

**VISTA RIDGE
METROPOLITAN DISTRICT**
Weld County, Colorado

**FINANCIAL STATEMENTS
DECEMBER 31, 2016**



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SCHILLING & COMPANY, INC.

Certified Public Accountants

P.O. Box 631579
HIGHLANDS RANCH, CO 80163

PHONE: 720.348.1086
FAX: 720.348.2920

Independent Auditor's Report

Board of Directors
Vista Ridge Metropolitan District
Weld County, Colorado

We have audited the accompanying financial statements of the governmental activities and each major fund of Vista Ridge Metropolitan District (District) as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Vista Ridge Metropolitan District, as of December 31, 2016, and the respective changes in financial position and the respective budgetary comparisons of the General Fund and Conservation Trust Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Management has omitted the management's discussion and analysis that governmental 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 opinion on the basic financial statements is not affected by this missing information.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The supplemental information listed in the table of contents is presented for purposes of additional analysis and are not a required part of the financial statements.

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

The other information 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.

SCHILLING & COMPANY, INC.

Highlands Ranch, Colorado
September 19, 2017

BASIC FINANCIAL STATEMENTS

**VISTA RIDGE METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
GOVERNMENTAL ACTIVITIES
December 31, 2016**

ASSETS

Cash and investments - unrestricted	\$ 1,120,812
Cash and investments - restricted	171,532
Cash with County Treasurer	16,558
Accounts receivable	118,608
Property taxes receivable	3,480,442
Prepaid expenses	19,757
Prepaid bond insurance	151,344
Capital assets, being depreciated, net of accumulated depreciation	<u>776,259</u>
Total assets	<u>5,855,312</u>

DEFERRED OUTFLOWS OF RESOURCES

Cost of bond refunding, net of amortization	<u>2,476,844</u>
Total deferred outflows of resources	<u>2,476,844</u>

LIABILITIES

Accounts payable	61,814
Due to Golf Course	28,584
Accrued interest payable	75,960
Bonds and notes payable	
Due within one year	30,000
Due within more than one year	<u>42,186,286</u>
Total liabilities	<u>42,382,644</u>

DEFERRED INFLOWS OF RESOURCES

Deferred property taxes	<u>3,480,442</u>
Total deferred inflows of resources	<u>3,480,442</u>

NET POSITION

Restricted	194,984
Unrestricted	<u>(37,725,914)</u>
Total net position	<u>\$ (37,530,930)</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**VISTA RIDGE METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
GOVERNMENTAL ACTIVITIES
Year Ended December 31, 2016**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Capital Grants and Contributions	
General government	\$ 712,638	\$ 109,990	\$ 389,009	\$ (213,639)
Interest and fiscal charges	2,585,141	-	-	(2,585,141)
	\$ 3,297,779	\$ 109,990	\$ 389,009	(2,798,780)
General revenues:				
Taxes:				
Property taxes				
				3,529,191
Specific ownership taxes				
				205,203
Interest income				
				17,968
Other				
				20,118
Total general revenues				
				3,772,480
Special item:				
Forgiveness of long term obligations				
				860,290
Change in net position				
Net position - Beginning				
				1,833,990
Net position - Beginning				
				(39,364,920)
Net position - Ending				
				\$ (37,530,930)

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**VISTA RIDGE METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2016**

	<u>General</u>	<u>Conservation Trust</u>	<u>Debt Service</u>	<u>Capital Repair and Replacement</u>	<u>Total Governmental Funds</u>
ASSETS					
Cash and investments - unrestricted	\$ 619,671	\$ -	\$ -	\$ 501,141	\$ 1,120,812
Cash and investments - restricted	-	161,884	9,648	-	171,532
Cash with County Treasurer	-	-	16,558	-	16,558
Accounts receivable	-	-	-	118,608	118,608
Property tax receivable	810,420	-	2,670,022	-	3,480,442
Prepaid expenditures	19,757	-	-	-	19,757
TOTAL ASSETS	<u>\$ 1,449,848</u>	<u>\$ 161,884</u>	<u>\$ 2,696,228</u>	<u>\$ 619,749</u>	<u>\$ 4,927,709</u>
LIABILITIES					
Accounts payable	\$ 61,814	\$ -	\$ -	\$ -	\$ 61,814
Due to Golf Course	28,584	-	-	-	28,584
TOTAL LIABILITIES	<u>90,398</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>90,398</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred property taxes	810,420	-	2,670,022	-	3,480,442
Deferred revenue	-	-	-	118,608	118,608
Total deferred inflows of resources	<u>810,420</u>	<u>-</u>	<u>2,670,022</u>	<u>118,608</u>	<u>3,599,050</u>
FUND BALANCES					
Fund Balances:					
Nonspendable for prepaid items	19,757	-	-	-	19,757
Restricted for emergencies	33,100	-	-	-	33,100
Restricted for debt service	-	-	26,206	-	26,206
Restricted for capital construction/maintenance	-	161,884	-	-	161,884
Committed for capital replacements	-	-	-	501,141	501,141
Committed for general fund expenditures	102,601	-	-	-	102,601
Unassigned	393,572	-	-	-	393,572
TOTAL FUND BALANCES	<u>549,030</u>	<u>161,884</u>	<u>26,206</u>	<u>501,141</u>	<u>1,238,261</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 1,449,848</u>	<u>\$ 161,884</u>	<u>\$ 2,696,228</u>	<u>\$ 619,749</u>	

Amounts reported for governmental activities in the Statement of Net Position are different because:

Some assets and deferred outflows of resource in governmental activities are not financial resources and, therefore, are not reported in the Balance Sheet - Governmental Funds.

Prepaid bond insurance	151,344
Cost of refunding, net of accumulated amortization	2,476,844
Capital assets, net of accumulated depreciation	776,259
	<u>3,404,447</u>

Revenue deferred in the funds because it is not available to pay for current period expenditures is earned in the government-wide statements.

118,608

Some liabilities, including bonds payable and accrued interest payable, are not due and payable in the current period and, therefore, are not reported in the Balance Sheet - Governmental Funds.

