

**HIGHPOINTE PARK  
METROPOLITAN DISTRICT  
Adams County, Colorado**

**FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

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# SCHILLING & COMPANY, INC.

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## **Independent Auditor's Report**

Board of Directors  
HighPointe Park Metropolitan District  
Adams County, Colorado

### **Report for the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of HighPointe Park Metropolitan District (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 HighPointe Park Metropolitan District, as of December 31, 2018, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **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 29, 2019

## **BASIC FINANCIAL STATEMENTS**

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
GOVERNMENTAL ACTIVITIES  
December 31, 2018**

**ASSETS**

Cash and investments - unrestricted	\$	92,109
Cash and investments - restricted		2,704
Cash with County Treasurer		3,538
Property taxes receivable		496,601
Capital assets, not being depreciated		1,089,734
Capital assets, net of depreciation		758,730
Total assets		2,443,416

**LIABILITIES**

Accounts payable		15,384
Accrued bond interest payable		16,668
Noncurrent liabilities:		
Due within one year		35,000
Due in more than one year		7,639,716
Total liabilities		7,706,768

**DEFERRED INFLOWS OF RESOURCES**

Deferred property tax revenue		496,601
Total deferred inflows of resources		496,601

**NET POSITION**

Net investment in capital assets		1,095,014
Restricted for:		
Emergencies		6,700
Capital projects		2,704
Unrestricted		(6,864,371)
Total net position		\$ (5,759,953)

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

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
GOVERNMENTAL ACTIVITIES  
Year Ended December 31, 2018**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues</b>			<b>Net (Expense) Revenue and Changes in Net Assets</b>
		<b>Charges for Services</b>	<b>Operating Grants and Contributions</b>	<b>Capital Grants and Contributions</b>	
General government	\$ 226,789	\$ -	\$ -	\$ -	\$ (226,789)
Interest and fiscal charges	651,133	-	-	-	(651,133)
	<b>\$ 877,922</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(877,922)</b>
General revenues:					
Taxes:					
					473,162
					42,263
					7,219
					6,457
					<u>529,101</u>
					(348,821)
					<u>(5,411,132)</u>
					<b>\$ (5,759,953)</b>

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

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
December 31, 2018**

	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	<b>Total Governmental Funds</b>
<b>ASSETS</b>				
Cash and investments - unrestricted	\$ 92,109	\$ -	\$ -	\$ 92,109
Cash and investments - restricted	-	-	2,704	2,704
Cash with County Treasurer	1,468	2,070	-	3,538
Property tax receivable	126,079	370,522	-	496,601
Due from other funds	2,070	-	-	2,070
<b>TOTAL ASSETS</b>	<b>\$ 221,726</b>	<b>\$ 372,592</b>	<b>\$ 2,704</b>	<b>\$ 597,022</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable	\$ 15,384	\$ -	\$ -	\$ 15,384
Due to other funds	-	2,070	-	2,070
Total liabilities	15,384	2,070	-	17,454
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred property tax revenue	126,079	370,522	-	496,601
Total deferred inflows of resources	126,079	370,522	-	496,601
<b>FUND BALANCES</b>				
Restricted for:				
Emergencies	6,700	-	-	6,700
Capital projects	-	-	2,704	2,704
Assigned to:				
Subsequent year's expenditures	73,563	-	-	73,563
Unassigned	-	-	-	-
Total fund balances	80,263	-	2,704	82,967
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>	<b>\$ 221,726</b>	<b>\$ 372,592</b>	<b>\$ 2,704</b>	

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

Some long-term assets used in governmental activities are not financial resources and, therefore, are not reported in the Balance Sheet - Governmental Funds.

Capital assets	1,848,464
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Some liabilities, including bonds payable, developer advances 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 bonds payable	(5,380,000)
Accrued interest payable on general obligation bonds	(16,668)
Developer advances and accrued interest payable	(2,294,716)

Net position of governmental activities	<b>\$ (5,759,953)</b>
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These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCES - GOVERNMENTAL FUNDS  
Year Ended December 31, 2018**

