

**BRADBURN METROPOLITAN
DISTRICT NO. 2
Adams County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
YEAR ENDED DECEMBER 31, 2018**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Bradburn Metropolitan District No. 2
Adams County, Colorado

We have audited the accompanying financial statements of the governmental activities and each major fund of Bradburn Metropolitan District No. 2 (the District), as of and for the year ended December 31, 2018, 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 the District as of December 31, 2018 and the respective changes in financial position thereof, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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Fiscal Focus Partners, LLC

Other Matters

Required Supplementary Information

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our 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 basic financial statements. The supplementary information as listed in the table of contents is presented for purposes of legal compliance and additional analysis and is not a required part of the basic financial statements. The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Fiscal Focus Partners, LLC

Greenwood Village, Colorado
September 10, 2019

BASIC FINANCIAL STATEMENTS

BRADBURN METROPOLITAN DISTRICT NO. 2
STATEMENT OF NET POSITION
DECEMBER 31, 2018

	Governmental Activities
ASSETS	
Investments	\$ 4,343
Investments - Restricted	623,266
Due from other districts	4,967
Receivable - County Treasurer	5,899
Property Taxes Receivable	882,407
Capital assets, net of accumulated depreciation	767,942
Total Assets	2,288,824
LIABILITIES	
Accrued Interest Payable	39,817
Noncurrent Liabilities:	
Due Within One Year	170,000
Due in More Than One Year	17,849,266
Total Liabilities	18,059,083
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	882,407
Total Deferred Inflows of Resources	882,407
NET POSITION	
Net Investment in Capital Assets	(422,597)
Restricted for:	
Emergency Reserves	100
Debt Service	589,248
Unrestricted	(16,819,417)
Total Net Position	\$ (16,652,666)

See accompanying Notes to Basic Financial Statements.

BRADBURN METROPOLITAN DISTRICT NO. 2
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2018

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	\$ 58,448	\$ -	\$ -	\$ -	\$ (58,448)
Public Works	7,371,852	-	-	-	(7,371,852)
Acceptance of Capital Assets and Corresponding Liabilities from Bradburn Metro District No. 1	1,190,539	-	-	767,942	(422,597)
Interest and Related Costs on Long-Term Debt	1,452,654	-	-	-	(1,452,654)
Total Governmental Activities	\$ 10,073,493	\$ -	\$ -	\$ 767,942	(9,305,551)
GENERAL REVENUES					
Property Taxes					802,694
Specific Ownership Taxes					68,903
Net Investment Income					12,064
Total General Revenues					883,661
CHANGE IN NET POSITION					(8,421,890)
Net Position - Beginning of Year					(8,230,776)
NET POSITION - END OF YEAR					\$ (16,652,666)

See accompanying Notes to Basic Financial Statements.

**BRADBURN METROPOLITAN DISTRICT NO. 2
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2018**

	General	Debt Service	Total Governmental Funds
ASSETS			
Investments	\$ 4,343	\$ -	\$ 4,343
Investments - Restricted	100	623,166	623,266
Due from other districts	4,967	-	4,967
Receivable - County Treasurer	-	5,899	5,899
Property Taxes Receivable	80,225	802,182	882,407
Total Assets	\$ 89,635	\$ 1,431,247	\$ 1,520,882
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Total Liabilities	\$ -	\$ -	\$ -
DEFERRED INFLOWS OF RESOURCES			
Property Tax Revenue	80,225	802,182	882,407
Total Deferred Inflows of Resources	80,225	802,182	882,407
FUND BALANCES			
Restricted for:			
Emergency Reserve	100	-	100
Debt Service	-	629,065	629,065
Unassigned:			
General Government	9,310	-	9,310
Total Fund Balances	9,410	629,065	638,475
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 89,635	\$ 1,431,247	
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds			
Transfer of capital assets from Bradburn Metro District No. 1			767,942
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not recorded as liabilities in the funds			
Transfer of long-term liabilities, developer advances - from Bradburn Metro District No. 1			(1,190,539)
Bonds Payable			(16,219,000)
Bond interest payable			(39,817)
Bonds Premium			(241,026)
Accrued Interest Payable - Subordinate Bonds			(368,701)
Net Position of Governmental Activities			\$ (16,652,666)

See accompanying Notes to Basic Financial Statements.