General Obligation Refunding Bonds payable - 2016A & 2016B	(37,200,000)
Revenue Bonds, Series 2016	(2,750,000)
Promissory Note payable	(1,000,000)
Bond premium, net of accumulated amortization	(1,266,286)
Accrued interest payable - Series 2016A & 2016B	(69,849)
Accrued interest payable - Revenue Refunding 2016 Bonds	(6,111)
	<u>(42,292,246)</u>

Net position of governmental activities

\$ (37,530,930)

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**VISTA RIDGE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
Year Ended December 31, 2016**

	<u>General</u>	<u>Conservation Trust</u>	<u>Debt Service</u>	<u>Capital Repair and Replacement</u>	<u>Total Governmental Funds</u>
REVENUES					
Property tax	\$ 915,452	\$ -	\$ 2,613,739	\$ -	\$ 3,529,191
Specific ownership tax	-	-	205,203	-	205,203
Conservation Trust proceeds	-	27,026	-	-	27,026
Reimbursements	111,684	-	-	23,179	134,863
System development fees	-	-	361,983	-	361,983
Miscellaneous	2,330	-	15,330	2,458	20,118
Net investment income	4,249	944	9,521	3,254	17,968
Total revenues	<u>1,033,715</u>	<u>27,970</u>	<u>3,205,776</u>	<u>28,891</u>	<u>4,296,352</u>
EXPENDITURES					
Current					
Accounting and audit	26,557	-	-	-	26,557
County Treasurer's fees	13,750	-	-	-	13,750
Election	367	-	-	-	367
Insurance and bonds	20,524	-	-	-	20,524
Legal	23,629	-	-	-	23,629
Management	46,938	-	-	-	46,938
Engineering	283	-	-	-	283
Fence repair and maintenance	35,842	-	-	-	35,842
Field supervision	20,190	-	-	-	20,190
Landscape maintenance	170,797	-	-	-	170,797
Locate services	6,547	-	-	-	6,547
Miscellaneous	25,770	-	-	-	25,770
Monument lighting	16,093	-	-	-	16,093
Pump station operations	41,793	-	-	-	41,793
Snow removal	13,725	-	-	-	13,725
Tree and Shrub replacement	21,445	-	-	-	21,445
Monuments	15,677	-	-	-	15,677
Utilities	12,429	-	-	-	12,429
Water lease	19,337	-	-	-	19,337
Water quality	11,688	-	-	-	11,688
Water rights	14,897	-	-	-	14,897
Non-potable water management fee	26,102	-	-	-	26,102
Debt service					
Principal - bonds	-	-	3,634,015	-	3,634,015
Repayment of developer advances	-	-	377,016	-	377,016
Interest and fiscal charges	-	-	4,074,354	-	4,074,354
Bond issuance costs	-	-	712,752	-	712,752
Total expenditures	<u>584,380</u>	<u>-</u>	<u>8,798,137</u>	<u>-</u>	<u>8,669,765</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>449,335</u>	<u>27,970</u>	<u>(5,592,361)</u>	<u>28,891</u>	<u>(5,086,165)</u>
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	308,677	75,000	383,677
Transfers (out)	(383,677)	-	-	-	(383,677)
Bond proceeds	-	-	40,950,000	-	40,950,000
Bond premium	-	-	1,266,286	-	1,266,286
Payment to refunding escrow	-	-	(37,854,135)	-	(37,854,135)
Total Other Financing Sources (Uses)	<u>(383,677)</u>	<u>-</u>	<u>4,670,828</u>	<u>75,000</u>	<u>4,362,151</u>
NET CHANGE IN FUND BALANCES	65,658	27,970	(921,533)	103,891	(724,014)
FUND BALANCES - BEGINNING OF YEAR	483,372	133,914	947,739	397,250	1,962,275
FUND BALANCES - END OF YEAR	<u>\$ 549,030</u>	<u>\$ 161,884</u>	<u>\$ 26,206</u>	<u>\$ 501,141</u>	<u>\$ 1,238,261</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**VISTA RIDGE METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL
FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended December 31, 2016**

A reconciliation reflecting the differences between the governmental funds net change in fund balances and change in net position reported for governmental activities in the Statement of Activities as follows:

Net change in fund balances - Total governmental funds	<u>\$ (724,014)</u>
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	
Depreciation	<u>(128,258)</u>
	<u>(128,258)</u>
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds	
Change in deferred revenue	<u>(24,873)</u>
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Change in accrued interest payable - 2006A	131,419
Change in accrued interest payable - 2006C, 2006D, 2008C and 2008D	2,053,985
Change in accrued interest payable - 2016A, 2016B and 2016 Revenue	(75,960)
Prepaid bond insurance	151,344
Amortization of deferred charge on refunding	(88,760)
Amortization of bond premium	29,936
	<u>2,201,964</u>
Repayment of the principal of bonds payable is an expenditure in the governmental funds, however, the repayment reduces long-term liabilities in the Statement of Net Position.	
Principal payments - 2006A	690,000
Principal payments - 2006D and 2008D	194,016
Principal payments - 2006C and 2008C	2,750,000
Repayment of developer advances	377,016
Repayment to escrow agent	37,854,135
Bond/note proceeds	(40,950,000)
Premium on bond issuance - 2016 A & 2016B	(1,266,286)
Forgiveness of debt - 2008C and developer advances	860,290
	<u>509,171</u>
Change in net position - Governmental activities	<u><u>\$ 1,833,990</u></u>

These financial statements should be read only in connection with the accompanying notes to financial statements.

