

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

**FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

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Office of the State Auditor

July 30, 2018

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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, 2017, 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, 2017, 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  
July 19, 2018

## **BASIC FINANCIAL STATEMENTS**

**STATEMENT OF NET POSITION  
GOVERNMENTAL ACTIVITIES  
December 31, 2017**

**ASSETS**

Cash and investments - unrestricted	\$ 1,655,842
Cash and investments - restricted	572,160
Cash with County Treasurer	18,921
Accounts receivable	17,357
Property taxes receivable	3,479,158
Prepaid expenses	20,561
Prepaid bond insurance	141,821
Capital assets, being depreciated, net of accumulated depreciation	<u>648,001</u>
Total assets	<u>6,553,821</u>

**DEFERRED OUTFLOWS OF RESOURCES**

Cost of bond refunding, net of amortization	<u>2,316,088</u>
Total deferred outflows of resources	<u>2,316,088</u>

**LIABILITIES**

Accounts payable	119,039
Accrued interest payable	142,300
Bonds and notes payable	
Due within one year	765,000
Due within more than one year	<u>40,345,420</u>
Total liabilities	<u>41,371,759</u>

**DEFERRED INFLOWS OF RESOURCES**

Deferred property taxes	<u>3,479,158</u>
Total deferred inflows of resources	<u>3,479,158</u>

**NET POSITION**

Restricted	464,247
Unrestricted	<u>(36,445,255)</u>
Total net position	<u><u>\$ (35,981,008)</u></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, 2017**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Capital Grants and Contributions</u>	
General government	\$ 688,590	\$ 151,543	\$ 124,262	\$ (412,785)
Interest and fiscal charges	1,848,051	-	-	(1,848,051)
	<u>\$ 2,536,641</u>	<u>\$ 151,543</u>	<u>\$ 124,262</u>	<u>(2,260,836)</u>

General revenues:

Taxes:

Property taxes

3,455,568

Specific ownership taxes

270,283

Interest income

33,368

Other

51,539

Total general revenues

3,810,758

Change in net position

1,549,922

Net position - Beginning

(37,530,930)

Net position - Ending

\$ (35,981,008)

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, 2017**

	<u>General</u>	<u>Conservation Trust</u>	<u>Debt Service</u>	<u>Capital Repair and Replacement</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>					
Cash and investments - unrestricted	\$ 955,268	\$ -	\$ -	\$ 700,574	\$ 1,655,842
Cash and investments - restricted	-	187,881	384,279	-	572,160
Cash with County Treasurer	-	-	18,921	-	18,921
Accounts receivable	17,357	-	-	-	17,357
Property tax receivable	938,401	-	2,540,757	-	3,479,158
Prepaid expenditures	20,561	-	-	-	20,561
<b>TOTAL ASSETS</b>	<u>\$ 1,931,587</u>	<u>\$ 187,881</u>	<u>\$ 2,943,957</u>	<u>\$ 700,574</u>	<u>\$ 5,763,999</u>
<b>LIABILITIES</b>					
Accounts payable	\$ 101,705	\$ -	\$ 17,334	\$ -	\$ 119,039
<b>TOTAL LIABILITIES</b>	<u>101,705</u>	<u>-</u>	<u>17,334</u>	<u>-</u>	<u>119,039</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred property taxes	938,401	-	2,540,757	-	3,479,158
Total deferred inflows of resources	<u>938,401</u>	<u>-</u>	<u>2,540,757</u>	<u>-</u>	<u>3,479,158</u>
<b>FUND BALANCES</b>					
<b>Fund Balances:</b>					
Nonspendable for prepaid items	20,561	-	-	-	20,561
Restricted for emergencies	32,800	-	-	-	32,800
Restricted for debt service	-	-	385,866	-	385,866
Restricted for capital construction/maintenance	-	187,881	-	-	187,881
Committed for capital replacements	-	-	-	700,574	700,574
Committed for general fund expenditures	164,636	-	-	-	164,636
Assigned for subsequent year's expenditures	8,281	-	-	-	8,281
Unassigned	665,203	-	-	-	665,203
<b>TOTAL FUND BALANCES</b>	<u>891,481</u>	<u>187,881</u>	<u>385,866</u>	<u>700,574</u>	<u>2,165,802</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<u>\$ 1,931,587</u>	<u>\$ 187,881</u>	<u>\$ 2,943,957</u>	<u>\$ 700,574</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	141,821
Cost of refunding, net of accumulated amortization	2,316,088
Capital assets, net of accumulated depreciation	648,001
	<u>3,105,910</u>