BRADBURN METROPOLITAN DISTRICT NO. 2
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2018

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	\$ 67,596	\$ 735,098	\$ 802,694
Specific Ownership Taxes	-	68,903	68,903
Net Investment Income	262	11,802	12,064
Total Revenues	<u>67,858</u>	<u>815,803</u>	<u>883,661</u>
EXPENDITURES			
Treasurer's Fees	1,017	11,058	12,075
Transfer to Bradburn Metropolitan District No. 1	57,431	4,100,852	4,158,283
Debt Service			
Bond Principal Series 2018	-	160,000	160,000
Bond Interest Series 2018	-	345,665	345,665
Bond Issue Costs	-	564,843	564,843
Total Expenditures	<u>58,448</u>	<u>5,182,418</u>	<u>5,240,866</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>9,410</u>	<u>(4,366,615)</u>	<u>(4,357,205)</u>
OTHER FINANCING SOURCES (USES)			
Bond Issuance - Series 2018 A	-	10,120,000	10,120,000
Bond Premium	-	250,176	250,176
Bond Issuance - Series 2018 B	-	2,988,000	2,988,000
Transfer to Refunding Escrow	-	(8,632,845)	(8,632,845)
Total Other Financing Sources (Uses)	<u>-</u>	<u>4,725,331</u>	<u>4,725,331</u>
NET CHANGE IN FUND BALANCES	9,410	358,716	368,126
Fund Balances - Beginning of Year	<u>-</u>	<u>270,349</u>	<u>270,349</u>
FUND BALANCES - END OF YEAR	<u>\$ 9,410</u>	<u>\$ 629,065</u>	<u>\$ 638,475</u>

See accompanying Notes to Basic Financial Statements.

**BRADBURN METROPOLITAN DISTRICT NO. 2
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2018**

Net Change in Fund Balances - Governmental Funds \$ 368,126

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

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable assets over the estimated useful life of the asset. During the current period, this is the net amount of capital outlay.

Transfer of Capital Assets from Bradburn Metropolitan District No. 1 767,942

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Transfer of Long-term Obligations from Bradburn Metropolitan District No. 1	(1,190,539)
Bond Principal Refunded - Series 2004	4,822,000
Subordinate Bonds - Accrued Interest Refunded	3,752,593
Bond Issuance - Series 2018A	(10,120,000)
Bond Issuance - Series 2018B	(2,988,000)
Bond Issuance - Series 2018C	(3,271,000)
Bond Issuance - Series 2018A (Premium)	(250,176)
Amortization of Bond Premium	9,150
Current Year Bond Principal Payment	160,000

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.

Accrued Interest on Bonds - Change in Liability	(25,132)
Accrued Interest Payable - 2018B Subordinate Bonds - Change in Liability	(173,227)
Accrued Interest Payable - 2018C Subordinate Bonds - Change in Liability	(195,474)
Accrued Interest Payable - 2004 Subordinate Bonds	<u>(88,153)</u>

Change in Net Position of Governmental Activities \$ (8,421,890)

**BRADBURN METROPOLITAN DISTRICT NO. 2
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2018**

	Budgets		Actual Amounts	Variance with Final Budget Positive – (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 67,673	\$ 67,673	\$ 67,596	\$ (77)
Net Investment Income	100	327	262	(65)
Total Revenues	<u>67,773</u>	<u>68,000</u>	<u>67,858</u>	<u>(142)</u>
EXPENDITURES				
Treasurer's Fees	1,015	1,015	1,017	(2)
Transfer to Bradburn Metropolitan District No. 1	66,758	66,985	57,431	9,554
Total Expenditures	<u>67,773</u>	<u>68,000</u>	<u>58,448</u>	<u>9,552</u>
NET CHANGE IN FUND BALANCES	-	-	9,410	9,410
Fund Balance - Beginning of Year	-	-	-	-
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,410</u>	<u>\$ 9,410</u>

See accompanying Notes to Basic Financial Statements.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 1 DEFINITION OF REPORTING ENTITY