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
<b>REVENUES</b>				
Property tax	\$ 196,361	\$ 276,801	\$ -	\$ 473,162
Specific ownership tax	17,539	24,724	-	42,263
Net investment income	1,067	6,152	-	7,219
Other	6,457	-	-	6,457
Total revenues	<u>221,424</u>	<u>307,677</u>	<u>-</u>	<u>529,101</u>
<b>EXPENDITURES</b>				
Current				
Accounting	9,567	-	-	9,567
Audit	5,500	-	-	5,500
Legal	28,345	-	-	28,345
Insurance	9,779	-	-	9,779
Election	13,906	-	-	13,906
Director's fees	700	-	-	700
Landscape maintenance	51,847	-	-	51,847
Irrigation	30,896	-	-	30,896
Repairs and maintenance	1,319	-	-	1,319
Street lighting	12,338	-	-	12,338
Mapping service	2,400	-	-	2,400
Professional services	5,609	-	-	5,609
County Treasurer's fees	2,961	4,174	-	7,135
Miscellaneous	219	-	-	219
Debt service				
Bond principal	-	1,420,000	-	1,420,000
Bond interest	-	322,344	-	322,344
Paying agent fees	-	1,900	-	1,900
Bond issuance costs	-	132,208	-	132,208
Developer advance repayment	-	1,014,932	-	1,014,932
Total expenditures	<u>175,386</u>	<u>2,895,558</u>	<u>-</u>	<u>3,070,944</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>46,038</u>	<u>(2,587,881)</u>	<u>-</u>	<u>(2,541,843)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond proceeds	-	2,490,000	-	2,490,000
Transfer to/from other funds	(17,632)	17,632	-	-
Total other financing sources (uses)	<u>(17,632)</u>	<u>2,507,632</u>	<u>-</u>	<u>2,490,000</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>28,406</u>	<u>(80,249)</u>	<u>-</u>	<u>(51,843)</u>
<b>FUND BALANCES - BEGINNING OF YEAR</b>	<u>51,857</u>	<u>80,249</u>	<u>2,704</u>	<u>134,810</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 80,263</u>	<u>\$ -</u>	<u>\$ 2,704</u>	<u>\$ 82,967</u>

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

**HIGHPOINTE PARK 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, 2018**

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	\$ (51,843)
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Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. Instead the cost of the asset is allocated over its estimated useful life, and recorded as depreciation expense in each of those years.

Depreciation	(47,229)
	(47,229)

The issuance of long-term debt (e.g., bonds, advances, loans) 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.

Bond proceeds	(2,490,000)
Bond principal payment	1,420,000
Developer debt repayment - principal	672,657
	(397,343)

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 on developer advances	138,499
Change in accrued interest on bonds	9,095
	147,594

Change in net position - Governmental activities	\$ (348,821)
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These financial statements should be read only in connection with the accompanying notes to financial statements.

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL  
GENERAL FUND  
Year Ended December 31, 2018**

	<b>Original and Final Budgeted Amounts</b>	<b>Actual</b>	<b>Variance with Final Budget - Positive (Negative)</b>
<b>REVENUES</b>			
Property tax	\$ 199,994	\$ 196,361	\$ (3,633)
Specific ownership taxes	13,999	17,539	3,540
Net investment income	1,000	1,067	67
Other	-	6,457	6,457
Total revenues	<u>214,993</u>	<u>221,424</u>	<u>6,431</u>
<b>EXPENDITURES</b>			
Accounting	11,000	9,567	1,433
Audit	5,750	5,500	250
Legal	34,000	28,345	5,655
Insurance	11,000	9,779	1,221
Election	30,000	13,906	16,094
Director's fees	600	700	(100)
Payroll taxes	50	46	4
Landscape maintenance fees	42,000	51,847	(9,847)
Irrigation	30,000	30,896	(896)
Repairs and maintenance	5,000	1,319	3,681
Street lighting	15,000	12,338	2,662
Mapping service	5,000	2,400	2,600
Professional services	3,000	5,609	(2,609)
County Treasurer's fees	3,000	2,961	39
Miscellaneous	500	173	327
Developer reimbursement	10,000	-	10,000
Contingency and reserves	26,779	-	26,779
Total expenditures	<u>232,679</u>	<u>175,386</u>	<u>57,293</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(17,686)</u>	<u>46,038</u>	<u>63,724</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers to other funds	-	(17,632)	(17,632)
Total other financing sources (uses)	<u>-</u>	<u>(17,632)</u>	<u>(17,632)</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>(17,686)</u>	<u>28,406</u>	<u>46,092</u>
<b>FUND BALANCE - BEGINNING OF YEAR</b>	<u>30,013</u>	<u>51,857</u>	<u>21,844</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 12,327</u>	<u>\$ 80,263</u>	<u>\$ 67,936</u>

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

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 1 – DEFINITION OF REPORTING ENTITY**

HighPointe Park Metropolitan District (District) was organized on December 7, 2006 as a quasi-municipal corporation and political subdivision of the State of Colorado and is governed pursuant to the provisions of the Colorado Special District Act. The District's service area is located in Adams County, Colorado. The District was established to provide financing for the acquisition, construction, installation and/or operation of street improvements, water, sanitation, safety protection, park and recreation and transportation services. Certain facilities and improvements constructed by the District may be conveyed to the City of Thornton (City) for perpetual ownership and maintenance.