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	(2,720,000)
Bond premium, net of accumulated amortization	(1,190,420)
Accrued interest payable - Series 2016A & 2016B	(130,967)
Accrued interest payable - Revenue Refunding 2016 Bonds	(11,333)
	<u>(41,252,720)</u>

Net position of governmental activities	<u>\$ (35,981,008)</u>
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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, 2017**

	<u>General</u>	<u>Conservation Trust</u>	<u>Debt Service</u>	<u>Capital Repair and Replacement</u>	<u>Total Governmental Funds</u>
<b>REVENUES</b>					
Property tax	\$ 804,628	\$ -	\$ 2,650,940	\$ -	\$ 3,455,568
Specific ownership tax	-	-	270,283	-	270,283
Conservation Trust proceeds	-	24,111	-	-	24,111
Reimbursements	151,543	-	-	118,608	270,151
System development fees	-	-	100,151	-	100,151
Miscellaneous	1,623	-	49,916	-	51,539
Net investment income	10,638	1,886	15,019	5,825	33,368
Total revenues	<u>968,432</u>	<u>25,997</u>	<u>3,086,309</u>	<u>124,433</u>	<u>4,205,171</u>
<b>EXPENDITURES</b>					
Current					
Accounting and audit	29,109	-	-	-	29,109
County Treasurer's fees	12,084	-	-	-	12,084
Insurance and bonds	20,616	-	-	-	20,616
Legal	8,923	-	-	-	8,923
Management	26,312	-	-	-	26,312
Fence repair and maintenance	22,131	-	-	-	22,131
Field supervision	14,203	-	-	-	14,203
Landscape maintenance	171,033	-	-	-	171,033
Locate services	9,223	-	-	-	9,223
Miscellaneous	5,543	-	-	-	5,543
Monument lighting	9,363	-	-	-	9,363
Pump station operations	43,376	-	-	-	43,376
Snow removal	7,480	-	-	-	7,480
Tree and Shrub replacement	30,377	-	-	-	30,377
Utilities	11,941	-	-	-	11,941
Water lease	95,293	-	-	-	95,293
Water quality	9,133	-	-	-	9,133
Water rights	7,783	-	-	-	7,783
Non-potable water management fee	26,409	-	-	-	26,409
Debt service					
Principal - bonds	-	-	1,030,000	-	1,030,000
Interest and fiscal charges	-	-	1,687,298	-	1,687,298
Total expenditures	<u>560,332</u>	<u>-</u>	<u>2,717,298</u>	<u>-</u>	<u>3,277,630</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>408,100</u>	<u>25,997</u>	<u>369,011</u>	<u>124,433</u>	<u>927,541</u>
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers in	9,351	-	-	75,000	84,351
Transfers (out)	(75,000)	-	(9,351)	-	(84,351)
Total Other Financing Sources (Uses)	<u>(65,649)</u>	<u>-</u>	<u>(9,351)</u>	<u>75,000</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	342,451	25,997	359,660	199,433	927,541
<b>FUND BALANCES - BEGINNING OF YEAR</b>	549,030	161,884	26,206	501,141	1,238,261
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 891,481</u>	<u>\$ 187,881</u>	<u>\$ 385,866</u>	<u>\$ 700,574</u>	<u>\$ 2,165,802</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, 2017**

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>\$ 927,541</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>(118,608)</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 - 2016A, 2016B and 2016 Revenue	(66,340)
Prepaid bond insurance	(9,523)
Amortization of deferred charge on refunding	(160,756)
Amortization of bond premium	75,866
	<u>(160,753)</u>
Repayment of the principal of bonds/notes payable is an expenditure in the governmental funds, however, the repayment reduces long-term liabilities in the Statement of Net Position.	
Principal payments - 2016 Revenue Refunding Bonds	30,000
Principal payments - 2016 Promissory Note	1,000,000
	<u>1,030,000</u>
Change in net position - Governmental activities	<u><u>\$ 1,549,922</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, 2017**