**VISTA RIDGE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
GENERAL FUND
For the Year Ended December 31, 2016**

	<u>Original Budgeted Amounts</u>	<u>Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance with Final Budget - Positive (Negative)</u>
REVENUES				
Property taxes	\$ 916,089	\$ 916,089	\$ 915,452	\$ (637)
Reimbursements:				
Golf course	89,700	124,900	82,085	(42,815)
Other entities	17,500	29,500	29,599	99
Net investment income	750	750	4,249	3,499
Miscellaneous	-	-	2,330	2,330
Total Revenues	<u>1,024,039</u>	<u>1,071,239</u>	<u>1,033,715</u>	<u>(37,524)</u>
EXPENDITURES				
Administrative:				
Accounting and audit	28,800	28,500	26,557	1,943
County Treasurer's fees	13,741	13,741	13,750	(9)
Insurance and bonds	20,600	20,600	20,524	76
Legal	18,000	18,000	23,629	(5,629)
Management	35,525	47,000	46,938	62
Elections	21,100	21,100	367	20,733
Operations:				
Engineering	1,500	1,500	283	1,217
Fence repair and maintenance	40,000	40,000	35,842	4,158
Field supervision	20,000	20,000	20,190	(190)
Landscape maintenance	165,106	175,000	170,797	4,203
Locate services	6,000	7,000	6,547	453
Miscellaneous	5,000	82,000	25,770	56,230
Monument lighting	12,300	16,100	16,093	7
Pump station operations	59,800	59,800	41,793	18,007
Snow removal	30,000	30,000	13,725	16,275
Tree and shrub replacement	35,000	35,000	21,445	13,555
Monuments	28,000	28,000	15,677	12,323
Utilities	15,500	15,500	12,429	3,071
Water lease	91,000	91,000	19,337	71,663
Water quality	20,266	20,266	11,688	8,578
Water rights	10,000	15,000	14,897	103
Non-potable water management fee	26,500	26,500	26,102	398
Contingency and emergency reserves	26,300	234,393	-	234,393
Total Expenditures	<u>730,038</u>	<u>1,046,000</u>	<u>584,380</u>	<u>461,620</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>294,001</u>	<u>25,239</u>	<u>449,335</u>	<u>424,096</u>
OTHER FINANCING USES				
Transfers out	(289,692)	(454,000)	(383,677)	70,323
Total Other Financing Uses	<u>(289,692)</u>	<u>(454,000)</u>	<u>(383,677)</u>	<u>70,323</u>
NET CHANGE IN FUND BALANCE	4,309	(428,761)	65,658	494,419
FUND BALANCE - BEGINNING OF YEAR	429,089	429,089	483,372	54,283
FUND BALANCE - END OF YEAR	<u>\$ 433,398</u>	<u>\$ 328</u>	<u>\$ 549,030</u>	<u>\$ 548,702</u>

These financial statements should be read only in connection with the
accompanying notes to financial statements.

**VISTA RIDGE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
CONSERVATION TRUST FUND
Year Ended December 31, 2016**

	Original and Final Adopted Budget	Actual	Variance with Final Budget - Positive (Negative)
REVENUES			
Conservation Trust entitlement	\$ 24,000	\$ 27,026	\$ 3,026
Net investment income	100	944	844
Total Revenues	<u>24,100</u>	<u>27,970</u>	<u>3,870</u>
EXPENDITURES	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	24,100	27,970	3,870
FUND BALANCE - BEGINNING OF YEAR	<u>135,013</u>	<u>133,914</u>	<u>(1,099)</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 159,113</u></u>	<u><u>\$ 161,884</u></u>	<u><u>\$ 2,771</u></u>

These financial statements should be read only in connection with the
accompanying notes to financial statements.

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 1 - DEFINITION OF REPORTING ENTITY

Vista Ridge Metropolitan District (District), a quasi-municipal corporation, was organized on January 8, 2001, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Weld County, Colorado, entirely within the Town of Erie (the Town). The District was established to provide, operate, finance and maintain water and sewer services, streets, safety controls, street lighting, landscaping, storm drainage, television relay facilities, park and recreation, and transportation improvements.

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

The District 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 District 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 District. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes.

The statement of net position reports all financial and capital resources of the District, with the difference between the assets and deferred outflows of resources and, liabilities and deferred inflows of resources of the District being 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. Major individual governmental funds are reported as separate columns in the fund financial statements.

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 District considers revenues to be available if they are collected within 60 days of the end of the current period. The major sources of revenue susceptible to accrual are taxes and certain reimbursements. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

The General Fund is the District'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 Conservation Trust Fund (a Special Revenue Fund) is used to account for financial resources from the State of Colorado Lottery proceeds and grant proceeds that are restricted for recreational expenditures.

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 Repair and Replacement Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Budgets

In accordance with the State Budget Law, the District'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 level and lapses at year-end. The District'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.

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Supplementary appropriations approved by the District modified the appropriations from \$1,019,730 to \$1,500,000 in the General Fund and \$2,604,956 to \$46,652,272 in the Debt Service Fund.

Pooled Cash and Investments

The District 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.

Investments are carried at fair value.

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is 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 30 or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are normally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

Capital Assets

The policy of the District requires that after construction, warranty and final acceptance by the Town, the District will dedicate all public infrastructure, except for certain trails and the non-potable water systems, to the Town for perpetual maintenance. The capital assets held by the District are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation. Assets included in construction in progress that the District will convey to other entities are not included in the calculation of invested in capital assets, net of related debt.

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.

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Trails	20 years
Non potable water system	15 years

Development Fees

In 2016, development fees of \$14,071 per gross acre are charged against properties within the District. The development fee is due at the time of issuance of a building permit. The District records the development fees as revenue when received.

Bond Issue Costs and Original Issue Discount/Premium

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bond issuance costs are expensed as in the year they occur.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from actual debt proceeds received, are reported as debt service expenditures.

Cost of Bond Refunding

In the government-wide financial statements, the deferred cost of bond refunding is being amortized using the interest method over the life of the new bonds. The amortization amount is a component of interest expense, and the unamortized deferred cost is reflected as a deferred outflow of resources in the Statement of Net Position.

Fund Balances – Governmental Funds

The District's governmental fund balances may consist of five classifications based on the relative strength of the spending constraints:

Nonspendable fund balance—the amount of fund balance that is not in spendable form (such as inventory or prepaids) or is legally or contractually required to be maintained intact.

Restricted fund balance—the amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.

Committed fund balance—amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority (i.e., Board of Directors). To be reported as committed, amounts cannot be used for any other purpose unless the District takes the

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

same highest level action to remove or change the constraint.

Assigned fund balance—amounts the District intends to use for a specific purpose. Intent can be expressed by the District Board of Directors or by an official or body to which the District Board of Directors delegates the authority.

Unassigned fund balance—amounts that are available for any purpose. Positive amounts are reported only in the General Fund.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the District Board of Directors has provided otherwise in its commitment or assignment actions.

On July 21, 2016, the District adopted a Resolution adopting a Fund Balance Policy, under which it is the District's policy to maintain a minimum General Fund balance equal to 20% of the current year's expenditures less capital outlay and transfers out budgeted for the fund.

