authorization for public improvements general obligation debt is $163,350,000.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt (Continued)

At December 31, 2022, following the issuance of the Authority's Bonds and the Pledge Agreements (discussed above), each District has authorized but unissued indebtedness for the following purposes:

	Authorized May 5, 2020 Election	Authorization Used CAB Pledge Obligation	Remaining at December 31, 2022
Street Improvements	$ 80,000,000	$ -	$ 80,000,000
Traffic and Safety	11,200,000	-	11,200,000
Water	11,200,000	-	11,200,000
Sanitation	11,200,000	-	11,200,000
Parks and Recreation	40,480,000	-	40,480,000
Transportation	11,200,000	-	11,200,000
Mosquito Control	11,200,000	-	11,200,000
Security	11,200,000	-	11,200,000
Television Relay and Transmission	11,200,000	-	11,200,000
Intergovernmental Agreements	80,000,000	80,000,000	-
Total	$ 278,880,000	$ 80,000,000	$ 198,880,000

NOTE 6 NET POSITION

The Authority has net position consisting of two components – restricted and unrestricted.

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

The Authority had a restricted net position as of December 31, 2022, as follows:

Restricted Net Position:	
Emergency Reserve (TABOR)	$ 47
Debt Service	2,710,327
Capital Project	17,096,843
Total Restricted Net Position	$ 19,807,217

The Authority has a deficit in unrestricted net position. The deficit was a result of the Authority being responsible for the repayment of bonds issued for public improvements which will be conveyed to other governmental entities and which costs will be removed from the Authority's financial records.

NOTE 7 RELATED PARTY TRANSACTIONS

The developer and owner of the majority of land located within the Districts is The Jones District, L.L.C. (Developer). The contractor for construction of certain infrastructure facilities of the Authority is BBCP MDPM, LLC (Program Manager). The Developer and Program Manager are related entities. Certain members of the Board of Directors of the Authority are employees, of, owners of, or associated with the Developer and/or the Program Manager and may have conflicts of interest in dealing with the Authority. During the year ended December 31, 2022, the Authority paid $43,260 to the Developer for expenses incurred on behalf of the Authority, and had a payable to the Developer as of December 31, 2022 in the amount of $-0-.

The Authority entered into a program management agreement (Agreement) with the Program Manager to act as the Program Manager of the Authority. The Program Manager will provide construction management and supervision services for the construction and acquisition of certain Authority facilities. The compensation shall be 3% of the gross dollar amount paid pursuant to construction contracts and related engineering and/or design contracts entered into by the Authority. The Agreement will terminate upon completion and close out of the project. During the year ended December 31, 2022, the Authority paid the Program Manager $11,487. As of December 31, 2022, the Program Manager was owed $-0- for program management services related to the project.

Facilities Funding and Acquisition Agreement

On September 30, 2020, the Authority entered into a Facilities Funding and Acquisition Agreement (FFAA) to repay advances made by the Developer for organizational and construction related expenses for fiscal years 2020 through 2025. The FFAA has an effective date of July 30, 2020. The Authority agreed to repay the Developer for such advances plus accrued interest at the rate of 8.0%. As of December 31, 2022, there were no outstanding organizational or construction related advances under the FFAA.

The FFAA permits either the Authority or the Developer to finance the costs of public infrastructure. Given the issuance of the Bonds, for 2020, the Authority used bond proceeds to finance the costs of public infrastructure in 2020, and no developer advances or repayments were made under the FFAA.

Operations and Maintenance Funding Agreements

On September 30, 2020, the Authority entered into an Operations Funding Agreement to repay advances made by the Developer for operations and maintenance (O&M) costs for fiscal year 2020 (the 2020 OFA). The 2020 OFA has an effective date of July 30, 2020. On October 9, 2020, the Authority entered into a Multiple-Year Operation Funding Agreement to repay advances made by the Developer for operations and maintenance (O&M) costs for fiscal years 2021 through 2026 (the 2021 OFA). For both the 2020 OFA and the 2021 OFA, the Authority agreed to repay the Developer for such O&M advances plus accrued interest at the rate of 8.0%. As of December 31, 2022, outstanding advances totaled $36,558 under the 2020 OFA and totaled $298,743 under the 2021 OFA. As of December 31, 2022, accrued interest under the 2020 OFA and 2021 OFA totaled $33,621.

NOTE 7 RELATED PARTY TRANSACTIONS (CONTINUED)

Developer Assignment Agreement

The Authority entered into a Developer Assignment Agreement, dated September 30, 2020 (the Developer Assignment Agreement), with the Districts and Developer, under which the parties agreed that any Developer Incentive Payment received by any of them under the Developer Incentive Agreement between the City and Developer that relate to bond financed improvements shall be applied to repay the Bonds.