	<b>Original and Final Budgeted Amounts</b>	<b>Actual</b>	<b>Variance with Final Budget - Positive (Negative)</b>
<b>REVENUES</b>			
Property taxes	\$ 810,420	\$ 804,628	\$ (5,792)
Reimbursements:			
Golf course	85,000	129,192	44,192
Other entities	25,500	22,351	(3,149)
Net investment income	3,700	10,638	6,938
Miscellaneous	-	1,623	1,623
Total Revenues	<u>924,620</u>	<u>968,432</u>	<u>43,812</u>
<b>EXPENDITURES</b>			
Administrative:			
Accounting and audit	29,300	29,109	191
County Treasurer's fees	12,156	12,084	72
Insurance and bonds	22,220	20,616	1,604
Legal	18,000	8,923	9,077
Management	36,350	26,312	10,038
Operations:			
Engineering	1,500	-	1,500
Fence repair and maintenance	40,000	22,131	17,869
Field supervision	23,000	14,203	8,797
Landscape maintenance	166,106	171,033	(4,927)
Locate services	7,000	9,223	(2,223)
Miscellaneous	5,000	5,543	(543)
Monument lighting	8,000	9,363	(1,363)
Pump station operations	42,300	43,376	(1,076)
Snow removal	30,000	7,480	22,520
Tree and shrub replacement	35,000	30,377	4,623
Monuments	8,000	-	8,000
Utilities	13,750	11,941	1,809
Water lease	91,000	95,293	(4,293)
Water quality	20,266	9,133	11,133
Water rights	10,000	7,783	2,217
Non-potable water management fee	26,820	26,409	411
Contingency and emergency reserves	32,739	-	32,739
Total Expenditures	<u>678,507</u>	<u>560,332</u>	<u>118,175</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<u>246,113</u>	<u>408,100</u>	<u>161,987</u>
<b>OTHER FINANCING USES</b>			
Transfers in	-	9,351	9,351
Transfers out	(75,000)	(75,000)	-
Total Other Financing Uses	<u>(75,000)</u>	<u>(65,649)</u>	<u>9,351</u>
<b>NET CHANGE IN FUND BALANCE</b>	171,113	342,451	171,338
<b>FUND BALANCE - BEGINNING OF YEAR</b>	21,340	549,030	527,690
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 192,453</u>	<u>\$ 891,481</u>	<u>\$ 699,028</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, 2017**

	<b>Original and Final Adopted Budget</b>	<b>Actual</b>	<b>Variance with Final Budget - Positive (Negative)</b>
<b>REVENUES</b>			
Conservation Trust entitlement	\$ 26,000	\$ 24,111	\$ (1,889)
Net investment income	780	1,886	1,106
Total Revenues	<u>26,780</u>	<u>25,997</u>	<u>(783)</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	26,780	25,997	(783)
<b>FUND BALANCE - BEGINNING OF YEAR</b>	<u>160,814</u>	<u>161,884</u>	<u>1,070</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 187,594</u>	<u>\$ 187,881</u>	<u>\$ 287</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, 2017**

**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, 2017**

**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.

Supplementary appropriations approved by the District modified the appropriations from \$2,726,435 to \$2,800,000 in the Debt Service Fund.

**VISTA RIDGE METROPOLITAN DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**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.

**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.

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 2017, development fees of \$14,775 per gross acre are charged against properties within

**VISTA RIDGE METROPOLITAN DISTRICT  
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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 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

**VISTA RIDGE METROPOLITAN DISTRICT  
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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, 2017 are classified in the accompanying financial statement as follows:

Cash and investments - unrestricted	\$ 1,655,842
Cash and investments - restricted	<u>572,160</u>
	<u><u>\$ 2,228,002</u></u>

Cash and investments as of December 31, 2017 consist of the following:

Deposits with financial institutions	\$ 345,727
Investments	<u>1,882,275</u>
	<u><u>\$ 2,228,002</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.

At December 31, 2017, the District's cash deposits had a bank balance of \$346,630 and carrying balance of \$345,727.