NOTE 3 - CASH AND INVESTMENTS

Cash and investments as of December 31, 2016 are classified in the accompanying financial statement as follows:

Cash and investments - unrestricted	\$ 1,120,812
Cash and investments - restricted	<u>171,532</u>
	<u><u>\$ 1,292,344</u></u>

Cash and investments as of December 31, 2016 consist of the following:

Deposits with financial institutions	\$ 21,829
Investments	<u>1,270,515</u>
	<u><u>\$ 1,292,344</u></u>

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 equal to 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.

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

At December 31, 2016, the District's cash deposits had a bank balance of \$31,371 and carrying balance of \$21,829.

Investments

The District has adopted a formal investment policy authorizing investments in accordance with State statutes.

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
- * Certain international agency securities
- * General obligation and revenue bonds of U.S. local government entities
- * Bankers' acceptances of certain banks
- * Commercial paper
- * Certain corporate bonds
- * Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- * Certain money market funds
- * Guaranteed investment contracts
- * Local government investment pools

Interest Rate Risk

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

As of December 31, 2016, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Fair Value</u>
Colorado Liquid Asset Trust (Colotrust)	Weighted average under 60 days	<u>\$ 1,270,515</u>

COLOTRUST

At December 31, 2016, the District has invested in the Colorado Local Government Liquid Asset Trust (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

agencies, highest rated commercial paper and repurchase agreement collateralized by certain obligations of the U.S. government agencies. COLOTRUST is rated AAAM by Standard and Poor's.

Investment Valuation

The District has certain investments which are measured at fair value on a recurring basis are categorized within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The fair value measurements of the District's investments are as follows at December 31, 2016:

<u>Investments</u>	<u>Fair Value</u>	<u>Level 1 Inputs</u>	<u>Level 2 Inputs</u>	<u>Level 3 Inputs</u>
COLOTRUST	<u>\$ 1,209,941</u>	<u>\$ -</u>	<u>\$ 1,270,515</u>	<u>\$ -</u>

Concentration of Credit Risk

The District does not have a policy that addresses limitations on the amount that can be invested in any one issuer however the District invests primarily in local government investment pools, which is not subject to concentration of credit risk.

Restricted Cash and Investments

The restricted cash and investments in the Conservation Trust Fund in the amount of \$161,884 are to be used exclusively for capital asset construction and maintenance in accordance with the Conservation Trust Fund.

At December 31, 2016, the District reports restricted cash and investments in the Debt Service Fund in the amount of \$9,648 to be used exclusively for debt service requirements (see Note 5).

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 4 - CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2016 follows:

	<u>Balance at December 31, 2015</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance at December 31, 2016</u>
Capital assets, being depreciated:				
Trails	\$ 1,026,812	\$ -	\$ -	\$ 1,026,812
Nonpotable water system	1,205,011	-	-	1,205,011
Total capital assets, being depreciated	<u>2,231,823</u>	<u>-</u>	<u>-</u>	<u>2,231,823</u>
Less accumulated depreciation for:				
Trails	488,845	51,341	-	540,186
Nonpotable water system	838,461	76,917	-	915,378
Total accumulated depreciation	<u>1,327,306</u>	<u>128,258</u>	<u>-</u>	<u>1,455,564</u>
Total capital assets being depreciated, net	<u>904,517</u>	<u>(128,258)</u>	<u>-</u>	<u>776,259</u>
Total capital assets, net	<u>\$ 904,517</u>	<u>\$ (128,258)</u>	<u>\$ -</u>	<u>\$ 776,259</u>

Depreciation expense is charged to the general government function/program.

NOTE 5 - LONG-TERM OBLIGATIONS

The following is an analysis of changes in general long-term obligations for the year ended December 31, 2016:

	<u>Balance at December 31, 2015</u>	<u>Issuances</u>	<u>Retirements</u>	<u>Amounts Forgiven</u>	<u>Balance at December 31, 2016</u>	<u>Due Within One Year</u>
Bonds payable:						
Series 2006A	\$ 31,970,000	\$ -	\$ (31,970,000)	\$ -	\$ -	\$ -
Series 2006B	4,945,000	-	(4,945,000)	-	-	-
Series 2006C	2,303,759	-	(2,303,759)	-	-	-
Series 2006D	130,260	-	(130,260)	-	-	-
Series 2008C	1,121,768	-	(446,241)	(675,527)	-	-
Series 2008D	63,755	-	(63,755)	-	-	-
Interest on C & D Bonds	2,053,985	400,467	(2,454,452)	-	-	-
Series 2016A	-	33,415,000	-	-	33,415,000	-
Series 2016B	-	3,785,000	-	-	3,785,000	-
Series 2016 Revenue						
Refunding	-	2,750,000	-	-	2,750,000	30,000
Promissory Note	-	1,000,000	-	-	1,000,000	-
Developer Advance	561,779	-	(377,016)	(184,763)	-	-
Total long-term debt	<u>43,150,306</u>	<u>41,350,467</u>	<u>(42,690,483)</u>	<u>(860,290)</u>	<u>40,950,000</u>	<u>\$ 30,000</u>
Plus bond premium	489,723	1,266,286	(489,723)	-	1,266,286	
	<u>\$ 43,640,029</u>	<u>\$ 42,616,753</u>	<u>\$ (43,180,206)</u>	<u>\$ (860,290)</u>	<u>\$ 42,216,286</u>	

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

The details of the District's long-term obligations are as follows:

General Obligation Bonds

\$35,000,000 Limited Tax General Obligation Improvement and Refunding Bonds, Series 2006A, dated August 30, 2006 ("Series 2006A Bonds"), consisting of term bonds subject to mandatory sinking fund redemption annually beginning 2011 due December 1, 2040, with interest rates of 3.75% to 5.125%, paid semiannually on June 1 and December 1. The bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2016 and on any date thereafter with no redemption premium for Series 2006A Bonds. The Series 2006A Bonds are payable from pledged revenue, including the District's covenant to levy the required mill levy on all taxable property within the District to pay debt scheduled payments and from development fees and specific ownership tax. The Series 2006A Bonds are subject to a mill levy cap of 42.827 mills, which is subject to certain adjustments resulting from property assessment ratio changes in the future.