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

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

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

**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 and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District; the difference between the assets, 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.

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

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. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets and redemption of bonds and notes are recorded as a reduction in liabilities.

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

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.

The Capital Projects Fund accounts for the resources accumulated to be used for the acquisition and construction of capital equipment and facilities.

**Budgets**

In accordance with the Local Government Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall each year to adopt 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.

The District amended the budgets for Debt Service Fund and Capital Projects Fund.

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
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 funds' average equity balance in total cash. Investments are carried at fair value.

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is 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 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 Facilities Fees**

The District has established a capital facilities fee for all commercial property within the District's boundaries at a current rate of \$2,825 per commercial unit. The fee increases on an annual basis by the change in the Denver/Boulder Cost of Living Index (CPI).

**Capital Assets**

Capital Assets, which include property and infrastructure improvements (e.g. streets, sewer system, and water system) 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. Donated capital assets are recorded at estimated fair 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 estimated economic useful lives:

Landscape structures	20 years
Storm drainage	30 years

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**Deferred Inflows/Outflows of Resources**

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position or fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. Deferred inflows of resources reported in the governmental funds for unavailable revenues are property taxes levied for the ensuing year.

**Fund Balances**

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.

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

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 3 - CASH AND INVESTMENTS**

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

Cash and investments - unrestricted	\$ 92,109
Cash and investments - restricted	<u>2,704</u>
	<u><u>\$ 94,813</u></u>

Cash and investments as of December 31, 2018 consist of the following:

Deposits with financial institutions	\$ 9,858
Investments	<u>84,955</u>
	<u><u>\$ 94,813</u></u>

**Cash Deposits**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 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's cash deposits had a bank balance and carrying balance of \$9,858.

**Investments**

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

The District follows Colorado State Statutes which specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States and certain U.S. government agency securities and the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Certain reverse repurchase agreements
- . Certain securities lending agreements
- . Certain corporate bonds

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

- . Written repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools

At December 31, 2018, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Carrying Value</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted average under 60 days	<u>\$84,955</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, 2018 the District had \$84,955 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**

Certain investments are measured at fair value on a recurring basis and 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. These investments include 2a7-like external investment pools and money market investments. The District held investments in COLOTRUST at yearend 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

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

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.

**Restricted Cash and Investments**

At December 31, 2018, cash and investments in the amount of \$2,704 are restricted for the construction or acquisition of capital facilities in accordance with the Resolution of the Board of Directors Concerning the Imposition of Capital Facilities Fees effective November 4, 2015.

**NOTE 4 - CAPITAL ASSETS**

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

<u>Governmental Activities</u>	<u>Balance at December 31, 2017</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance at December 31, 2018</u>
Capital assets, not being depreciated:				
Land and landscaping	\$ 1,089,734	\$ -	\$ -	\$ 1,089,734
Total capital assets, not being depreciated	<u>1,089,734</u>	<u>-</u>	<u>-</u>	<u>1,089,734</u>
Capital assets, being depreciated:				
Landscape structures	726,533	-	-	726,533
Storm drainage	327,058	-	-	327,058
Total capital assets, being depreciated	<u>1,053,591</u>	<u>-</u>	<u>-</u>	<u>1,053,591</u>
Less accumulated depreciation for:				
Landscape structures	(242,181)	(36,327)	-	(278,508)
Storm drainage	(5,451)	(10,902)	-	(16,353)
Total accumulated depreciation	<u>(247,632)</u>	<u>(47,229)</u>	<u>-</u>	<u>(294,861)</u>
Total capital assets being depreciated, net	<u>805,959</u>	<u>(47,229)</u>	<u>-</u>	<u>758,730</u>
 Total capital assets, net	 <u>\$ 1,895,693</u>	 <u>\$ (47,229)</u>	 <u>\$ -</u>	 <u>\$ 1,848,464</u>

Depreciation is charged to general government function in the Statement of Activities.

