

SWEETGRASS METROPOLITAN DISTRICT NO. 2

FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2017

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**SWEETGRASS METROPOLITAN DISTRICT NO. 2
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YEAR ENDED DECEMBER 31, 2017**

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INDEPENDENT AUDITORS' REPORT

Board of Directors
Sweetgrass Metropolitan District No. 2
Dacono, Colorado

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the major fund of Sweetgrass Metropolitan District No. 2, as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the entity'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.

Auditors' 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 auditors' 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 the major fund of Sweetgrass Metropolitan District No. 2 as of December 31, 2017, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the budgetary comparison information on pages 3-7 and page 24 be presented to supplement the basic financial statements. Such 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



CliftonLarsonAllen LLP

Greenwood Village, Colorado
March 21, 2018

**SWEETGRASS METROPOLITAN DISTRICT NO. 2
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2017**

The discussion and analysis is designed to provide an analysis of the District's financial condition and operating results and to inform the reader on the District's financial issues and activities.

The Management's Discussion and Analysis (MD & A) should be read in conjunction with the District's financial statements.

Financial Highlights

- The net position of the District decreased by \$2,278,590 in 2017 to \$(7,196,156). An overall net deficit is typical in a metropolitan district like District No. 2, which retains the related debt in the District until it is paid off and the assets are held by District No. 1.
- Actual revenue was equal to budgeted revenue, and budgeted expenditures were more than actual expenditures by \$500, principally due to less than projected insurance expense.
- The District has one note outstanding, the Series 2016 Limited Tax General Obligation Note, which is scheduled to be fully retired in 2046.

Overview of the Financial Statements

Management's discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The basic financial statements, presented on pages 8-13 are comprised of three components: 1) Government-wide financial statements, 2) Fund financial statements, and 3) Notes to the basic financial statements. This report also contains other required supplementary information in addition to the basic financial statements themselves.

Government-wide Financial Statements

The government-wide financial statements are designed to provide the reader of the District's basic financial statements a broad overview of the financial activities in a manner similar to a private sector business. The government-wide financial statements include the statement of net position and the statement of activities.

The statement of net position presents information about all of the District's assets, liabilities and deferred outflows and inflows of resources. The difference between assets, liabilities and deferred outflows and inflows of resources is reported as net position. Over time, changes in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the net position of the District changed during the current fiscal year. Changes in net position are recorded in the statement of activities when the underlying event occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement even though the resulting cash flow may be recorded in a future period.

The government-wide financial statements consolidate governmental activities that are supported from taxes and intergovernmental revenues. Governmental activities consolidate governmental funds including the general fund. The government-wide financial statements can be found on pages 8-9.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)
YEAR ENDED DECEMBER 31, 2017**

Fund Financial Statements

Fund financial statements are designed to demonstrate compliance with finance-related legal requirements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for special objectives. The District uses governmental funds to account for its activity.

Governmental funds account for essentially the same information reported in the governmental activities of the government-wide financial statements. However, unlike the government-wide statements, the governmental fund financial statements focus on near-term financial resources and fund balances. Such information may be useful in evaluating financing requirements in the near term.

Since the governmental funds and the governmental activities report information using the same functions, it is useful to compare the information presented. Because the focus of each report differs, reconciliations are provided on the fund financial statements to assist the reader in comparing the near-term requirements with the long-term needs.

All of the District's activities are reported in a single governmental fund, the general fund, which focuses on how money flows into and out of that fund and the balance left at year-end available for spending in future periods.

The District adopts an annual budget for the governmental fund. A budgetary comparison schedule for the general fund is included in the required supplementary information.

The basic governmental fund financial statements can be found on pages 10-13 of this report.

Notes to the Basic Financial Statements

The notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements. The notes can be found on pages 14-22 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, this report also contains required supplementary information concerning the District's budgetary comparisons. Required supplementary information can be found on page 24 of this report.