NOTE 8 ECONOMIC DEPENDENCY

The Authority has not yet established a revenue base sufficient to pay operational expenditures. Until an independent revenue base is established, continuation of operations in the Authority will be dependent upon funding by the Developer.

NOTE 9 AGREEMENTS

Public Improvement Agreement with the City of Centennial, Colorado

The Authority entered into a Public Improvement Agreement for Jones District, Case No. CDOC-20-00005, dated December 29, 2020 (the City PIA), with the City and the Developer, under which the Developer (or the Authority, if so delegated to the Authority) is obligated to construct certain street and landscaping improvements, as well as certain stormwater and drainage improvements under an Addendum to the City PIA (the SEMSWA Addendum) between the Authority and Southeast Metro Stormwater Authority (SEMSWA) (discussed below). The City PIA describes the initial and final acceptance processes, and the ownership and maintenance responsibilities, for the improvements to be constructed thereunder. To secure performance of the obligations under the City PIA, the Authority provided the City with a duly executed Resolution budgeting, appropriating and encumbering the cash of deposit held by, or for the benefit of, the Authority for the purpose of funding the costs to complete the improvements. The City PIA was amended on June 29, 2021 to modify certain improvements to be excluded from the City PIA, to further define the deadlines by which construction is to commence, and to further define the responsibilities of the Authority.

Addendum to City PIA with SEMSWA

The Authority entered into the SEMSWA Addendum, dated November 17, 2020, with SEMSWA and the City, under which the Authority is obligated to construct certain stormwater and drainage improvements. The SEMSWA Addendum describes the acceptance process and the ownership and maintenance responsibilities for the improvements to be constructed thereunder. The SEMSWA Addendum required the Authority to provide collateral to SEMSWA to secure the Authority's performance of its obligations, and the Authority and SEMSWA entered into an MS4 Security Agreement with respect to same. The Authority adopted a Resolution budgeting, appropriating and encumbering the cash of deposit held by, or for the benefit of, the Authority for the purpose of funding the collateral requirement.

NOTE 9 AGREEMENTS (CONTINUED)

Improvements Agreements with Southgate

The Authority entered into an Improvements Agreements (Water) (the Water PIA), dated December 23, 2020, with Southgate Water District (Southgate Water), under which the Authority agreed to construct certain water improvements and convey them to Southgate Water for ownership and maintenance. Under the Water PIA, the Authority was required to provide a warranty bond to secure its obligation under the Water PIA, and adopted a Resolution budgeting, appropriating and encumbering the cash of deposit held by, or for the benefit of, the Authority for this purpose.

The Authority entered into an Improvements Agreements (Sewer) (the Sewer PIA), dated November 5, 2020, with Southgate Sanitation District (Southgate Sanitation), under which the Authority agreed to construct certain sanitation improvements and convey them to Southgate Sanitation for ownership and maintenance. Under the Sewer PIA, the Authority was required to provide a warranty bond to secure its obligation under the Sewer PIA, and adopted a Resolution budgeting, appropriating and encumbering the cash of deposit held by, or for the benefit of, the Authority for this purpose.

Site Development Agreement (Parcel 8)

On July 19, 2021, the Authority, the Developer and Jones Eight, LP (the Parcel 8 Owner) entered into the Site Development Agreement (Parcel 8) (the Parcel 8 SDA). Under the Parcel 8 SDA, the parties agreed that the Authority would construct or install the public improvements as required under the City PIA that are necessary to support the Parcel 8 Owner’s development of property it owns; that such public improvements would be completed on or before July 1, 2022; and that same would be deemed completed upon the City’s preliminary acceptance of same. The City issued a preliminary acceptance letter for the public improvements required under the City PIA on November 24, 2021. The Parcel 8 SDA also provides that the Parcel 8 Owner is required to complete certain other infrastructure pursuant to the Parcel 8 Owner’s Approved Development Plan (ADP) with the City, and that upon the completion by the Parcel 8 Owner and the acceptance by the City of same, the City and Authority will enter into a license agreement under which the Authority will own and maintain certain portions of the infrastructure and that the Authority may delegate its maintenance rights to the Parcel 8 Owner.