**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

**VISTA RIDGE METROPOLITAN DISTRICT  
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- \* 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, 2017, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Carrying Value</u>
Colorado Liquid Asset Trust (Colotrust)	Weighted average under 60 days	<u>\$ 1,882,275</u>

**COLOTRUST**

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST), 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 COLOTRUST. COLOTRUST operates similarly to a money market fund and each share is equal in value to \$1.00. COLOTRUST is rated AAAM by Standard and Poor's. A designated custodial bank serves as custodian for COLOTRUST's portfolio pursuant to custodian agreements. The custodian acts as safekeeping agent for COLOTRUST's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by COLOTRUST. As of December 31, 2017 the District had \$1,882,275 invested in COLOTRUST held directly by the District. Information related to COLOTRUST, including the annual audited financial statements, can be found at the COLOTRUST website at [www.colotrust.com](http://www.colotrust.com).

**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 District's investments are not required to be categorized within the fair value hierarchy. These investments are measured at amortized cost or in certain circumstances the value is calculated using the net asset value (NAV) per share, or its equivalent of the investment.

**VISTA RIDGE METROPOLITAN DISTRICT  
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These investments include 2a7-like external investment pools and money market investments. The District held investments in COLOTRUST at year end for which the investment valuations were determined as follows.

COLOTRUST determines the NAV of the shares of each portfolio as of the close of business of each day. The NAV per share of each portfolio is computed by dividing the total value of the securities and other assets of the portfolios, less any liabilities, by the total outstanding shares of the portfolios. Liabilities, which include all expenses and fees of COLOTRUST, are accrued daily. The NAV is calculated at fair value using various inputs in determine value in accordance with FASB guidance. It is the goal of the Trust to maintain a NAV of \$1.00 per share, however changes in interest rates may affect the fair value of the securities held by COLOTRUST and there can be no assurance that the NAV will not vary from \$1.00 per share.

**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 \$187,881 are to be used exclusively for capital asset construction and maintenance in accordance with the Conservation Trust Fund.

At December 31, 2017, the District reports restricted cash and investments in the Debt Service Fund in the amount of \$384,279 to be used exclusively for debt service requirements (see Note 5).

**VISTA RIDGE METROPOLITAN DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
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**NOTE 4 - CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2017 follows:

	<u>Balance at December 31, 2016</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance at December 31, 2017</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	540,186	51,341	-	591,527
Nonpotable water system	915,378	76,917	-	992,295
Total accumulated depreciation	<u>1,455,564</u>	<u>128,258</u>	<u>-</u>	<u>1,583,822</u>
Total capital assets being depreciated, net	<u>776,259</u>	<u>(128,258)</u>	<u>-</u>	<u>648,001</u>
Total capital assets, net	<u>\$ 776,259</u>	<u>\$ (128,258)</u>	<u>\$ -</u>	<u>\$ 648,001</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, 2017:

	<u>Balance at December 31, 2016</u>	<u>Issuances</u>	<u>Retirements</u>	<u>Balance at December 31, 2017</u>	<u>Due Within One Year</u>
Bonds payable:					
Series 2016A	33,415,000	-	-	33,415,000	-
Series 2016B	3,785,000	-	-	3,785,000	730,000
Series 2016 Revenue					
Refunding	2,750,000	-	(30,000)	2,720,000	35,000
Promissory Note	1,000,000	-	(1,000,000)	-	-
Total long-term debt	<u>40,950,000</u>	<u>-</u>	<u>(1,030,000)</u>	<u>39,920,000</u>	<u>\$ 765,000</u>
Plus bond premium	1,266,286	-	(75,866)	1,190,420	
	<u>\$ 42,216,286</u>	<u>\$ -</u>	<u>\$ (1,105,866)</u>	<u>\$ 41,110,420</u>	

**General Obligation Bonds**

**\$33,415,000 Unlimited Tax General Obligation Refunding Bonds, Series 2016A**, dated December 14, 2016 (2016A Bonds), 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

**VISTA RIDGE METROPOLITAN DISTRICT  
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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 (2016B Bonds), 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 2016B Bonds are not subject to prior redemption. 2016B 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, 2017, the balance in the account is \$0.

**\$2,750,000 Revenue Refunding Bonds, Series 2016**, dated December 14, 2016 (2016 Refunding Bonds), 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.

**\$1,000,000 Promissory Note**

On December 14, 2016, the District issued a \$1,000,000 Promissory Note (Promissory Note) which matures on December 5, 2018 and bears no interest. The Promissory Note may be prepaid at any time with 5 days prior notice to the note holder. The Promissory Note was paid in full during the year ended December 31, 2017.