Government-wide Financial Analysis

Government-wide Net Position

The assets of the District are classified as current assets. Cash and investments and receivables are current assets. These assets are available to provide resources for the near-term operations of the District. The majority of the current assets are property taxes receivable.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)
YEAR ENDED DECEMBER 31, 2017**

Current and noncurrent liabilities are classified based on anticipated liquidation either in the near-term or in the future. Current liabilities include accounts payable and accrued interest. The liquidation of current liabilities is anticipated to be either from current available resources, current assets or new resources that become available during fiscal year 2018.

Deferred inflows of property tax revenue increased by \$211,629, which is attributable to an increase in assessed valuation within the District.

The liabilities and deferred inflows of resources of the primary government activities exceed assets by \$7,196,156, with a deficit in unrestricted net position of \$7,198,598.

**Government-wide Total Assets as compared to Total Liabilities, Deferred Inflows
of Resources and Total Net Position:**

	Net Position	
	2017	2016
Assets:		
Current	\$ 514,598	\$ 299,272
Total Assets	514,598	299,272
Liabilities:		
Current	72,339	16,079
Noncurrent	7,138,177	4,912,150
Total Liabilities	7,210,516	4,928,229
Deferred Inflows of Resources:		
Property Tax Revenue	500,238	288,609
Total Deferred Inflows of Resources	500,238	288,609
Net Position:		
Restricted	2,442	3,351
Unrestricted	(7,198,598)	(4,920,917)
Total Net Position	\$ (7,196,156)	\$ (4,917,566)

**SWEETGRASS METROPOLITAN DISTRICT NO. 2
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)
YEAR ENDED DECEMBER 31, 2017**

Government-wide Activities

Government activities increased the deficit of the net position of the District by \$2,278,590. The details of this increase are shown in the following schedule:

The District's Changes in Net Position

	Governmental Activities	
	2017	2016
Revenues:		
General Revenue:		
Property Taxes	\$ 288,212	\$ 309,789
Specific Ownership Taxes	22,413	18,208
Intergovernmental Revenue	53,557	24,851
Investment Income	961	790
Miscellaneous income	398	398
Total Revenue	365,541	354,036
Expenses:		
Governmental Activities:		
General Government	2,644,131	2,737,232
Total Expense	2,644,131	2,737,232
Total Change in Net Position	(2,278,590)	(2,383,196)
Net Position - Beginning of Year	(4,917,566)	(2,534,370)
Net Position - End of Year	\$ (7,196,156)	\$ (4,917,566)

Key elements of the decreases in net position for governmental activities are as follows:

- Property tax revenue decreased by \$21,577 due to a decrease in the assessed valuation of the District from 2016 to 2017.
- Intergovernmental revenue increased \$28,706 due to the District receiving more funds from Sweetgrass Metropolitan District No. 1 and 3 during 2017.
- Governmental expenses decreased \$93,101 primarily due a decrease in loan origination fees.

Financial Analysis of the District's Governmental Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)
YEAR ENDED DECEMBER 31, 2017**

All of the District's activities are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end available for spending in future periods. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps determine where there are more or fewer financial resources that can be spent in the near future. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District's one governmental fund, the general fund, reported an ending fund balance of \$14,360.

The general fund is the chief operating fund of the District. As a measure of the general fund's liquidity, it may be useful to compare total fund balance to total fund expenditures. Actual expenditures of the general fund amounted to \$2,694,992. Total general fund balance represents 0.53% of expenditures.

General Fund Budgetary Highlights

The fund balance for the general fund increased by \$3,697 resulting in an ending fund balance of \$14,360. No significant differences in budgeted revenues to actual revenues. Actual expenditures were below budgeted expenditures by \$500, principally due to less than expected insurance expenditures.

Economic Factors and Next Year's Budgets and Rates

The assessed valuation of property in the District increased by \$3,281,340 in 2017, primarily due to an increase in value of vacant land and residential single family improvements. It is anticipated that the mill levy increased from 50 mills to 55.275 mills and is anticipated to remain at 55.275 for the foreseeable future.