The Series 2006A Bonds were refunded with the proceeds from \$33,415,000 of General Obligation Refunding Bonds, Series 2016A ("Series 2016A Bonds) and \$3,785,000 of Taxable General Obligation Refunding Bonds, Series 2016B ("Series 2016B Bonds) (as discussed below). The Series 2006A Bonds were considered to be defeased as of December 31, 2016. The Series 2006A Bonds were called and paid in full on January 13, 2017.

\$5,000,000 Limited Tax General Obligation Subordinate Refunding Bonds, Series 2006B, dated August 30, 2006 ("Series 2006B Bonds"), consisting of term bonds. On December 1, 2012, the District approved the Fourth Supplemental Trust Indenture which changed the interest rate, optional redemption and mandatory sinking fund provisions and added an extraordinary redemption provision for the Series 2006B Bonds with the consent of the owner of the 2006B Bonds. The 2006B Bonds bear interest at the rate of 6.625% until December 1, 2012, thereafter at 0% until November 30, 2017, and at the rate of 9.5% from December 1, 2017 to the maturity date of the bonds on December 1, 2040. Interest is paid semiannually on June 1 and December 1. The 2006B Bonds are subject to redemption prior to maturity at any time on and after December 1, 2021, at the option of the District, at varying redemption prices outlined in the Fourth Supplemental Trust Indenture. The Series 2006B Bonds maturing on December 1, 2040 are subject to mandatory redemption prior to maturity from sinking fund installments in varying amounts, to be paid by the District on each December 1 commencing on December 1, 2022.

The Series 2006B Bonds are payable from pledged revenue, including the District's covenant to levy the required mill levy on all taxable property within the District to pay scheduled debt payments and from development fees and specific ownership tax.

The 2006B Bonds were advanced refunded with the proceeds of the Series 2016A Bonds and the Series 2016B Bonds (as discussed below). The Series 2006B Bonds were considered to be defeased as of December 31, 2016. Sufficient funds have been placed in escrow for the Series 2006B Bonds to be called and paid in full on December 1, 2021. At December 31, 2016, the outstanding principal balance of the defeased bonds was \$4,945,000.

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

\$3,060,115 Subordinate Non-Ad Valorem Tax Revenue Bonds, Series 2006C, dated August 30, 2006 ("Series 2006C Bonds"), consisting of term bonds subject to mandatory sinking fund redemption annually beginning 2008 due December 1, 2040, with an interest rate of 8%, paid annually on December 1. The Series 2006C Bonds are subject to redemption prior to maturity, at the option of the District, with 30 days written notice to the Trustee, in whole or in part on any date, at par, plus accrued interest thereon to the date of redemption. The Series 2006C Bonds are also subject to extraordinary mandatory redemption prior to maturity from excess revenues transferred to the Bond Fund from the Surplus Fund on the Interest Payment Date next succeeding the date of transfer at a redemption price equal to the principal amount redeemed, plus accrued interest to the redemption date.

On December 1, 2010, 2011, 2012, 2013, 2014 and 2015, the District did not have sufficient funds available to pay the principal and interest due on the Series 2006C Bonds. All unpaid principal and interest on the Series 2006C Bonds was repaid in full with the proceeds from \$2,750,000 Revenue Refunding Bonds ("2016 Refunding Bonds") and 2016 Promissory Note ("Promissory Note").

The Series 2006C Bonds were considered to be defeased as of December 31, 2016.

\$678,481 Subordinate Non-Ad Valorem Tax Revenue Bonds, Series 2006D, dated August 30, 2006 ("Series 2006D Bonds"), consisting of term bonds subject to mandatory sinking fund redemption annually beginning 2013 due December 1, 2040, with an interest rate of 10%, paid annually on December 1. The Series 2006D Bonds are subject to redemption prior to maturity, at the option of the District, with 30 days written notice to the Trustee, in whole or in part on any date, at par, plus accrued interest thereon to the date of redemption. The Series 2006D Bonds are also subject to extraordinary mandatory redemption prior to maturity from excess revenues transferred to the Bond Fund from the Surplus Fund on the Interest Payment Date next succeeding the date of transfer at a redemption price equal to the principal amount redeemed, plus accrued interest to the redemption date. During the year ended December 31, 2016, the District paid the Series 2006D bonds in full.

\$1,121,768 Subordinate Non-Ad Valorem Tax Revenue Bonds, Series 2008C, dated February 25, 2008 ("Series 2008C Bonds"), were issued, consisting of term bonds subject to redemption prior to maturity, at the option of the District, with 30 days written notice to the Trustee, in whole or in part on any date, at par, plus accrued interest thereon to the date of redemption. Interest accrues on the tax-exempt Series 2008C Bonds at 9% per annum, compounded semi-annually. However, interest payments shall not occur until such time as funds on deposit in the Non-Property Tax Account are equal to at least \$800,000.

On December 1, 2010-2016, the District did not have sufficient funds available to pay the interest due on the 2008C Bonds. Unpaid balances on the 2008C Bonds are not considered an event of default. All unpaid principal and interest on the 2008C Bonds was repaid with the proceeds from the 2016 Refunding Bonds and the Promissory Note.

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

The 2008C Bonds were paid in full with the proceeds of the Series 2016A Bonds, Series 2016 Refunding Bonds and the Promissory Note (as discussed below). The Series 2008C Bonds are considered to be defeased as of December 31, 2016.

\$251,669 Taxable Subordinate Non-Ad Valorem Tax Revenue Bonds, Series 2008D, dated February 25, 2008 ("Series 2008D Bonds"), consisting of term bonds subject to redemption prior to maturity, at the option of the District, with 30 days written notice to the Trustee, in whole or in part on any date, at par, plus accrued interest thereon to the date of redemption. Interest accrues on the taxable Series 2008D Bonds at 12% per annum, compounded semiannually. During the year ended December 31, 2016, the District paid the Series 2008D Bonds in full.

\$33,415,000 Unlimited Tax General Obligation Refunding Bonds, Series 2016A, dated December 14, 2016, consisting of serial bonds with maturities beginning on December 1, 2022 with interest rates of 4.5% to 5.0%, payable semiannually on June 1 and December 1; and term bonds subject to mandatory sinking fund redemptions beginning on December 1, 2029 with interest rates of 4.0% to 5.0%, payable semiannually on June 1 and December 1. The 2016A Bonds are subject to redemption prior to maturity at the option of the District, on December 1, 2017 and on any date thereafter with no redemption premium. The 2016A Bonds are payable from pledged revenue, including the District's covenant to levy the Required Mill Levy on all taxable property within the District to pay debt scheduled payments up to the amount allowed by electoral limitations and any other legally available revenues.