Bradburn Metropolitan District No. 2 (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court for Adams County on November 28, 2000, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was organized to provide construction, installation, financing, and operation of public improvements, including water, wastewater, streets, park and recreation facilities, and other improvements needed for the District. The District was organized in conjunction with two other related districts, Bradburn Metropolitan District No. 1 and Bradburn Metropolitan District No. 3 (collectively, the Districts). Under the Consolidated Service Plan approved by the City Council of Westminster on September 11, 2000, as amended by a First Modification dated April 23, 2001, District No. 1 is the Operating District and District Nos. 2 and 3 are the Financing Districts. On August 22, 2016, the City Council approved the Second Modification to the Service Plan. Consistent with the Second Modification, District No. 3 is no longer part of the Master IGA and provides its own ongoing administrative, operational or maintenance needs. During 2018 the Board approved moving forward with the dissolution process for Bradburn Metropolitan District No. 1 which eliminates the need for the Master IGA going forward. It is anticipated that in 2019 and future years Bradburn Metropolitan District No. 2 will operate individually and independently. The District's service area is located entirely within the City of Westminster, Adams County, Colorado.

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 District organization, including District Nos. 1 and 3, 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. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes and intergovernmental revenues.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District 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. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

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 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.

**BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

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 and other financing uses 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.

The District amended its annual budget for the year ended December 31, 2018.

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 and investments.

Capital Assets

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

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 following estimated economic useful lives:

Landscape improvements	20 years
Park structure	15 years

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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

Development Fees

The Development Fees are one-time capital charges in the amount of \$2,500 per each "for sale" residential dwelling unit. Development Fees are not imposed upon any "affordable housing" as referenced in the Service Plan. The Development Fees Resolution defines a "for sale" residential dwelling unit as any property within the District upon which a residential dwelling unit is situated and is intended for purchase by an individual or individuals for use as a residence. "For sale" residential dwelling units do not include any apartment units for rent.

Development Fees are due and owing to the District when each unit is first sold at closing between the Developer and homebuilders or other entities that purchase property upon which residential units have, will or may be constructed.

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

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

**BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

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

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

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

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

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

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

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2018, are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Investments	\$ 4,343
Investments - Restricted	623,266
Total Cash and Investments	<u>\$ 627,609</u>

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions

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

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

At December 31, 2018, the District did not have any cash deposits since the local government investment pool described below provides payment services.

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

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 or investment custodial risk disclosure requirements for investments that are in the possession of another party.

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

Revenue bonds of local government securities, corporate and bank securities, and guaranteed investment contracts not purchased with bond proceeds, are limited to maturities of three years or less.

**BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

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

Fair Value Measurement and Application

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

As of December 31, 2018, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted Average Under 60 Days	\$ 83,735
Federated Treasury Money Market Fund		543,874
Total Investments		<u>\$ 627,609</u>

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

Federated Treasury Money Market Fund

The debt service money that was included in the trust accounts at United Missouri Bank (successor of American National Bank) was invested in the Federated Treasury Obligations Fund. This portfolio is a money market mutual fund which invests in U.S. Treasury obligations, which are fully guaranteed as to principal and interest by the United States, with maturities of 13 months or less and repurchase agreements collateralized by U.S. Treasury obligations. The Federal Treasury Obligation Fund is rated AAAM by Standard & Poor's.

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2018 follows:

<u>By Classification</u>	Balance at December 31, 2017	Additions	Retirements	Transfer from BMD No.1	Balance at December 31, 2018
Capital Assets, Being Depreciated					
Landscape Improvements	\$ -	\$ -	\$ -	\$ 2,314,274	\$ 2,314,274
Park Structure	-	-	-	46,000	46,000
Total Capital Assets, Being Depreciated	-	-	-	2,360,274	2,360,274
Less Accumulated Depreciation for:					
Landscape Improvements	-	-	-	(1,572,399)	(1,572,399)
Park Structure	-	-	-	(19,933)	(19,933)
Total Accumulated Depreciation	-	-	-	(1,592,332)	(1,592,332)
Total Capital Assets, Being Depreciated, Net	-	-	-	767,942	767,942
Governmental Activities - Capital Assets, Net	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 767,942</u>	<u>\$ 767,942</u>

The District accepted capital assets from Bradburn Metropolitan District No.1 (BMD No.1) at the end of the year in preparation of the BMD No.1 dissolution.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2018:

	Balance - December 31, 2017	Net Issues/ Additions	Transfer from BMD No. 1	Retirements/ Refundings	Balance - December 31, 2018	Current Portion
2004 - \$3,170,000						
G.O. Bonds	\$ 2,660,000	\$ -	\$ -	\$ 2,660,000	\$ -	\$ -
2004 - \$2,162,000						
Subordinate Bonds	2,162,000	-	-	2,162,000	-	-
Accrued interest -						
2004 Subordinate Bonds	3,664,440	88,153	-	3,752,593	-	-
2018A - \$10,120,000						
G.O. Bonds	-	10,120,000	-	160,000	9,960,000	170,000
2018B - \$2,988,000						
Subordinate Bonds	-	2,988,000	-	-	2,988,000	-
Accrued interest -						
2018B Subordinate Bonds	-	173,227	-	-	173,227	-
Bonds Premium, Series 2018A	-	250,176	-	9,150	241,026	12,648
2018C - \$3,271,000						
Junior Lien Bonds	-	3,271,000	-	-	3,271,000	-
Accrued interest -						
2018C Junior Lien Bonds	-	195,474	-	-	195,474	-
Developer Advance - Operation	-	-	143,100	-	143,100	-
Accrued interest - Operation	-	-	203,262	-	203,262	-
Accrued interest - Capital	-	-	844,177	-	844,177	-
Total	\$ 8,486,440	\$ 17,086,030	\$ 1,190,539	\$ 8,743,743	\$ 18,019,266	\$ 182,648

The detail of the District's general obligation bonds outstanding during 2018 is as follows:

Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding and Improvement Bonds, Series 2018A (the 2018A Senior Bonds); **Subordinate Limited Tax General Obligation Bonds, Series 2018B** (the 2018B Subordinate Bonds); and **Junior Lien Limited Tax General Obligation Bonds, Series 2018C** (the 2018C Junior Lien Bonds, and together with the 2018A Senior Bonds and 2018B Subordinate Bonds, the 2018 Bonds) **dated March 14, 2018**.

2018 Bonds Details

The District issued the 2018 Bonds on March 14, 2018, in the par amounts of \$10,120,000 for the 2018A Senior Bonds, \$2,988,000 for the 2018B Subordinate Bonds, and \$3,271,000 for the 2018C Junior Lien Bonds. Proceeds of the 2018A Senior Bonds were applied to (i) pay the costs of refunding the District's General Obligation Bonds (Limited Tax Convertible to Unlimited Tax), Series 2004 and Supplemental General Obligation Limited Tax Bonds, Series 2004; (ii) finance or reimburse the costs of public improvements related to the development; (iii) fund the Senior Reserve Fund; and (iv) pay the costs of issuing the 2018 Bonds. Proceeds from the sale of the 2018B Subordinate Bonds were applied to (i) finance or reimburse public improvements related to the development; and (ii) pay other costs in connection with the issuance of the 2018B Subordinate Bonds. Proceeds from the 2018C Junior Lien Bonds were applied to pay and cancel obligations of the District to the Developer under Reimbursement Agreements.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

2018 Bonds Details (Continued)

The 2018A Senior Bonds were issued as three term bonds. The first term bond bears interest at 4% and matures on December 1, 2028, the second term bond bears interest at 5% and matures on December 1, 2038, and the third term bond bears interest at 5% and matures on December 1, 2047. The interest on the 2018A Senior Bonds is payable semi-annually on June 1 and December 1, beginning on June 1, 2018. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2018. To the extent principal of any bond is not paid when due, such principal shall remain outstanding until paid. To the extent interest on any bond is not paid when due, such interest shall compound semi-annually on each interest payment date at the rate borne by the bond; however, the District shall not be obligated to pay more than the amount permitted by law and the electoral authorization in repayment of the 2018A Senior Bonds.

The 2018B Subordinate Bonds bear interest at the rate of 7.25% per annum and is payable annually on December 15, beginning on December 15, 2018, from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2047. The 2018B Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the 2018B Subordinate Bonds compounds annually on each December 15; however, the District shall not be obligated to pay more than the amount permitted by law and the electoral authorization in repayment of the 2018B Subordinate Bonds. In the event any amount of principal or interest on the 2018B Subordinate Bonds remains unpaid after the application of all Subordinate Pledged Revenue on December 15, 2057, such amounts shall be deemed discharged and no longer due and outstanding.