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 5 – LONG-TERM OBLIGATIONS**

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

	<b>Balance at December 31, 2017</b>	<b>Additions</b>	<b>Retirements</b>	<b>Balance at December 31, 2018</b>	<b>Due Within One Year</b>
2010 G.O. Bonds	\$ 1,395,000	\$ -	\$ 1,395,000	\$ -	\$ -
2014 G.O. Bonds	1,345,000	-	20,000	1,325,000	20,000
2016 G.O. Bonds, Series A	1,070,000	-	5,000	1,065,000	15,000
2016 G.O. Bonds, Series B	500,000	-	-	500,000	-
2018 G.O. Bonds	-	2,490,000	-	2,490,000	-
Developer advances					
Principal					
Capital	2,535,109	-	672,657	1,862,452	-
Operating	299,300	-	-	299,300	-
Accrued interest					
Capital	201,621	180,730	342,275	40,076	-
Operating	69,842	23,046	-	92,888	-
	<u>\$ 7,415,872</u>	<u>\$ 2,693,776</u>	<u>\$ 2,434,932</u>	<u>\$ 7,674,716</u>	<u>\$ 35,000</u>

**General Obligation Bonds, Series 2010**

The District issued \$1,500,000 of General Obligation Bonds, Series 2010, on October 28, 2010 to: 1) pay the costs of the acquisition, construction, and installation of capital improvements within the District; 2) fund capitalized interest and reserves; 3) pay issuance and other costs in connection with the bonds. The bonds carry a fixed 7.7% rate. Interest is payable semi-annually on June 1 and December 1. Principal is due on each December 1. The bonds are subject to redemption prior to maturity at the option of the District in whole or in part, in any order determined by the District and by lot within a maturity, at any time on and after December 1, 2020 at a redemption price equal to 100% of the principal amount to be redeemed, without premium, plus interest accrued thereon to the date of redemption.

The bonds are general obligations of the District, payable from general ad valorem taxes to be levied on and against all taxable property of the District without limitation as to rate, except as limited by the District's service plan, and in an amount sufficient to pay the principal of and interest on the bonds. The District also pledged to the payment of the bonds the portion of the specific ownership tax which is collected as a result of imposition of the debt service mill levy.

As additional security for the Bonds, \$132,035 of bond proceeds were used to establish a reserve fund, for the purpose of paying, if necessary, the principal of, and interest on the bonds. As part of the issuance of the 2016 bonds, the combined required reserve fund requirement was reduced to \$66,018.

On September 20, 2018, the 2010 bonds in the amount of \$1,395,000 were exchanged for 2018 bonds (see below).

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**General Obligation Bonds, Series 2014**

The District issued \$1,375,000 of General Obligation Bonds, Series 2014, on October 17, 2014 to: 1) pay the costs of the acquisition, construction, and installation of capital improvements within the District; 2) fund capitalized interest and reserves; 3) pay issuance and other costs in connection with the bonds. The bonds carry a fixed 7.0% rate. Interest is payable semi-annually on June 1 and December 1. Principal is due on each December 1. The bonds are subject to redemption prior to maturity at the option of the District in whole or in part, in any order determined by the District and by lot within a maturity, at any time on and after December 1, 2024 at a redemption price equal to 100% of the principal amount to be redeemed, without premium, plus interest accrued thereon to the date of redemption.

The bonds are general obligations of the District, payable from general ad valorem taxes to be levied on and against all taxable property of the District without limitation as to rate, except as limited by the District's service plan, and in an amount sufficient to pay the principal of and interest on the bonds. The District also pledged to the payment of the bonds the portion of the specific ownership tax which is collected as a result of imposition of the debt service mill levy.

**General Obligation Bonds, Series 2016A and 2016B**

The District issued \$1,075,000 of General Obligation Bonds (Limited Tax Convertible to Unlimited Tax), Series 2016A and \$500,000 of General Obligation Bonds (Limited Tax Convertible to Unlimited Tax), Series 2016B, on December 7, 2016 to: 1) pay the costs of the acquisition, construction, and installation of capital improvements within the District; 2) pay issuance and other costs in connection with the bonds. The Series 2016A bonds carry a fixed 6.375% rate and the Series 2016B carry a fixed 7.875% rate. Interest is payable semi-annually on June 1 and December 1. Principal is due on each December 1. The bonds are subject to redemption prior to maturity at the option of the District in whole or in part, in any order determined by the District and by lot within a maturity, at any time on and after December 1, 2026 for the Series 2016A Bonds and December 1, 2029 for the Series 2016B bonds at a redemption price equal to 100% of the principal amount to be redeemed, without premium, plus interest accrued thereon to the date of redemption.

The bonds are general obligations of the District, payable from general ad valorem taxes to be levied on and against all taxable property of the District without limitation as to rate, except as limited by the District's service plan, and in an amount sufficient to pay the principal of and interest on the bonds. The District also pledged to the payment of the bonds the portion of the specific ownership tax which is collected as a result of imposition of the debt service mill levy.