Requests for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the District. Questions concerning any of the information provided in this report or requests for additional information shall be addressed to:

Sweetgrass Metropolitan District No. 2
Mr. Steve Rane
2500 Arapahoe, Suite 220
Boulder, Colorado 80302

SWEETGRASS METROPOLITAN DISTRICT NO. 2
STATEMENT OF NET POSITION
DECEMBER 31, 2017

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 5,677
Due from Other Governments	1,569
Prepaid Expenses	7,114
Property Tax Receivable	500,238
Total Assets	<u>514,598</u>
LIABILITIES	
Due Within the Year:	
Accrued Interest and Non-Use Fees	23,218
Limited Tax Obligation Notes	49,121
Due in More Than One Year:	
Limited Tax Obligation Notes	7,138,177
Total Liabilities	<u>7,210,516</u>
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	500,238
Total Deferred Inflows of Resources	<u>500,238</u>
NET POSITION	
Restricted for Emergencies	2,442
Unrestricted	<u>(7,198,598)</u>
Total Net Position	<u><u>\$ (7,196,156)</u></u>

See accompanying Notes to Financial Statements.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2017**

Functions/Programs	Expenses	Program Revenue Charges for Services	Net (Expense) Revenue and Changes in Net Position Governmental Activities
Governmental Activities:			
General Government	\$ 2,370,632	\$ -	\$ (2,370,632)
Interest and Related Costs on Long-Term Debt	273,499	-	(273,499)
	\$ 2,644,131	\$ -	(2,644,131)
General Revenues:			
			288,212
			22,413
			53,557
			961
			398
		Total General Revenues	365,541
		Change in Net Position	(2,278,590)
		Net Position - Beginning of Year	(4,917,566)
		Net Position - End of Year	\$ (7,196,156)

See accompanying Notes to Financial Statements.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2
BALANCE SHEET
DECEMBER 31, 2017**

	<u>General Fund</u>
ASSETS	
Cash and Investments	\$ 5,677
Due from Other Governments	1,569
Prepaid Items	7,114
Property Tax Receivable	<u>500,238</u>
Total Assets	<u><u>\$ 514,598</u></u>
DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	<u>\$ 500,238</u>
Total Deferred Inflows of Resources	500,238
FUND BALANCE	
Nonspendable	7,114
Restricted for TABOR	2,442
Unassigned	<u>4,804</u>
Total Fund Balance	<u>14,360</u>
Total Deferred Inflows of Resources and Fund Balance	<u><u>\$ 514,598</u></u>

See accompanying Notes to Financial Statements.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2
RECONCILIATION OF THE BALANCE SHEET OF
GOVERNMENTAL FUND TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2017**

Total Fund Balance - Total Governmental Fund \$ 14,360

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

Some liabilities are not due in the current period and , therefore, are not
reported in the fund balance sheet.

Limited Tax Obligation Notes	(7,187,298)
Accrued Interest and Non-use Fees	(23,218)
	<u>(7,210,516)</u>

Net Position of Governmental Activities \$ (7,196,156)

**SWEETGRASS METROPOLITAN DISTRICT NO. 2
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – GOVERNMENTAL FUND
YEAR ENDED DECEMBER 31, 2017**

	General Fund
REVENUES	
Property Taxes	\$ 288,212
Specific Ownership Taxes	22,413
Net Investment Income	961
Intergovernmental - Metro District No. 1	17,437
Intergovernmental - Metro District No. 3	36,120
Miscellaneous Income	398
Total Revenues	365,541
EXPENDITURES	
Current:	
Intergovernmental - Metro District No. 1	2,353,799
County Treasurer's Fees	4,330
Audit	8,250
Insurance	3,923
Miscellaneous	330
Debt Service:	
Principal	58,000
Interest and Fiscal Charges	235,132
Custodial Fee	3,000
Non-use Fee	4,896
Loan Origination Fees	23,332
Total Expenditures	2,694,992
DEFICIENCY OF REVENUES UNDER EXPENDITURES	(2,329,451)
OTHER FINANCING SOURCES	
Proceeds from Debt Instrument	2,333,148
Total Other Financing Sources	2,333,148
NET CHANGES IN FUND BALANCE	3,697
Fund Balance - Beginning of Year	10,663
FUND BALANCE - END OF YEAR	\$ 14,360