NOTE 9 AGREEMENTS (CONTINUED)

Parcels 6 and 7 Construction, Acquisition and Reimbursement Agreement

On September 16, 2021, the Authority and Jones Six Seven, LP (the Parcel 6/7 Owner) entered into the Parcels 6 and 7 Construction, Acquisition and Reimbursement Agreement (the Parcel 6/7 CARA). Under the Parcel 6/7 CARA, the Parcel 6/7 Owner agreed to construct or install certain public improvements on or near property it owns and intends to develop, which public improvements otherwise would have been the Authority's obligation to construct or install. In exchange, the Authority agreed to reimburse the Parcel 6/7 Owner for the certified costs of constructing such public improvements, in an estimated amount of $256,346 (the Parcel 6/7 Costs). An amount equal to the Parcel 6/7 Costs, plus an additional 10% of the Parcel 6/7 Costs, was requisitioned from the Bonds and placed into escrow. In the event the estimated costs to complete the construction of the public improvements increases, an additional amount will be requisitioned from the Bonds and added to the escrow, following a cost certification. The Parcel 6/7 Owner agreed that the public improvements would be substantially completed by June 7, 2024, and if they are not, the Authority may exercise a step-in right to complete them.

NOTE 10 RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The Authority is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2022. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The Authority pays annual premiums to the Pool for liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations which apply to the State of Colorado and all local governments.

NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The Authority's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits may require judicial interpretation.

SUPPLEMENTARY INFORMATION

JONES DISTRICT COMMUNITY AUTHORITY BOARD
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2022

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUE			
Net Investment Income	$ 2,675	$ 43,253	$ 40,578
Transfers from Jones Metro District Nos. 1-5	6,370	6,327	(43)
Total Revenue	9,045	49,580	40,535
EXPENDITURES			
Paying Agent Fees	6,000	4,000	2,000
Contingency	14,000	-	14,000
Total Expenditures	20,000	4,000	16,000
NET CHANGE IN FUND BALANCE	(10,955)	45,580	56,535
Fund Balance - Beginning of Year	2,652,939	2,664,747	11,808
FUND BALANCE - END OF YEAR	$ 2,641,984	$ 2,710,327	$ 68,343

JONES DISTRICT COMMUNITY AUTHORITY BOARD
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2022

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	$ 7,450	$ 274,842	$ 267,392
Total Revenues	7,450	274,842	267,392
EXPENDITURES			
Program Management	112,500	11,487	101,013
Accounting	40,000	50,355	(10,355)
District Management	27,000	28,943	(1,943)
Legal Services	75,000	21,132	53,868
Engineering	340,000	161,762	178,238
Landscaping	-	1,038	(1,038)
Capital Outlay	14,268,104	71,901	14,196,203
Total Expenditures	14,862,604	346,618	14,515,986
NET CHANGE IN FUND BALANCES	(14,855,154)	(71,776)	14,783,378
Fund Balance - Beginning of Year	14,871,854	17,168,619	2,296,765
FUND BALANCE - END OF YEAR	$ 16,700	$ 17,096,843	$ 17,080,143

OTHER INFORMATION

JONES DISTRICT COMMUNITY AUTHORITY BOARD
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2022

$26,563,294 (Value at Issuance)
$35,530,000 (Value at CIB Conversion Date)
Special Revenue Convertible Capital Appreciation Bonds
Series 2020A
Converting to Current Interest Bonds on December 1, 2025
Dated October 14, 2020
Interest Rates 5.75%
Payable June 1 and December 1
Principal Due December 1

Year Ending December 31,	Value at Issuance $ 26,563,294	Accretion	Accreted Value	Principal Payment	Interest Payment	Total Payment
2022		$ 1,651,790	$ 29,973,109	$ -	$ -	$ -
2023		1,748,431	31,721,540	-	-	-
2024		1,850,047	33,571,587	-	-	-
2025		1,958,413	35,530,000	-	-	-
2026				-	2,042,975	2,042,975
2027				-	2,042,975	2,042,975
2028				1,045,000	2,042,975	3,087,975
2029				1,215,000	1,982,888	3,197,888
2030				1,370,000	1,913,025	3,283,025
2031				1,665,000	1,834,250	3,499,250
2032				1,930,000	1,738,513	3,668,513
2033				2,055,000	1,627,537	3,682,537
2034				2,320,000	1,509,375	3,829,375
2035				1,155,000	1,375,975	2,530,975
2036				870,000	1,309,563	2,179,563
2037				925,000	1,259,537	2,184,537
2038				1,020,000	1,206,350	2,226,350
2039				1,080,000	1,147,700	2,227,700
2040				1,185,000	1,085,600	2,270,600
2041				1,255,000	1,017,462	2,272,462
2042				1,370,000	945,300	2,315,300
2043				1,450,000	866,525	2,316,525
2044				1,580,000	783,150	2,363,150
2045				1,670,000	692,300	2,362,300
2046				1,810,000	596,275	2,406,275
2047				1,920,000	492,200	2,412,200
2048				2,075,000	381,800	2,456,800
2049				2,195,000	262,488	2,457,488
2050				2,370,000	136,275	2,506,275
Total				$ 35,530,000	$ 30,293,013	$ 65,823,013