**General Obligation Refunding and Improvement Bonds, Series 2018**

The District issued \$2,490,000 of General Obligation Refunding and Improvement Bonds (Limited Tax Convertible to Unlimited Tax), Series 2018, on September 20, 2018 to: 1) pay the costs of the acquisition, construction, and installation of capital improvements within the District; 2) exchange the Series 2010 bonds; 3) pay issuance and other costs in connection with the bonds. The Series 2018 bonds carry a fixed 7.00% rate. Interest is payable semi-annually on June 1 and December 1. Principal is due on each December 1. The bonds are subject to redemption prior to maturity at the option of the District in whole or in part, in any order determined by the District and by lot within a maturity, at any time on and after December 1,

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

2030 at a redemption price equal to 100% of the principal amount to be redeemed, without premium, plus interest accrued thereon to the date of redemption.

The bonds are general obligations of the District, payable from general ad valorem taxes to be levied on and against all taxable property of the District without limitation as to rate, except as limited by the District's service plan, and in an amount sufficient to pay the principal of and interest on the bonds up to a maximum mill levy of 50.000 mills when the debt to assessed ratio is 50% of less. The maximum mill levy may be adjusted as a result of subsequent changes in the ratio of actual valuation to assessed valuation which have occurred since 2002. The District also pledged to the payment of the bonds the portion of the specific ownership tax which is collected as a result of imposition of the debt service mill levy.

As additional security for the Bonds, \$40,000 of bond proceeds were used to establish a reserve fund, for the purpose of paying, if necessary, the principal of, and interest on the bonds. As part of the issuance of the 2018 bonds, the combined required reserve fund requirement was reduced to \$40,000. As of December 31, 2018, the District did not have the required \$40,000 reserve in the Debt Service Fund.

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

<b>Year Ending December 31,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2019	\$ 35,000	\$ 374,319	\$ 409,319
2020	35,000	371,963	406,963
2021	45,000	369,606	414,606
2022	55,000	366,537	421,537
2023	55,000	362,725	417,725
2024-2028	330,000	1,752,075	2,082,075
2029-2033	470,000	1,618,438	2,088,438
2034-2038	905,000	1,412,607	2,317,607
2039-2043	1,430,000	1,018,844	2,448,844
2044-2048	2,020,000	447,299	2,467,299
	<u>\$ 5,380,000</u>	<u>\$ 8,094,413</u>	<u>\$ 13,474,413</u>

**Advance and Reimbursement Agreement**

The District entered into an Advance and Reimbursement Agreement with Armstrong HighPointe, LLC. (Developer) on August 1, 2007. According to the terms of the agreement, the District shall reimburse the Developer for any funding provided by the developer for the construction, maintenance and operation costs associated with certain public improvements. Interest accrues starting on the date of transfer of the improvements to the District at an annual rate equal to the net effective interest rate on the bonds (see Note 5: General Obligation Refunding and Improvement Bonds, Series 2010 rate of 7.7%). The District shall make payment for the advances from bond proceeds, supplemental revenues and subject to annual discretionary determinations of the Board of Directors as recorded in the approved and appropriated annual budget.

The developer transferred \$1,816,267 of public improvements to the District on May 4, 2012, of which they agreed to recognize \$1,463,817 as reimbursable under the provisions of this agreement. The additional \$352,450 cost of construction was recognized as a capital

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

contribution in 2012. The Developer retains the right to recognize the \$352,450 as an advance under this agreement at a future date, if it is determined that the District's revenues and financial position are sufficient to support repayment of the additional costs.

During 2016, the District repaid \$997,513 in principal and \$589,637 in accrued interest for a total of \$1,587,150 from the proceeds of the 2016 General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds and previously received capital facilities fees.

During 2018, the District repaid \$672,657 in principal and \$342,275 in accrued interest for a total of \$1,014,932 from the proceeds of the 2018 General Obligation Refunding and Improvement (Limited Tax Convertible to Unlimited Tax) Bonds.

The total balance due the Developer under the Advance and Reimbursement Agreement at December 31, 2018 is \$2,161,752 plus accrued interest of \$132,964.

**Debt Authorization**

At December 31, 2018, the District had authorized but unissued indebtedness in the following amount allocated for the following purposes:

	<u>Total Authorized</u>	<u>Remaining at December 31, 2018</u>
Street improvements	\$ 8,700,000	\$ 3,111,613
Park and recreation facilities	2,200,000	2,200,000
Water supply improvements	700,000	595,240
Sanitary sewer system	1,100,000	1,100,000
Operations	200,000	200,000
Debt refunding	12,700,000	12,700,000
	<u>\$ 25,600,000</u>	<u>\$ 19,906,853</u>

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$15,000,000 exclusive of debt refunding. Mill Levy requirements and restrictions are discussed earlier in this note in the section titled "General Obligation Bonds".