The 2018C Junior Lien Bonds bear interest at the rate of 7.50% per annum and is payable annually on December 15, beginning on December 15, 2018, from, and to the extent of, Junior Lien Pledged Revenue available, if any, and mature on December 15, 2051. The 2018C Junior Lien Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the 2018C Junior Lien Bonds compounds annually on each December 15; however, the District shall not be obligated to pay more than the amount permitted by law and the electoral authorization in repayment of the 2018C Junior Lien Bonds. In the event any amount of principal or interest on the 2018C Junior Lien Bonds remains unpaid after the application of all Junior Lien Pledged Revenue on December 15, 2057, such amounts shall be deemed discharged and no longer due and outstanding. In no event shall any principal, interest or Mandatory Redemption Price be paid on the 2018C Junior Lien Bonds until such time as there has been paid in full or defeased the 2018B Subordinate Bonds, and, to the extent required by the applicable Senior/Subordinate Obligation Indentures, any other Senior/Subordinated Obligations issued by the District.

**BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

2018 Bonds Optional Redemption

The 2018A Senior Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2028, and on any date thereafter, upon payment of par and accrued interest, without redemption premium.

The 2018B Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on December 15, 2023, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 15, 2023, to December 14, 2024	3.00%
December 15, 2024, to December 14, 2025	2.00
December 15, 2025, to December 14, 2026	1.00
December 15, 2026, and thereafter	0.00

The 2018C Junior Lien Bonds are subject to redemption prior to maturity, at the option of the District, on December 15, 2023, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 15, 2023, to December 14, 2024	3.00%
December 15, 2024, to December 14, 2025	2.00
December 15, 2025, to December 14, 2026	1.00
December 15, 2026, and thereafter	0.00

2018 Senior Reserve Fund

The Senior Reserve Fund reserve requirement is \$324,125. The balance in the Senior Reserve Fund at December 31, 2018, was \$324,976.

2018 Senior Surplus Fund

The Senior Surplus Fund maximum amount is \$648,250. The balance in the Senior Surplus Fund at December 31, 2018, was \$215,477.

General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2004 (the 2004 Senior Bonds) and **Supplemental General Obligation Limited Tax Bonds, Series 2004** (the 2004 Subordinate Bonds, and together with the 2004 Senior Bonds, the Bonds) **dated June 1, 2004.**

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

2004 Bonds Details

The 2004 Senior Bonds were issued in the par amount of \$3,170,000 as a term bond due December 1, 2034, with mandatory sinking fund payments starting on December 1, 2006. Interest of 6.625% is payable semi-annually on June 1 and December 1. The 2004 Senior Bonds maturing before December 1, 2014 are not subject to redemption prior to maturity. The 2004 Senior Bonds maturing on or after December 1, 2014, are subject to redemption prior to maturity, at the option of the District, on December 1, 2014, and on any date thereafter at par without redemption premium.

The 2004 Subordinate Bonds were issued in the par amount of \$2,162,000, are due December 15, 2034, and bear interest at 8.00%. Interest and principal payments are payable from the pledged revenue of the District and are due on December 15 of each year. Should sufficient pledged revenue not exist after satisfying the annual obligation of the 2004 Senior Bonds, then the interest due on the 2004 Subordinate Bonds shall compound annually.

2004 Pledged Revenue

The 2004 Bonds are secured by and payable from the Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: 1) the Required Mill Levy, 2) the Specific Ownership Tax, 3) the Development Fees, and 4) any other legally available monies which the District determines to be treated as Pledged Revenue. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in the amount sufficient to pay the principal, premium, if any, and interest on the Bonds as the same become due and payable, and to make up any deficiencies in the Reserve Fund.

The maximum Required Mill Levy is 50 mills and the minimum Mill Levy is 36.360 adjusted for changes in the ratio of actual value to assessed value of property within the District. As of December 31, 2018, the adjusted maximum mill levy is 58.203 mills and the adjusted minimum mill levy is 41.694. For collection year 2018, the District levied 57.397 mills for debt service.

2004 Surplus Fund

Pledged Revenue in excess of amounts necessary to pay the principal of premium, if any, and interest on the General Obligation Bonds when due, will be transferred to the Surplus Fund. The Surplus Fund shall be funded from deposits of pledged revenue to the Maximum Surplus, which is 10% of the then outstanding principal amount of the General Obligation Bonds. The Surplus Fund shall be maintained until the date on which the Debt to Assessed Ratio is 50% or less, after which the Surplus Fund shall be terminated and any moneys therein applied to any legal purpose of the District and as restricted by State law. No payment of principal or interest can be made on the Subordinate Bonds prior to funding the Surplus Fund up to the maximum amount.

**BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Refunding

On March 14, 2018, the District refunded \$2,660,000 of 2004 Senior Bonds with an average interest rate of 6.625% by the issuance of 2018A Senior Bonds with an average interest rate of 4.936%. Proceeds from the 2018A Senior Bonds in the amount of \$2,718,252, which included \$58,252 interest, were deposited into an irrevocable trust account. The Series 2004 Senior Bonds were redeemed on March 30, 2018, and the liability for these bonds has been removed from the District's financial statements. While the refunding extended the term of debt repayment by 13 years and increased the total debt repayment cost by \$580,699, the transaction resulted in an economic gain to the District of \$474,915. As of December 31, 2018, the outstanding balance of the 2004 Senior Bonds is \$0.

On March 14, 2018 the District paid in full the outstanding principal of \$2,162,000 and accrued interest of \$3,752,593 on the 2004 Subordinate Bonds from proceeds of the 2018A Senior Bonds. As of December 31, 2018, the outstanding balance of the 2004 Subordinate Bonds is \$0.

2018A Senior Bonds Debt Service

The outstanding bond principal and interest of the 2018A Senior Bonds are due as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 170,000	\$ 477,800	\$ 647,800
2020	175,000	471,000	646,000
2021	180,000	464,000	644,000
2022	190,000	456,800	646,800
2023	195,000	449,200	644,200
2024-2028	1,110,000	2,121,600	3,231,600
2029-2033	1,380,000	1,854,000	3,234,000
2034-2038	1,760,000	1,472,250	3,232,250
2039-2043	2,240,000	987,250	3,227,250
2044-2047	2,560,000	351,000	2,911,000
Total	<u>\$ 9,960,000</u>	<u>\$ 9,104,900</u>	<u>\$ 19,064,900</u>

The annual debt service requirements on the 2018B Subordinate Bonds and 2018C Junior Lien Bonds are not currently determinable since they are payable only from available Subordinate Pledged Revenue and Junior Lien Pledged Revenue, respectively.

The District accepted all of the remaining long-term liabilities from Bradburn Metropolitan District No.1 at the end of the year in preparation for the BMD No.1 dissolution.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 6 NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2018, the District had net investment in capital assets, calculated as follows:

Net Investment in Capital Assets:	
Capital Assets, Net	\$ 767,942
Noncurrent Long-Term Obligations	(1,190,539)
Net Investment in Capital Assets	<u>\$ (422,597)</u>

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District has restricted net position as of December 31, 2018, as follows:

Restricted Net Position:	
Emergency Reserves	\$ 100
Debt Service	589,248
Total Restricted Net Position	<u>\$ 589,348</u>

The unrestricted component of net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of the net investment in capital assets and restricted component of net position.

The District has a deficit in unrestricted net position. This deficit amount was a result of the District being responsible for the repayment of bonds issued for the construction of public improvements conveyed to other government entities.

NOTE 7 RELATED PARTIES

The members of the Board of Directors are employees of, owners of, or are otherwise associated with Continuum Partners, LLC, and may have conflicts of interest in dealing with the District. Continuum Partners, LLC (Continuum) has been responsible for the development of the property within the District. Continuum has created additional entities to fund the development within the District; however, these entities are controlled by Continuum and its management team. The entities are CP Bradburn Village West, LLC, CP Bradburn Village Central, LLC, Orchard Park Investments, Inc. (OPI), Bradburn Northern Associates, LLC (BNA), Block 18 Associates, LLC (BLK18), Continuum Property Management Company, LLC (CPCM), and CP Bradburn WF, LLC (CPBWF). Continuum and the additional entities are collectively referred to as the Developer.

**BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 7 RELATED PARTIES (CONTINUED)

The District has entered into Funding and Reimbursement Agreements with the Developer as follows:

Developer Advance and Reimbursement Agreement

District No. 1, Bradburn Community Associates, LLC (BCA), Continuum Bruchez Associates, LLC (CBA), and Orchard Park Investments, Inc. (OPI) entered into separate Reimbursement Agreements dated August 6, 2001, December 2, 2002, and April 4, 2005, respectively, to fund certain costs of District No. 1 related to the construction of public improvements necessary to develop the property within its Service Area. District No. 1 is to reimburse the Developer from funds available, subject to annual appropriation. Interest accrues on the BCA and CBA Reimbursement Agreements at the rate of 8.5%. Interest accrues on the OPI Reimbursement Agreement at the rate of 8%. The OPI Reimbursement Agreement is subordinate to the other Reimbursement Agreements. Each of these Reimbursement Agreements were amended on February 16, 2016 and subsequently assigned to Bradburn Northern Association LLC. During 2018, the District repaid developers \$7,371,852 of previously received advances. All remaining amounts due and owing to the Developer under the Reimbursement Agreements were assigned to Bradburn Metropolitan District No. 2 as of March 14, 2018.

Prepaid Development Fee Agreement

On March 3, 2008, Bradburn Metropolitan District Nos. 1, 2, and 3 entered into a Prepaid Development Fee Agreement with Continuum Bruchez Association, LLC (CBA) and Bradburn Community Associations, LLC (BCA). Under the agreement, CBA and BCA acknowledge the Districts are incurring financial obligations in connection with the construction, operation and maintenance and landscaping of the Public Infrastructure. In order to facilitate and provide a revenue source for the provision of such infrastructure, CBA and BCA may prepay Development Fees. The District is obligated to redeem fee certificates from future revenue. On March 2, 2009, a first amendment to this agreement was executed to include Orchard Park Investments, Inc. (OPI) and Bradburn Northern Associates, LLC (BNA).

Prepaid Development Fee Activity			
Paid by	Date	Amount	Number
Bradburn Northern, LLC	2007	\$ 5,000	2
Bradburn Northern, LLC	2008	12,500	5
		17,500	7
Certificates Redeemed		-	-
Prepaid Development Fees Outstanding		\$ 17,500	7

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 8 INTERGOVERNMENTAL AGREEMENTS

District Nos. 1, 2, and 3 have entered into a District Facilities Construction Service Agreement (the Master IGA). The agreement was dated as of January 1, 2002, and subsequently amended on December 23, 2003.

Pursuant to the Master IGA, District No. 1 is the Operating District and is responsible for the construction of infrastructure improvements and for providing management services to the Financing Districts. District Nos. 2 and 3 are the Financing Districts and are responsible for financing the costs of the infrastructure improvements and financing the costs of services provided by District No. 1. The Financing Districts are limited to issuing debt in the amounts authorized in the November 7, 2000, election for capital costs and service costs. District No. 2 has a mill levy cap of 50 mills. However, the 50 mill limitation may be adjusted as determined by the Board of Directors for changes in the ratio of actual value to assessed value of property within the District under State statute. For 2018 collection, the adjusted mill levy cap was 58.203 mills. The revenue generated by the mill assessment is to be used to first repay any general obligation debt of the District and then to fund any costs of the Operating District.

On March 14, 2018 and amended December 31, 2018, the District Terminated the District Facilities Construction and Service Agreement with Bradburn Metropolitan District No. 1. District No. 2 was obligated to reimburse District No. 1 for costs under the Reimbursement Agreements pursuant to the Master IGA. A portion of the net proceeds of the Bonds 2018 in the amount of \$7,371,852 was used to pay District No. 1 under the Master IGA, which was then used by District No. 1 to reimburse the Developer under the Reimbursement Agreement. As a result of the assignment of the Reimbursement Agreements to District No. 2, District No. 1 is no longer providing services on behalf of District No. 2 and District No. 1 will likely either dissolve or become inactive in 2019.

NOTE 9 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 (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The 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 which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS

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

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.

On November 7, 2000, the District's electors authorized the District to increase property taxes up to \$100,000 annually for District operations (for collection in 2001). The District was authorized to collect, retain and spend such revenue as a permanent revenue change under TABOR and an exception to the limitations set forth in Section 29-1-203, Colorado Revised Statutes.

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 may require judicial interpretation.