See accompanying Notes to Financial Statements.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUND TO
THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2017**

Net Change in Fund Balance - Total Governmental Fund \$ 3,697

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

The issuance of long-term debt provides current financial resources to the
governmental fund, while the repayment of the principal on long-term debt
consumes the current financial resources of governmental funds. Neither
transaction, however, has any effect on net position.

Note Proceeds	(2,333,148)
Payment of Principal	58,000

An increase in accrued interest and non-use fees does not have any impact on
governmental fund expenditures. This transaction, however, does increase the
amount of interest expense and non-use fees on the the statement of activities.

Accrued Interest and Non-Use Fees	(7,139)
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Change in Net Position of Governmental Activities	\$ (2,278,590)
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SWEETGRASS METROPOLITAN DISTRICT NO. 2
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017

NOTE 1 DEFINITION OF REPORTING ENTITY

Sweetgrass Metropolitan District No. 2 (the District) is a quasi-municipal corporation located within the city limits of Dacono, Colorado (Dacono) created by election in November 2001. The District and Dacono have entered into an Intergovernmental Agreement as required by the Dacono Code, which implemented the District Service Plan and limited certain District statutory powers. The District is governed pursuant to provisions of the Colorado Special District Act to finance construction, operation and maintenance of the facilities located within the Sweetgrass Metropolitan Districts No. 1, No. 2, and No. 3.

Sweetgrass Metropolitan District No. 1 (District No. 1) was organized concurrently with Sweetgrass Metropolitan District No. 2 and Sweetgrass Metropolitan District No. 3 (District No. 3). District No. 1 has the power to provide water, sanitation, storm drainage, streets, traffic and safety controls, and park and recreation improvements and other related improvements for the benefit of taxpayers and service users within the Districts' boundaries. The Service Plan requires District No. 1 to convey the constructed improvements to Dacono or the HOA for ownership and maintenance.

Sweetgrass Metropolitan District No. 1 is intended to serve as the "operating district" while Sweetgrass Metropolitan Districts No. 2 and No. 3 are intended to serve as the "financing districts". The operating district is responsible for providing the day-to-day operations and administrative management of all three of the Districts. The operating district is economically dependent on developer advances and in future years will be economically dependent upon intergovernmental revenue received from the financing districts.

The District has no employees and all services are contracted.

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, including District No. 1, District No. 3, and Dacono.

SWEETGRASS METROPOLITAN DISTRICT NO. 2
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017

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. Governmental activities are normally supported by taxes.

The statement of net position reports all financial resources of the District. The difference between the assets, liabilities and deferred outflows and inflows of resources of the District is reported as net position.

The District is responsible for the repayment of bonds issued for the purpose of constructing infrastructure improvements which will be conveyed to Dacono. The funds generated through the issuance of the bonds have been transferred to District No. 1 for that purpose. Consequently, a deficit balance is reflected on the District's statement of 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 charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

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.

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.

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 government 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. Expenditures generally are recorded when a liability is incurred as under accrual accounting. However, debt service expenditures, including non-use fees, are recorded only when payment is due.

The District reports the following major governmental fund:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government.

SWEETGRASS METROPOLITAN DISTRICT NO. 2
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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. During fiscal year 2017, the Board of Directors approved a supplemental increase in budgeted expenditures in the amount of \$1,186,200.

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 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 held in November or December. The County Treasurer remits the taxes collected monthly to the District. During fiscal year 2017, the property tax mill rate increased from 50 mills to 55.275 mills due to a decrease in the residential assessment ratio from 7.96% to 7.20%. The increase in mills certified in December 2017 will be collected in fiscal year 2018.