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. As of the date of this report (as noted on the Independent Auditor's Report on page 1), the amount and timing of any debt issuance is not determinable.

**NOTE 6 – FUND EQUITY**

At December 31, 2018, the District reported the following classifications of fund equity.

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**Restricted Fund Balance**

The restricted fund balance in the General Fund in the amount of \$6,700 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 9).

The restricted fund balance in the Capital Projects Fund in the amount of \$2,704 is to be used exclusively for construction or acquisition of capital facilities.

**Assigned Fund Balance**

The assigned fund balance in the General Fund in the amount of \$73,563 is comprised of amounts assigned by the Board of Directors by a resolution to eliminate the projected budgetary deficit in the subsequent year's budget.

**NOTE 7 - NET POSITION**

The District's net position consists 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, developer advances, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2018, the District reported \$1,095,014 net investment in capital assets.

The restricted portion of net position includes amounts 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's restricted net position at December 31, 2018 is as follows:

Restricted net position:

Emergency reserves (see Note 10)	\$ 6,700
Capital projects	<u>2,704</u>
	<u>\$ 9,404</u>

The District's unrestricted net position at December 31, 2018 totaled (\$6,864,371). This deficit amount is a result of the District being responsible for repayment of bonds and developer advances issued for public improvements conveyed to other governmental entities.

**NOTE 8 - RISK MANAGEMENT**

Except as provided by the Colorado Governmental Immunity Act, Section 24-10-101, et seq., C.R.S., as may be amended from time to time, the District may be 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, 2018. The Pool is an organization created by intergovernmental agreement to

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

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

**NOTE 9 - TAX, SPENDING AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, commonly known 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.

On November 7, 2006, the District's electors authorized the District to increase taxes \$200,000 annually or by a lesser annual amount as may be necessary to pay the District's operations and maintenance and other expenses without limitation of rate. The electorate also authorized the District to increase taxes by \$750,000 through the imposition of fees or by a lesser annual amount as may be necessary to pay the District's operations and maintenance and other expenses. Further the District's electors authorized the District to collect, retain and spend all District revenues received in 2007 and each year thereafter, of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

On May 8, 2018, the District's electors authorized the District to increase taxes \$500,000 annually (for collection in calendar year 2019), and by the amounts, whether more or less than \$500,000 that are raised annually thereafter, by the imposition of an ad valorem property tax levy of 100 mills, as adjusted from time to time due to legislative and constitutional adjustments, or such lesser amount as necessary to pay the District's administration, covenant enforcement, design review, operations, maintenance, and other similar expenses by the imposition of ad valorem property taxes levied in any year, without limitation as to rate or amount or any other condition, to pay such expenses and shall the proceeds of such taxes and any investment income thereon be collected, retained and spent by the District in fiscal year 2019 and in each fiscal year thereafter as a voter-approved revenue change without regard to any spending, revenue-raising, or other limitation contained within Article X, Section 20 of the Colorado Constitution, the limits imposed on increases in property taxation by Section 29-1-301, C.R.S. in any year, or any other law which purports to limit the District's revenues or expenditures as it currently exists or as it may be amended in the future, all without limiting in any year, the amount of other revenues that may be collected, retained and spent by the District.

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
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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.

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

**SUPPLEMENTAL INFORMATION**

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL  
DEBT SERVICE FUND  
Year Ended December 31, 2018**

	<b>Original Budgeted Amounts</b>	<b>Final Budgeted Amounts</b>	<b>Actual</b>	<b>Variance with Final Budget - Positive (Negative)</b>
<b>REVENUES</b>				
Property taxes	\$ 281,922	\$ 281,922	\$ 276,801	\$ (5,121)
Specific ownership taxes	16,915	16,915	24,724	7,809
Net investment income	1,000	1,000	6,152	5,152
Total revenues	<u>299,837</u>	<u>299,837</u>	<u>307,677</u>	<u>7,840</u>
<b>EXPENDITURES</b>				
Bond principal	45,000	1,420,000	1,420,000	-
Bond interest	309,152	322,344	322,344	-
Paying agent fees	2,000	2,000	1,900	100
County treasurer's fees	4,229	4,229	4,174	55
Bond issuance costs	-	135,000	132,208	2,792
Developer reimbursement	-	1,016,427	1,014,932	1,495
Total expenditures	<u>360,381</u>	<u>2,900,000</u>	<u>2,895,558</u>	<u>4,442</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>(60,544)</u>	<u>(2,600,163)</u>	<u>(2,587,881)</u>	<u>12,282</u>
<b>OTHER FINANCING SOURCES</b>				
Bond proceeds	-	2,520,000	2,490,000	(30,000)
Transfers from other funds	-	-	17,632	17,632
Total other financing sources	<u>-</u>	<u>2,520,000</u>	<u>2,507,632</u>	<u>(12,368)</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>(60,544)</u>	<u>(80,163)</u>	<u>(80,249)</u>	<u>(86)</u>
<b>FUND BALANCE - BEGINNING OF YEAR</b>	<u>76,485</u>	<u>80,249</u>	<u>80,249</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 15,941</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ (86)</u>