\$3,785,000 Taxable General Obligation Refunding Bonds, Series 2016B, dated December 14, 2016, consisting of serial bonds with maturities beginning December 1, 2018 with interest rates of 1.95% to 3.32%, payable semiannually on June 1 and December 1. The Series 2016B Bonds are not subject to prior redemption. Bonds are payable from pledged revenue, including the District's covenant to levy the Required Mill Levy on all taxable property within the District to pay debt scheduled payments up to the amount allowed by electoral limitations and any other legally available revenues.

The Series 2016A and Series 2016B Bonds created a Surplus Fund which the District is to deposit any surplus revenues received up to a maximum of \$500,000. As of December 31, 2016, the balance in the account is \$0.

\$2,750,000 Revenue Refunding Bonds, Series 2016, dated December 14, 2016, consisting of term bonds subject to mandatory sinking fund redemptions beginning December 1, 2017 with an interest rate of 5.0%, payable semiannually on June 1 and December 1. The 2016 Refunding Bonds are subject to redemption prior to maturity at the option of the District on December 1, 2017 with no redemption premium. The 2016 Refunding Bonds are payable from pledged revenue, including system development fees, specific ownership taxes and any other legally available revenues.

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

\$1,000,000 Promissory Note

On December 14, 2016, the District issued the Promissory Note which matures on December 5, 2018 and bears no interest. The note may be prepaid at any time with 5 days prior notice to the note holder.

The District's long-term obligations mature as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2017	\$ 30,000	\$ 1,658,461	\$ 1,688,461
2018	1,765,000	1,707,602	3,472,602
2019	835,000	1,691,618	2,526,618
2020	965,000	1,670,013	2,635,013
2021	1,035,000	1,642,350	2,677,350
2022-2026	6,500,000	7,514,875	14,014,875
2027-2031	8,595,000	5,715,500	14,310,500
2032-2036	10,820,000	3,539,300	14,359,300
2037-2040	10,405,000	1,113,713	11,518,713
	<u>\$ 40,950,000</u>	<u>\$ 26,253,432</u>	<u>\$ 67,203,432</u>

Developer Advances

On August 30, 2006, the District entered into a District Bond Restructure Agreement with Vista Ridge LLC (VRLLC) and Vista Ridge Development Corporation (VRDC) in order to set forth consideration for the full payment of outstanding principal and interest on the Series 2004 Bonds and refunding of the Series 2006 Subordinate Bonds. Proceeds from the Series 2006C Bonds were utilized to partially pay such bonds. The remaining \$1,000,000 outstanding principal of the Series 2004 Bonds and Series 2006 Bonds was paid by the Developer. The District has agreed to make a deferred payment totaling \$1,000,000 to VRLLC from the collection of additional System Development Fees. During the year ended December 31, 2016, VRLLC had been paid \$313,016 from System Development Fees. The remainder of the balance was forgiven upon the issuance of the Series 2016A Bonds, Series 2016B Bonds, the 2016 Refunding Bonds and the Promissory Note.

Authorized Debt

At elections held on November 7, 2000 and November 6, 2001, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$122,695,000 at an interest rate not to exceed 12% per annum.

As of December 31, 2016, the District had authorized but unissued indebtedness in the following amounts allocated for the following purpose:

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

	<u>Amount Authorized on 11/7/2000</u>	<u>Amount Authorized on 11/6/2001</u>	<u>Total Amount Authorized</u>	<u>Authorization Used</u>	<u>Authorized but Unissued Debt Remaining</u>
Street improvements	\$ 16,515,000	\$ 4,000,000	\$ 20,515,000	\$ (20,491,932)	\$ 23,068
Water supply	3,835,000	620,000	4,455,000	(4,400,502)	54,598
Sanitary sewer and storm drainage	4,345,000	500,000	4,845,000	(4,812,499)	32,501
Park and recreation	4,185,000	6,000,000	10,185,000	(9,307,220)	877,780
Operations and maintenance	2,695,000	-	2,695,000	(930,150)	1,764,850
Debt refunding	35,015,000	4,985,000	40,000,000	(38,500,000)	1,500,000
Intergovernmental contract	35,015,000	4,985,000	40,000,000	-	40,000,000
	<u>\$ 101,605,000</u>	<u>\$ 21,090,000</u>	<u>\$ 122,695,000</u>	<u>\$ (78,442,303)</u>	<u>\$ 44,252,697</u>

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area, however, as of the date of this audit, the amount and timing of any debt issuances is not determinable.

NOTE 6 - FUND EQUITY

At December 31, 2016, the District reported the following classifications of fund equity.

Nonspendable Fund Balance

The nonspendable fund balance in the General Fund in the amount of \$19,757 is comprised of prepaid amounts which are not in spendable form.

Restricted Fund Balance

The restricted fund balance in the General Fund in the amount of \$33,100 is comprised of the Emergency Reserves that have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (see Note 11).

The restricted fund balance in the Debt Service Fund in the amount of \$26,206 is to be used exclusively for debt service requirements (see Note 5).

The restricted fund balance in the Conservation Trust Fund in the amount of \$161,884 is to be used exclusively for capital asset construction and maintenance in accordance with the Conservation Trust Fund.

Committed Fund Balance

The committed fund balance in the Capital Repair and Replacement Fund in the amount of \$501,141 is comprised of amounts committed by the Board of Directors by a resolution and transferred was from the General Fund to establish a reserve for future capital repairs and replacements.

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016**

The committed fund balance in the General Fund in the amount of \$102,601 is comprised of amounts committed by the Board of Directors by a Resolution Adopting a Fund Balance Policy to establish a minimum General Fund balance equal to 20% of the current year's expenditures less capital outlay and transfers out budgeted for the fund.

NOTE 7 - NET POSITION

The District has net position consisting of two components - restricted and unrestricted.

Restricted net position includes amounts that are restricted for use either externally imposed by grantors, contributors or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2016 as follows:

Restricted:		
Emergencies	\$	33,100
Capital projects		161,884
	<u>\$</u>	<u>194,984</u>

The District's unrestricted net position (deficit) as of December 31, 2016 totaled \$(37,725,914). This deficit amount is the result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities.