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

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 765,000	\$ 1,707,602	\$ 2,472,602
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	1,115,000	1,610,100	2,725,100
2023-2027	6,940,000	7,211,325	14,151,325
2028-2032	9,030,000	5,285,750	14,315,750
2033-2037	11,270,000	3,098,750	14,368,750
2038-2040	7,965,000	677,463	8,642,463
	<u>\$ 39,920,000</u>	<u>\$ 24,594,971</u>	<u>\$ 64,514,971</u>

**VISTA RIDGE METROPOLITAN DISTRICT  
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**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, 2017, the District had authorized but unissued indebtedness in the following amounts allocated for the following purpose:

	<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, 2017, the District reported the following classifications of fund equity.

**Nonspendable Fund Balance**

The nonspendable fund balance in the General Fund in the amount of \$20,561 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 \$32,800 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 Conservation Trust Fund in the amount of \$187,881 is to be used exclusively for capital asset construction and maintenance in accordance with the Conservation Trust Fund.

The restricted fund balance in the Debt Service Fund in the amount of \$385,866 is to be used exclusively for debt service requirements (see Note 5).

**VISTA RIDGE METROPOLITAN DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
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**Committed Fund Balance**

The committed fund balance in the Capital Repair and Replacement Fund in the amount of \$700,574 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.

The committed fund balance in the General Fund in the amount of \$164,536 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.

**Assigned Fund Balance**

The assigned fund balance in the General Fund of \$8,281 represents the amount appropriated for use in the budget for the year ending December 31, 2018.

**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, 2017 as follows:

Restricted:	
Emergencies	\$ 32,800
Capital construction/maintenance	187,881
Debt Service	243,566
	<u>\$ 464,247</u>

The District's unrestricted net position (deficit) as of December 31, 2017 totaled \$(36,445,255). 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 \$75,000 from the General Fund to the Capital Repair and Replacement Fund was to set aside monies for capital replacements. The Debt Service Fund transferred \$9,351 to the General Fund as reimbursement for some bond issuance costs paid.

**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.

**VISTA RIDGE METROPOLITAN DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
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**.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 2017, the District made no payments to Marathon Land Company for services rendered under the agreement.

**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, 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 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.

**VISTA RIDGE METROPOLITAN DISTRICT  
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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, 2017**

	<u>Original Budgeted Amounts</u>	<u>Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance with Final Budget - Positive (Negative)</u>
<b>REVENUES</b>				
Property tax	\$ 2,670,022	\$ 2,670,022	\$ 2,650,940	\$ (19,082)
Specific ownership taxes	175,000	252,126	270,283	18,157
System development fees	199,796	50,000	100,151	50,151
Net investment income	8,400	10,000	15,019	5,019
Other income	-	-	49,916	49,916
Total Revenues	<u>3,053,218</u>	<u>2,982,148</u>	<u>3,086,309</u>	<u>104,161</u>
<b>EXPENDITURES</b>				
Principal - bonds	1,000,000	1,000,000	1,030,000	(30,000)
Interest - bonds	1,677,385	1,677,385	1,647,385	30,000
Paying agent and other fees	5,000	5,000	100	4,900
County treasurer's fees	40,050	40,050	39,813	237
Contingency	4,000	68,214	-	68,214
Total Expenditures	<u>2,726,435</u>	<u>2,790,649</u>	<u>2,717,298</u>	<u>73,351</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>326,783</u>	<u>191,499</u>	<u>369,011</u>	<u>177,512</u>
<b>OTHER FINANCING SOURCES</b>				
Transfers out	-	(9,351)	(9,351)	-
Total Other Financing Sources	<u>-</u>	<u>(9,351)</u>	<u>(9,351)</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	326,783	182,148	359,660	177,512
<b>FUND BALANCE - BEGINNING OF YEAR</b>	<u>425,799</u>	<u>26,206</u>	<u>26,206</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 752,582</u>	<u>\$ 208,354</u>	<u>\$ 385,866</u>	<u>\$ 177,512</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, 2017**