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL  
CAPITAL PROJECTS FUND  
Year Ended December 31, 2018**

	<b>Original Budgeted Amounts</b>	<b>Final Budgeted Amounts</b>	<b>Actual</b>	<b>Variance with Final Budget - Positive (Negative)</b>
<b>REVENUES</b>				
System development fees	5,000	1,000,000	-	(1,000,000)
Total revenues	<u>5,000</u>	<u>1,000,000</u>	<u>-</u>	<u>(1,000,000)</u>
<b>EXPENDITURES</b>				
Developer advance repayment	5,000	1,000,000	-	1,000,000
Contingency	-	-	-	-
Total expenditures	<u>5,000</u>	<u>1,000,000</u>	<u>-</u>	<u>1,000,000</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE - BEGINNING OF YEAR</b>	<u>-</u>	<u>-</u>	<u>2,704</u>	<u>2,704</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,704</u>	<u>\$ 2,704</u>

## **OTHER INFORMATION**

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
SUMMARY OF ASSESSED VALUATION , MILL LEVY  
AND PROPERTY TAXES COLLECTED  
Year Ended December 31, 2018**

<u>Year Ended December 31,</u>	<u>Prior Year Assessed Valuation for Current Year Property Tax Levy</u>	<u>Mills Levied</u>			<u>Property Taxes</u>		<u>Percentage Collected to Levied</u>
		<u>General</u>	<u>Debt</u>	<u>Total</u>	<u>Levied</u>	<u>Collected</u>	
2014	\$ 4,151,700	10.000	35.000	45.000	\$ 186,827	\$ 183,411	98.2%
2015	\$ 5,741,880	10.590	50.000	60.590	\$ 347,901	\$ 347,901	100.0%
2016	\$ 6,646,190	10.000	50.000	60.000	\$ 398,771	\$ 393,506	98.7%
2017	\$ 7,036,100	28.550	32.198	60.748	\$ 427,429	\$ 425,714	99.6%
2018	\$ 7,419,000	26.957	38.000	64.957	\$ 481,916	\$ 473,162	98.2%
Estimated for year ending December 31, 2019	\$ 7,416,380	17.000	49.960	66.960	\$ 496,601		

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

**HIGHPOINTE PARK METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
December 31, 2018**

**\$1,375,000 General Obligation Bonds  
Series 2014  
7.0% Interest Rate**

<b>Year Ending December 31,</b>	<b>Principal Due December 1 Interest Due June 1 and December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2019	\$ 20,000	\$ 92,750	\$ 112,750
2020	20,000	91,350	111,350
2021	20,000	89,950	109,950
2022	25,000	88,550	113,550
2023	25,000	86,800	111,800
2024	25,000	85,050	110,050
2025	30,000	83,300	113,300
2026	30,000	81,200	111,200
2027	35,000	79,100	114,100
2028	35,000	76,650	111,650
2029	35,000	74,200	109,200
2030	50,000	71,750	121,750
2031	50,000	68,250	118,250
2032	45,000	64,750	109,750
2033	50,000	61,600	111,600
2034	50,000	58,100	108,100
2035	55,000	54,600	109,600
2036	60,000	50,750	110,750
2037	65,000	46,550	111,550
2038	75,000	42,000	117,000
2039	75,000	36,750	111,750
2040	75,000	31,500	106,500
2041	75,000	26,250	101,250
2042	100,000	21,000	121,000
2043	100,000	14,000	114,000
2044	100,000	7,000	107,000
2045	-	-	-
2046	-	-	-
2047	-	-	-
2048	-	-	-
	<u>\$ 1,325,000</u>	<u>\$ 1,583,750</u>	<u>\$ 2,908,750</u>