NOTE 8 - INTERFUND AND OPERATING TRANSFERS

The transfer of \$308,677 from the General Fund to the Debt Service Fund was to assist in the bond principal and interest payments on the 2006D and 2008D Bonds. The transfer of \$75,000 from the General Fund to the Capital Repair and Replacement Fund was to set aside monies for capital replacements.

NOTE 9 - RELATED PARTIES

The Developer of the property which constitutes the District is Vista Ridge Development Corporation, LLC (Developer). One of the members of the Board of Directors of the District is an employee, owner or associated with the Developer or its management and may have conflicts of interest in dealing with the District. The Developer, through Vista Ridge LLC and Vista Ridge Development Corporation, owned 100% of the Series 2008C and 2008D Bonds. The Series 2008C and 2008D were repaid in full during 2016.

Service Agreement for Project Management and Consulting Services

On March 19, 2009, the District entered into a Service Agreement for Project Management and Consulting Services with Marathon Land Company ("Marathon"), an entity which cooperates with the Developer on development in the District, by which Marathon will provide the specified services to the District on a time and materials basis. The President of Marathon also serves as President of the Board of Directors of the District. During 2016, the District made no payments to Marathon Land Company for services rendered under the agreement.

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE 10 - RISK MANAGEMENT

The District 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 District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2016. 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 did not exceed this coverage in any of the past three fiscal years.

The District 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 that 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, referred to as the Taxpayer's Bill of Rights (TABOR) contains tax, spending, revenue and debt limitations that apply to the State of Colorado and all local governments.

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 District'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, will require judicial interpretation

On November 7, 2000, the District voters passed an election question to increase property taxes annually, without limitation of rate, to pay the District's operations, maintenance and other expenses. Additionally, the District's electors authorized the District to collect and spend all revenue of the District without regard to any limitations under TABOR.

This information is an integral part of the accompanying financial statements.

SUPPLEMENTAL INFORMATION

**VISTA RIDGE METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
DEBT SERVICE FUND
Year Ended December 31, 2016**

	Original Budgeted Amounts	Final Budgeted Amounts	Actual	Variance with Final Budget - Positive (Negative)
REVENUES				
Property tax	\$ 2,615,557	\$ 2,615,557	\$ 2,613,739	\$ (1,818)
Specific ownership taxes	209,245	209,245	205,203	(4,042)
System development fees	75,000	360,000	361,983	1,983
Net investment income	-	3,000	9,521	6,521
Other income	-	-	15,330	15,330
Total Revenues	<u>2,899,802</u>	<u>3,187,802</u>	<u>3,205,776</u>	<u>2,644</u>
EXPENDITURES				
Principal - bonds	884,015	3,634,015	3,634,015	-
Interest - bonds	1,597,708	4,031,494	4,031,494	-
Repayment of developer advances	75,000	377,016	377,016	-
Paying agent and other fees	5,000	3,600	3,600	-
County treasurer's fees	39,233	39,260	39,260	-
Bond issuance costs	-	712,752	712,752	-
Contingency	4,000	-	-	-
Total Expenditures	<u>2,604,956</u>	<u>8,798,137</u>	<u>8,798,137</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>294,846</u>	<u>(5,610,335)</u>	<u>(5,592,361)</u>	<u>2,644</u>
OTHER FINANCING SOURCES				
Transfers in	214,692	379,000	308,677	(70,323)
Bond proceeds	-	40,950,000	40,950,000	-
Bond premium	-	1,266,286	1,266,286	-
Payment to refunding escrow	-	(37,854,135)	(37,854,135)	-
Total Other Financing Sources	<u>214,692</u>	<u>4,741,151</u>	<u>4,670,828</u>	<u>(70,323)</u>
NET CHANGE IN FUND BALANCE	509,538	(869,184)	(921,533)	(67,679)
FUND BALANCE - BEGINNING OF YEAR	<u>949,870</u>	<u>949,870</u>	<u>947,739</u>	<u>(2,131)</u>
FUND BALANCE - END OF YEAR	<u>\$ 1,459,408</u>	<u>\$ 80,686</u>	<u>\$ 26,206</u>	<u>\$ (69,810)</u>

**VISTA RIDGE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
CAPITAL REPAIR AND REPLACEMENT FUND
Year Ended December 31, 2016**

	Original and Final Adopted Budget	Actual	Variance with Final Budget - Positive (Negative)
REVENUES			
Reimbursement from Golf Course	\$ -	\$ 23,179	\$ 23,179
Other income	-	2,458	2,458
Net investment income	500	3,254	2,754
Total Revenues	<u>500</u>	<u>28,891</u>	<u>28,391</u>
EXPENDITURES	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>500</u>	<u>28,891</u>	<u>28,391</u>
OTHER FINANCING SOURCES			
Transfers in	<u>75,000</u>	<u>75,000</u>	<u>-</u>
Total Other Financing Sources	<u>75,000</u>	<u>75,000</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	75,500	103,891	28,391
FUND BALANCE - BEGINNING OF YEAR	<u>409,316</u>	<u>397,250</u>	<u>(12,066)</u>
FUND BALANCE - END OF YEAR	<u>\$ 484,816</u>	<u>\$ 501,141</u>	<u>\$ 16,325</u>

OTHER INFORMATION

**VISTA RIDGE METROPOLITAN DISTRICT
SUMMARY OF ASSESSED VALUATION , MILL LEVY
AND PROPERTY TAXES COLLECTED
December 31, 2016**

<u>Year Ended December 31,</u>	<u>Prior Year Assessed Valuation for Current Year Property Tax Levy</u>	<u>Mill Levy</u>		<u>Property Taxes</u>		<u>Percentage Collected to Levied</u>
		<u>Operations</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
2006	\$ 25,627,000	10.285	44.047	\$ 1,392,367	\$ 1,391,445	99.9%
2007	\$ 35,041,530	15.368	43.878	\$ 2,076,071	\$ 2,075,775	100.0%
2008	\$ 48,026,400	15.000	42.827	\$ 2,777,223	\$ 2,777,019	100.0%
2009	\$ 51,467,030	15.000	42.827	\$ 2,976,183	\$ 2,965,739	99.6%
2010	\$ 49,976,400	15.000	42.827	\$ 2,889,900	\$ 2,867,666	99.2%
2011	\$ 50,481,310	15.000	42.827	\$ 2,919,183	\$ 2,916,438	99.9%
2012	\$ 49,265,630	15.000	42.827	\$ 2,848,883	\$ 2,793,275	98.0%
2013	\$ 49,123,880	15.000	42.827	\$ 2,840,686	\$ 2,835,841	99.8%
2014	\$ 50,219,898	15.000	42.827	\$ 2,904,066	\$ 2,906,797	100.1%
2015	\$ 51,256,220	15.000	42.827	\$ 2,963,993	\$ 2,960,534	99.9%
2016	\$ 61,072,610	15.000	42.827	\$ 3,531,646	\$ 3,529,191	99.9%
Estimated for year ending December 31, 2017	\$ 62,339,990	13.003	42.830	\$ 3,480,442		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurers do not permit identification of specific year of levy.