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

Fund Balance and Net Position

Net position is reported in the governmental activities and is classified as restricted or unrestricted. Restrictions of net position represent amounts that are not available for appropriation or are legally restricted. As of December 31, 2017, fund balances of governmental funds are classified as follows:

Nonspendable – amounts that cannot be spent either because they are not spendable in form or because they are legally or contractually required to be maintained intact.

Restricted – amounts that are subject to externally enforceable legal purpose restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments; or through constitutional provisions or enabling legislation.

Committed – amounts that are subject to a purpose constraint imposed by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. Commitments may be established, modified or rescinded only through resolutions approved by the Board.

SWEETGRASS METROPOLITAN DISTRICT NO. 2
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance and Net Position (Continued)

Assigned – amounts that are subject to a purpose constraint that represents an intended use established by the District in its budget process. The purpose of the assignment must be narrower than the purpose of the General Fund.

Unassigned – represents the residual classification for the District’s General Fund and could report a surplus or deficit.

Restricted Fund Balance

Emergency Reserves have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (see Note 9). \$2,442 of the General Fund balance has been reserved in compliance with this requirement. The District’s order of fund balance spending policy is to apply expenditures against restricted fund balance, committed fund balance, assigned fund balance, and unassigned fund balance. The District reserves the right to selectively spend unassigned fund balance.

NOTE 3 CASH AND INVESTMENTS

Cash and investments reflected on the statement of net position as of December 31, 2017 consist of the following:

Cash Deposits	4,845
Investments	832
Total Cash	<u>\$ 5,677</u>

Cash Deposits

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 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, 2017, the District’s cash deposits had a carrying balance of \$4,845.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2
 NOTES TO FINANCIAL STATEMENTS
 DECEMBER 31, 2017**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

The District has not adopted a formal investment policy; however, it follows state statutes regarding investments. The District also follows investment policies in bond or note agreements when those agreements are more restrictive than state statutes. The District 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 District is not subject to concentration risk disclosure requirements or subject to investment custodial credit risk for investments that are in the possession of another party.

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

Colorado revised statutes limit investment maturities to five years or less depending on the specific investment held unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements. Revenue bonds of U.S. local government, corporate and bank securities and guaranteed investment contracts not purchased with bond proceeds are limited to maturities of three years or less.

As of December 31, 2017, the District had the following investments:

Investment	Maturity	Amortized Cost
Money Market Fund - Fidelity Treasury	Less than One Year	\$ <u>832</u>

As of December 31, 2017, the District had \$832 invested in Fidelity Treasury Money Market Funds. The investment is rated AAAM by Standard & Poor's and is valued at amortized cost. Based on the valuation method, additional disclosures are not required under GASB Statement No. 72.

SWEETGRASS METROPOLITAN DISTRICT NO. 2
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017

NOTE 4 LONG-TERM OBLIGATIONS

The District's long-term obligations consist of the following for the year ended December 31, 2017:

	Balance at January 1, 2017	Additions	Reductions	Balance at December 31, 2017	Due Within One Year
General Obligation Limited Tax Notes:					
Series 2016	\$ 4,912,150	\$ 2,333,148	\$ 58,000	\$ 7,187,298	\$ 49,121
Total Long-Term Obligations	<u>\$ 4,912,150</u>	<u>\$ 2,333,148</u>	<u>\$ 58,000</u>	<u>\$ 7,187,298</u>	<u>\$ 49,121</u>