**\$1,075,000 General Obligation Bonds  
Series 2016A**

**6.375% Interest Rate**

**Principal Due December 1**

**\$500,000 General Obligation Bonds  
Series 2016B**

**7.875% Interest Rate**

**Principal Due December 1**

<b>Year Ending December 31,</b>	<b>Interest Due June 1 and December 1</b>			<b>Interest Due June 1 and December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2019	\$ 15,000	\$ 67,894	\$ 82,894	\$ -	\$ 39,375	\$ 39,375
2020	15,000	66,938	81,938	-	39,375	39,375
2021	20,000	65,981	85,981	5,000	39,375	44,375
2022	20,000	64,706	84,706	10,000	38,981	48,981
2023	20,000	63,431	83,431	10,000	38,194	48,194
2024	20,000	62,156	82,156	10,000	37,406	47,406
2025	25,000	60,881	85,881	10,000	36,619	46,619
2026	25,000	59,288	84,288	10,000	35,831	45,831
2027	25,000	57,694	82,694	10,000	35,044	45,044
2028	30,000	56,100	86,100	10,000	34,256	44,256
2029	30,000	54,188	84,188	15,000	33,469	48,469
2030	30,000	52,275	82,275	15,000	32,288	47,288
2031	35,000	50,362	85,362	15,000	31,106	46,106
2032	35,000	48,131	83,131	15,000	29,925	44,925
2033	35,000	45,900	80,900	15,000	28,744	43,744
2034	40,000	43,689	83,689	20,000	27,561	47,561
2035	40,000	41,119	81,119	20,000	25,988	45,988
2036	45,000	38,569	83,569	20,000	24,413	44,413
2037	50,000	35,700	85,700	25,000	22,837	47,837
2038	50,000	32,512	82,512	25,000	20,869	45,869
2039	55,000	29,325	84,325	25,000	18,900	43,900
2040	55,000	25,819	80,819	30,000	16,931	46,931
2041	60,000	22,312	82,312	30,000	14,569	44,569
2042	65,000	18,488	83,488	35,000	12,206	47,206
2043	70,000	14,344	84,344	35,000	9,450	44,450
2044	75,000	9,861	84,861	40,000	6,694	46,694
2045	80,000	5,100	85,100	45,000	3,544	48,544
2046	-	-	-	-	-	-
2047	-	-	-	-	-	-
2048	-	-	-	-	-	-
	<u>\$ 1,065,000</u>	<u>\$ 1,192,763</u>	<u>\$ 2,257,763</u>	<u>\$ 500,000</u>	<u>\$ 733,950</u>	<u>\$ 1,233,950</u>

**\$2,490,000 General Obligation Refunding  
and Improvement Bonds, Series 2018  
7.00% Interest Rate**

**Principal Due December 1**

<b>Year Ending December 31,</b>	<b>Interest Due June 1 and December 1</b>			<b>Totals</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2019	\$ -	\$ 174,300	\$ 174,300	35,000	374,319	409,319
2020	-	174,300	174,300	35,000	371,963	406,963
2021	-	174,300	174,300	45,000	369,606	414,606
2022	-	174,300	174,300	55,000	366,537	421,537
2023	-	174,300	174,300	55,000	362,725	417,725
2024	-	174,300	174,300	55,000	358,912	413,912
2025	-	174,300	174,300	65,000	355,100	420,100
2026	-	174,300	174,300	65,000	350,619	415,619
2027	-	174,300	174,300	70,000	346,138	416,138
2028	-	174,300	174,300	75,000	341,306	416,306
2029	-	174,300	174,300	80,000	336,157	416,157
2030	-	174,300	174,300	95,000	330,613	425,613
2031	-	174,300	174,300	100,000	324,018	424,018
2032	-	174,300	174,300	95,000	317,106	412,106
2033	-	174,300	174,300	100,000	310,544	410,544
2034	-	174,300	174,300	110,000	303,650	413,650
2035	50,000	174,300	224,300	165,000	296,007	461,007
2036	65,000	170,800	235,800	190,000	284,532	474,532
2037	65,000	166,250	231,250	205,000	271,337	476,337
2038	85,000	161,700	246,700	235,000	257,081	492,081
2039	95,000	155,750	250,750	250,000	240,725	490,725
2040	100,000	149,100	249,100	260,000	223,350	483,350
2041	115,000	142,100	257,100	280,000	205,231	485,231
2042	115,000	134,050	249,050	315,000	185,744	500,744
2043	120,000	126,000	246,000	325,000	163,794	488,794
2044	120,000	117,600	237,600	335,000	141,155	476,155
2045	250,000	109,200	359,200	375,000	117,844	492,844
2046	405,000	91,700	496,700	405,000	91,700	496,700
2047	430,000	63,350	493,350	430,000	63,350	493,350
2048	475,000	33,250	508,250	475,000	33,250	508,250
	<u>\$ 2,490,000</u>	<u>\$ 4,583,950</u>	<u>\$ 7,073,950</u>	<u>\$ 5,380,000</u>	<u>\$ 8,094,413</u>	<u>\$ 13,474,413</u>