SUPPLEMENTARY INFORMATION

**BRADBURN METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2018**

	Budgets		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 735,931	\$ 735,931	\$ 735,098	\$ (833)
Specific Ownership Taxes	81,000	66,000	68,903	2,903
Net Investment Income	2,727	10,430	11,802	1,372
Total Revenues	<u>819,658</u>	<u>812,361</u>	<u>815,803</u>	<u>3,442</u>
EXPENDITURES				
Treasurer's Fees	11,039	11,039	11,058	(19)
Transfers to Bradburn Metropolitan District No. 1	-	4,100,852	4,100,852	-
Bond Principal Series 2018	-	160,000	160,000	-
Bond Interest Series 2018	-	345,665	345,665	-
Bond Issue Costs	-	564,843	564,843	-
Bond Principal Series 2004	80,000	-	-	-
Bond Interest Series 2004	176,225	-	-	-
Bond Interest Series 2004 Sub	469,140	-	-	-
Paying Agent Fees	1,650	1,650	-	1,650
Contingency	946	4,106	-	4,106
Total Expenditures	<u>739,000</u>	<u>5,188,155</u>	<u>5,182,418</u>	<u>5,737</u>
OTHER FINANCING SOURCES				
Bond Issuance - Series 2018 A	-	10,120,000	10,120,000	-
Bond Premium	-	250,176	250,176	-
Bond Issuance - Series 2018 B	-	2,988,000	2,988,000	-
Transfer to Refunding Escrow	-	(8,632,845)	(8,632,845)	-
Total Other Financing Sources	<u>-</u>	<u>4,725,331</u>	<u>4,725,331</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	80,658	349,537	358,716	9,179
Fund Balance - Beginning of Year	<u>272,679</u>	<u>272,679</u>	<u>270,349</u>	<u>(2,330)</u>
FUND BALANCE - END OF YEAR	<u>\$ 353,337</u>	<u>\$ 622,216</u>	<u>\$ 629,065</u>	<u>\$ 6,849</u>

BRADBURN METROPOLITAN DISTRICT NO. 2
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2018

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Total Mills Levied		Total Property Taxes		Percent Collected to Levied
		General Operations	Debt Service	Levied	Collected	
2014	\$ 6,428,780	5.000	45.000	\$ 321,439	\$ 307,145	95.55 % (A)
2015	6,316,920	5.000	45.000	315,846	316,161	100.10
2016	9,693,640	5.000	45.000	484,682	484,682	100.00
2017	9,910,640	5.000	45.000	495,532	495,532	100.00
2018	12,821,770	5.278	57.397	803,604	802,694	99.89
Estimated for year ending December 31, 2019	\$ 13,940,090	5.755	57.545	\$ 882,407		

NOTE:

Property taxes shown as collected in any one year include collection of delinquent property taxes or abatements of property taxes assessed in prior years. This presentation does not attempt to identify specific years of assessment

(A) \$13,365 of taxes were refunded to property owners in 2014.

**BRADBURN METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2018**

\$10,120,000 General Obligation
Refunding and Improvement Bonds
Limited Tax (Convertible to Unlimited Tax)
Series 2018A
Dated March 14, 2018
Interest Rate 4.000% - 5.000%
Payable June 1 and December 1
Principal Due December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 170,000	\$ 477,800	\$ 647,800
2020	175,000	471,000	646,000
2021	180,000	464,000	644,000
2022	190,000	456,800	646,800
2023	195,000	449,200	644,200
2024	205,000	441,400	646,400
2025	215,000	433,200	648,200
2026	220,000	424,600	644,600
2027	230,000	415,800	645,800
2028	240,000	406,600	646,600
2029	250,000	397,000	647,000
2030	260,000	384,500	644,500
2031	275,000	371,500	646,500
2032	290,000	357,750	647,750
2033	305,000	343,250	648,250
2034	320,000	328,000	648,000
2035	335,000	312,000	647,000
2036	350,000	295,250	645,250
2037	370,000	277,750	647,750
2038	385,000	259,250	644,250
2039	405,000	240,000	645,000
2040	425,000	219,750	644,750
2041	445,000	198,500	643,500
2042	470,000	176,250	646,250
2043	495,000	152,750	647,750
2044	520,000	128,000	648,000
2045	545,000	102,000	647,000
2046	570,000	74,750	644,750
2047	925,000	46,250	971,250
Total	<u>\$ 9,960,000</u>	<u>\$ 9,104,900</u>	<u>\$19,064,900</u>