Series 2016 Note

The District issued the 2016 Limited Tax Obligation Note on June 10, 2016 for an amount not to exceed \$8,000,000 until June 10, 2019. The proceeds of such debt were used to refund all of the amounts due on the District's General Obligation Limited Tax Bonds, Series 2010; repay or reimburse a portion of the amounts owed under the Capital Costs Agreement; and pay costs of issuance on the Note. The District does not have optional prepayment of principal through the second anniversary of the date of the Note. A prepayment fee of 1% will be added to the principal balance if prepayment occurs after the second anniversary but before the third anniversary date. No prepayment fee is incurred if prepayment occurs after the third anniversary date and before the fifth anniversary date of the Note. On May 21, 2021, and each five year anniversary until the maturity date, the interest rate will reset to the Bank Qualified Tax-Exempt Rate on the reset date. Interest payments are due on June 1 and December 1 of each year. The District is subject to non-use fees in the amount of 0.25% of the unfunded portion of the maximum advance amount computed on the basis of a 360-day year and actual days elapsed beginning on the commencement date of the Initial Advance stated below. The District incurred \$4,410 in non-use fees on the unfunded balance as of December 31, 2017.

Each advance is subject to the terms as noted above. Below is a summary of each draw made through December 31, 2017:

	Amount	Principal Paid in 2017	Interest Incurred in 2017	Date of Advance	Effective Interest Rate
Initial Advance	\$ 4,087,226	\$ 32,718	\$ 156,954	June 10, 2016	3.790%
Second Advance	824,924	6,600	30,717	September 1, 2016	3.675%
Third Advance	494,028	3,955	19,620	January 24, 2017	4.208%
Fourth Advance	1,356,060	10,858	31,497	May 31, 2017	3.930%
Fifth Advance	483,060	3,869	3,969	October 18, 2017	4.065%
Total	<u>\$ 7,245,298</u>	<u>\$ 58,000</u>	<u>\$ 242,757</u>		

**SWEETGRASS METROPOLITAN DISTRICT NO. 2
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017**

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

The following summarizes the debt services requirements to maturity for the 2016 Note:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 49,121	\$ 280,551	\$ 329,672
2019	123,416	278,674	402,090
2020	148,345	274,617	422,962
2021	50,716	268,079	318,795
2022	55,505	266,098	321,603
2023-2027	413,963	1,288,112	1,702,075
2028-2032	726,566	1,190,153	1,916,719
2033-2037	1,225,784	1,010,196	2,235,980
2038-2042	1,975,697	717,067	2,692,764
2043-2046	2,418,185	257,820	2,676,005
Total	<u>\$ 7,187,298</u>	<u>\$ 5,831,367</u>	<u>\$ 13,018,665</u>

Debt Authorization

The District voters approved \$164,000,000 of revenue obligation debt in 2005 at an interest rate not to exceed 18% per annum. At December 31, 2017, the District had \$156,812,702 in authorized but unissued debt. 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. The District's current service plan limits its combined debt obligations to \$41,690,000.

NOTE 5 RELATED PARTY

Three members of the Board of Directors are employees or are associated with Bellock Construction Company, construction manager and accountant for the District and Dacono Properties, LLC, the developer within the District. During 2017, Districts No. 1, No. 2, and No. 3 had the same Board of Directors (see Note 6).

Accounting Services Agreement

An accounting services contract was entered into with Bellock Construction Company during 2002. This agreement was subsequently amended on March 25, 2004. Under this amended agreement, accounting services are provided to the District at the annual hourly rates of Bellock Construction Company employees. During 2017, the District did not incur accounting services fees.

SWEETGRASS METROPOLITAN DISTRICT NO. 2
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017

NOTE 6 DISTRICT FACILITIES CONSTRUCTION AND SERVICE AGREEMENT (SERVICE CONTRACT)

In order to implement the Service Plan, District No. 1 approved an intergovernmental agreement with the District and District No. 3. The agreement shall remain in full force and effect until such time as each of the terms and conditions have been performed in their entirety or until the agreement is terminated by mutual written agreement by the Districts.

District No. 1 is to construct the facilities benefiting the three Districts and transfer them to Dacono or the HOA. The District and District No. 3 will, to the extent that they are to benefit, pay the capital costs and the service costs of operation and maintenance of such facilities.