JONES DISTRICT COMMUNITY AUTHORITY BOARD
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2022

YEAR ENDED DECEMBER 31, 2022

District	Prior Year Assessed Valuation for Current Year Property Tax Levy	Total Mills Levied		Total Property Taxes		Percent Collected to Levied
		General Operations	Debt Service	Levied	Collected	
Jones Metropolitan District No. 1	$ 145	0.000	20.000	$ 3	$ 3	100.00%
Jones Metropolitan District No. 2	301,296	5.000	20.000	7,532	7,589	100.76%
Jones Metropolitan District No. 3	145	0.000	20.000	3	3	100.00%
Jones Metropolitan District No. 4	145	0.000	20.000	3	3	100.00%
Jones Metropolitan District No. 5	145	0.000	20.000	3	3	100.00%

ESTIMATED FOR YEAR ENDING DECEMBER 31, 2023

District	Prior Year Assessed Valuation for Current Year Property Tax Levy	Total Mills Levied		Total Property Taxes		Percent Collected to Levied
		General Operations	Debt Service	Levied	Collected	
Jones Metropolitan District No. 1	$ 145	0.000	20.000	$ 3		
Jones Metropolitan District No. 2	654,671	5.000	20.000	16,367		
Jones Metropolitan District No. 3	145	0.000	20.000	3		
Jones Metropolitan District No. 4	145	0.000	20.000	3		
Jones Metropolitan District No. 5	145	0.000	20.000	3		

NOTE (1):

Other than two parcels, of which non-Developer related entities became the owners in July 2021 and September 2021, respectively, and which were included into District No. 2 in September 2021 and September 2021, respectively. The Jones District, L.L.C. is the owner of all property within each District; the only class of property in each District is vacant land.

CONTINUING DISCLOSURE ANNUAL INFORMATION AS REQUIRED BY THE SPECIAL REVENUE CONVERTIBLE CAPITAL APPRECIATION BONDS, SERIES 2020A

JONES DISTRICT COMMUNITY AUTHORITY BOARD
CONTINUING DISCLOSURE ANNUAL INFORMATION AS REQUIRED BY THE SPECIAL REVENUE CONVERTIBLE CAPITAL APPRECIATION BONDS, SERIES 2020A
DECEMBER 31, 2022

History of Panorama Metropolitan District's Mill Levy and Assessed Valuation

	Mill Levy		Assessed Valuation	
Levy/Collection Year	General Fund Mill Levy	Bond Fund Mill Levy	Assessed Valuation	Percent Change
2018/2019	5.000	6.700	$ 95,384,236	0.00%
2019/2020	5.000	6.700	112,076,794	17.50%
2020/2021	5.000	6.700	108,083,571	-3.56%
2021/2022	5.000	6.700	105,686,244	-2.22%
2022/2023	5.000	6.700	103,685,600	-1.89%

[1]Source - County Assessor's Office

Assessed and "Actual" Valuation of Classes of Property in the Panorama Metropolitan District

Class	Assessed Valuation	Percent of Assessed Valuation	"Actual" Valuation	Percent of "Actual" Valuation
Vacant	$ 930,893	0.90%	$ 3,209,978	0.90%
Commercial	102,452,263	98.81%	353,283,496	98.56%
State Assessed	222,470	0.21%	767,138	0.21%
Residential	79,974	0.08%	1,176,080	0.33%
Total	$ 103,685,600	100.00%	$ 358,436,692	100.00%

[1]Source - County Assessor's Office

Ten Largest Taxpayers Within the Panorama Metropolitan District

Name	Assessed Valuation 2022	Percent of Total Assessed Valuation
East Panorama Associates LLC	$ 46,500,312	44.85%
DCS Owner LLC	24,658,381	23.78%
United Launch Alliance	10,149,416	9.79%
Arrow Electronics Inc	6,534,901	6.30%
Chotin Pan-X LLC	3,589,461	3.46%
Xfinity	3,559,165	3.43%
9200 East Mineral LLC	3,371,018	3.25%
Silver Properties CO LLC	2,952,476	2.85%
Travelport LP Tax Dept	692,769	0.67%
Comcast of CO IX LLC	411,003	0.40%
All Others	1,266,698	1.22%
Total	$ 103,685,600	100.00%

[1]Source - County Assessor's Office