	<b>Original and Final Adopted Budget</b>	<b>Actual</b>	<b>Variance with Final Budget - Positive (Negative)</b>
<b>REVENUES</b>			
Reimbursement from Golf Course	\$ -	\$ 118,608	\$ 118,608
Net investment income	2,800	5,825	3,025
Total Revenues	<u>2,800</u>	<u>124,433</u>	<u>121,633</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>2,800</u>	<u>124,433</u>	<u>121,633</u>
<b>OTHER FINANCING SOURCES</b>			
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>
<b>NET CHANGE IN FUND BALANCE</b>	77,800	199,433	121,633
<b>FUND BALANCE - BEGINNING OF YEAR</b>	<u>477,808</u>	<u>501,141</u>	<u>23,333</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 555,608</u>	<u>\$ 700,574</u>	<u>\$ 144,966</u>

## **OTHER INFORMATION**

**VISTA RIDGE METROPOLITAN DISTRICT  
SUMMARY OF ASSESSED VALUATION , MILL LEVY  
AND PROPERTY TAXES COLLECTED  
December 31, 2017**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mill Levy		Property Taxes		Percentage Collected to Levied
		Operations	Debt Service	Levied	Collected	
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%
2017	\$ 62,339,990	13.000	42.830	\$ 3,480,442	\$ 3,455,568	99.3%
Estimated for year ending December 31, 2018	\$ 72,184,670	13.000	35.198	\$ 3,479,158		

**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, 2017**

**\$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>
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>\$ 22,250,538</u>	<u>\$ 55,665,538</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**

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

Year Ending December 31,	Interest Due June 1 and December 1			Interest Due June 1 and December 1		
	Principal	Interest	Total	Principal	Interest	Total
2018	\$ 730,000	\$ 100,452	\$ 830,452	\$ 35,000	\$ 136,000	\$ 171,000
2019	790,000	86,218	876,218	45,000	134,250	179,250
2020	915,000	66,863	981,863	50,000	132,000	182,000
2021	975,000	41,700	1,016,700	60,000	129,500	189,500
2022	375,000	12,450	387,450	65,000	126,500	191,500
2023	-	-	-	70,000	123,250	193,250
2024	-	-	-	80,000	119,750	199,750
2025	-	-	-	85,000	115,750	200,750
2026	-	-	-	90,000	111,500	201,500
2027	-	-	-	100,000	107,000	207,000
2028	-	-	-	105,000	102,000	207,000
2029	-	-	-	110,000	96,750	206,750
2030	-	-	-	120,000	91,250	211,250
2031	-	-	-	125,000	85,250	210,250
2032	-	-	-	135,000	79,000	214,000
2033	-	-	-	145,000	72,250	217,250
2034	-	-	-	155,000	65,000	220,000
2035	-	-	-	165,000	57,250	222,250
2036	-	-	-	175,000	49,000	224,000
2037	-	-	-	185,000	40,250	225,250
2038	-	-	-	195,000	31,000	226,000
2039	-	-	-	205,000	21,250	226,250
2040	-	-	-	220,000	11,000	231,000
	<u>\$ 3,785,000</u>	<u>\$ 307,683</u>	<u>\$ 4,092,683</u>	<u>\$ 2,720,000</u>	<u>\$ 2,036,750</u>	<u>\$ 4,756,750</u>

(continued)

(continued)

<b>Year Ending December 31,</b>	<b>Totals</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2018	\$ 765,000	\$ 1,707,602	\$ 2,472,602
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	1,115,000	1,610,100	2,725,100
2023	1,195,000	1,564,025	2,759,025
2024	1,310,000	1,509,900	2,819,900
2025	1,405,000	1,450,550	2,855,550
2026	1,475,000	1,380,300	2,855,300
2027	1,555,000	1,306,550	2,861,550
2028	1,630,000	1,228,800	2,858,800
2029	1,715,000	1,147,300	2,862,300
2030	1,805,000	1,061,550	2,866,550
2031	1,890,000	971,300	2,861,300
2032	1,990,000	876,800	2,866,800
2033	2,075,000	795,850	2,870,850
2034	2,160,000	711,400	2,871,400
2035	2,250,000	623,450	2,873,450
2036	2,345,000	531,800	2,876,800
2037	2,440,000	436,250	2,876,250
2038	2,545,000	333,981	2,878,981
2039	2,650,000	227,294	2,877,294
2040	2,770,000	116,188	2,886,188
	<u>\$ 39,920,000</u>	<u>\$ 24,594,971</u>	<u>\$ 64,514,971</u>