The District and District No. 3 are required to fund, on an annual basis, the amount of actual service costs that each District would be capable of funding through property tax revenue plus other fee revenue as determined in the annual budget. If the Districts disagree as to the amount to be paid, then the District and District No. 3 must pay District No. 1 the amount set forth in the annual budget. During fiscal year 2017, the Colorado legislature reduced the residential assessment ratio from 7.96% to 7.20% causing the property tax mill rate for general obligation bonds and service costs to increase from 50 mills to 55.275 mills.

NOTE 7 INTERGOVERNMENTAL REVENUES AND EXPENDITURES

The following intergovernmental revenue and expenses occurred during fiscal year ended December 31, 2017:

	Sweetgrass Metropolitan District No. 1	Sweetgrass Metropolitan District No. 2	Sweetgrass Metropolitan District No. 3	Total Revenues
Sweetgrass Metropolitan:				
District No. 1	\$ -	\$ 2,353,799	\$ -	\$ 2,353,799
District No. 2	17,437	-	36,120	53,557
District No. 3	3,737	-	-	3,737
Total Expenditures	<u>\$ 21,174</u>	<u>\$ 2,353,799</u>	<u>\$ 36,120</u>	<u>\$ 2,411,093</u>

NOTE 8 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, 2017. 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 during the past three years.

SWEETGRASS METROPOLITAN DISTRICT NO. 2
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017

NOTE 8 RISK MANAGEMENT (CONTINUED)

The District pays annual premiums to the Pool for liability 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 9 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, which 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.

On November 5, 2005, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all annual District revenue without regard to any limitations under TABOR.

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.

REQUIRED SUPPLEMENTARY INFORMATION

SWEETGRASS METROPOLITAN DISTRICT NO. 2
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL
GENERAL FUND
YEAR ENDED DECEMBER 31, 2017

	Original Budgeted Amounts	Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Property Taxes	\$ 288,609	\$ 288,610	\$ 288,212	\$ (398)
Specific Ownership Taxes	13,998	22,413	22,413	-
Net Investment Income	-	961	961	-
Intergovernmental - Metro District No. 1	22,500	17,437	17,437	-
Intergovernmental - Metro District No. 3	36,064	36,120	36,120	-
Miscellaneous Income	-	-	398	398
Total Revenues	<u>361,171</u>	<u>365,541</u>	<u>365,541</u>	<u>-</u>
EXPENDITURES				
Current:				
Intergovernmental - Metro District No. 1	1,225,000	2,353,799	2,353,799	-
County Treasurer's Fees	4,329	4,330	4,330	-
Audit	10,000	8,250	8,250	-
Insurance	2,500	4,222	3,923	299
Miscellaneous	10,000	531	330	201
Debt Service:				
Principal	46,949	58,000	58,000	-
Interest and Fiscal Charges	187,794	235,132	235,132	-
Custodial Fee	3,000	3,000	3,000	-
Non-use fee	7,720	4,896	4,896	-
Loan Origination Fees	12,000	23,332	23,332	-
Total Expenditures	<u>1,509,292</u>	<u>2,695,492</u>	<u>2,694,992</u>	<u>500</u>
DEFICIENCY OF REVENUES UNDER EXPENDITURES	(1,148,121)	(2,329,951)	(2,329,451)	(500)
OTHER FINANCING SOURCES				
Proceeds from Debt Instrument	<u>1,200,000</u>	<u>2,333,148</u>	<u>2,333,148</u>	<u>-</u>
Total Other Financing Sources	<u>1,200,000</u>	<u>2,333,148</u>	<u>2,333,148</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES	51,879	3,197	3,697	(500)
Fund Balances - Beginning of Year	<u>2,240</u>	<u>10,663</u>	<u>10,663</u>	<u>-</u>
FUND BALANCES - END OF YEAR	<u>\$ 54,119</u>	<u>\$ 13,860</u>	<u>\$ 14,360</u>	<u>\$ 500</u>