VISTA RIDGE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2016

\$33,415,000 Unlimited Tax General Obligation
Refunding Bonds, Series 2016A
Dated December 14, 2016
Interest Rate 4.50% to 5.00%
Principal Due December 1
Interest Due June 1 and December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2017	\$ -	\$ 1,418,025	\$ 1,418,025
2018	-	1,471,150	1,471,150
2019	-	1,471,150	1,471,150
2020	-	1,471,150	1,471,150
2021	-	1,471,150	1,471,150
2022	675,000	1,471,150	2,146,150
2023	1,125,000	1,440,775	2,565,775
2024	1,230,000	1,390,150	2,620,150
2025	1,320,000	1,334,800	2,654,800
2026	1,385,000	1,268,800	2,653,800
2027	1,455,000	1,199,550	2,654,550
2028	1,525,000	1,126,800	2,651,800
2029	1,605,000	1,050,550	2,655,550
2030	1,685,000	970,300	2,655,300
2031	1,765,000	886,050	2,651,050
2032	1,855,000	797,800	2,652,800
2033	1,930,000	723,600	2,653,600
2034	2,005,000	646,400	2,651,400
2035	2,085,000	566,200	2,651,200
2036	2,170,000	482,800	2,652,800
2037	2,255,000	396,000	2,651,000
2038	2,350,000	302,981	2,652,981
2039	2,445,000	206,044	2,651,044
2040	2,550,000	105,188	2,655,188
	<u>\$ 33,415,000</u>	<u>\$ 23,668,563</u>	<u>\$ 57,083,563</u>

(continued)

(continued)

**\$3,785,000 Taxable General Obligation
Refunding Bonds, Series 2016B
Dated December 14, 2016
Interest Rate 1.95% to 3.32%
Principal Due December 1
Interest Due June 1 and December 1**

**\$2,750,000 Revenue Refunding
Bonds, Series 2016
Dated December 14, 2016
Interest Rate 5.00%
Principal Due December 1
Interest Due June 1 and December 1**

<u>Principal</u>	<u>Interest</u>	<u>Total</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
\$ -	\$ 96,825	\$ 96,825	\$ 30,000	\$ 143,611	\$ 173,611
730,000	100,452	830,452	35,000	136,000	171,000
790,000	86,218	876,218	45,000	134,250	179,250
915,000	66,863	981,863	50,000	132,000	182,000
975,000	41,700	1,016,700	60,000	129,500	189,500
375,000	12,450	387,450	65,000	126,500	191,500
-	-	-	70,000	123,250	193,250
-	-	-	80,000	119,750	199,750
-	-	-	85,000	115,750	200,750
-	-	-	90,000	111,500	201,500
-	-	-	100,000	107,000	207,000
-	-	-	105,000	102,000	207,000
-	-	-	110,000	96,750	206,750
-	-	-	120,000	91,250	211,250
-	-	-	125,000	85,250	210,250
-	-	-	135,000	79,000	214,000
-	-	-	145,000	72,250	217,250
-	-	-	155,000	65,000	220,000
-	-	-	165,000	57,250	222,250
-	-	-	175,000	49,000	224,000
-	-	-	185,000	40,250	225,250
-	-	-	195,000	31,000	226,000
-	-	-	205,000	21,250	226,250
-	-	-	220,000	11,000	231,000
<u>\$ 3,785,000</u>	<u>\$ 404,508</u>	<u>\$ 4,189,508</u>	<u>\$ 2,750,000</u>	<u>\$ 2,180,361</u>	<u>\$ 4,930,361</u>

(continued)

(continued)

**\$1,000,000 Promissory Note
Series 2016
Dated December 14, 2016
Interest Rate 0.00%
Principal Due December 1**

			Totals		
<u>Principal</u>	<u>Interest</u>	<u>Total</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
\$ -	\$ -	\$ -	\$ 30,000	\$ 1,658,461	\$ 1,688,461
1,000,000	-	1,000,000	1,765,000	1,707,602	3,472,602
-	-	-	835,000	1,691,618	2,526,618
-	-	-	965,000	1,670,013	2,635,013
-	-	-	1,035,000	1,642,350	2,677,350
-	-	-	1,115,000	1,610,100	2,725,100
-	-	-	1,195,000	1,564,025	2,759,025
-	-	-	1,310,000	1,509,900	2,819,900
-	-	-	1,405,000	1,450,550	2,855,550
-	-	-	1,475,000	1,380,300	2,855,300
-	-	-	1,555,000	1,306,550	2,861,550
-	-	-	1,630,000	1,228,800	2,858,800
-	-	-	1,715,000	1,147,300	2,862,300
-	-	-	1,805,000	1,061,550	2,866,550
-	-	-	1,890,000	971,300	2,861,300
-	-	-	1,990,000	876,800	2,866,800
-	-	-	2,075,000	795,850	2,870,850
-	-	-	2,160,000	711,400	2,871,400
-	-	-	2,250,000	623,450	2,873,450
-	-	-	2,345,000	531,800	2,876,800
-	-	-	2,440,000	436,250	2,876,250
-	-	-	2,545,000	333,981	2,878,981
-	-	-	2,650,000	227,294	2,877,294
-	-	-	2,770,000	116,188	2,886,188
<u>\$ 1,000,000</u>	<u>\$ -</u>	<u>\$ 1,000,000</u>	<u>\$ 40,950,000</u>	<u>\$ 26,253,432</u>	<u>\$ 67,203,432</u>