

REATA NORTH METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2018

with

Independent Auditors' Report

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Board of Directors  
Reata North Metropolitan District  
Douglas County, Colorado

## Independent Auditors' Report

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Reata North Metropolitan District (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 an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards general 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 the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## **Opinion**

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 Reata North 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**

Management has omitted the 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.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's financial statements as a whole. The supplemental information as listed in the table of contents is presented for the purposes of legal compliance and additional analysis and is not a required part of the financial statements. The supplemental information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The 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 information is fairly stated in all material respects in relation to the financial statements as a whole.

*Stratagem PC*  
*Certified Public Accountants*  
*Lakewood, Colorado*

September 18, 2018

**REATA NORTH METROPOLITAN DISTRICT**

BALANCE SHEET/STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
December 31, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>					
Cash	\$ 120,681	\$ -	\$ 120,681	\$ -	\$ 120,681
Cash - restricted	708	7,788	8,496	-	8,496
Receivable county treasurer	256	7,119	7,375	-	7,375
Property taxes receivable	<u>56,987</u>	<u>698,836</u>	<u>755,823</u>	-	<u>755,823</u>
Total Assets	<u>178,632</u>	<u>713,743</u>	<u>892,375</u>	-	<u>892,375</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
Deferred loss on refunding	-	-	-	145,963	145,963
Total Deferred Outflows of Resources	-	-	-	<u>145,963</u>	<u>145,963</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 178,632</u>	<u>\$ 713,743</u>	<u>\$ 892,375</u>		
<b>LIABILITIES</b>					
Accounts payable	\$ 915	\$ -	\$ 915	-	915
Accrued interest	-	-	-	26,625	26,625
Long-term liabilities:					
Due within one year	-	-	-	425,000	425,000
Due in more than one year	-	-	-	10,225,000	10,225,000
Total Liabilities	<u>915</u>	<u>-</u>	<u>915</u>	<u>10,676,625</u>	<u>10,677,540</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred property taxes	<u>56,987</u>	<u>698,836</u>	<u>755,823</u>	-	<u>755,823</u>
Total Deferred Inflows of Resources	<u>56,987</u>	<u>698,836</u>	<u>755,823</u>	-	<u>755,823</u>
<b>FUND BALANCE</b>					
Restricted:					
Emergencies	708	-	708	(708)	-
Debt service	-	14,907	14,907	(14,907)	-
Unassigned	<u>120,022</u>	-	<u>120,022</u>	<u>(120,022)</u>	-
Total Fund Balances	<u>120,730</u>	<u>14,907</u>	<u>135,637</u>	<u>(135,637)</u>	-
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 178,632</u>	<u>\$ 713,743</u>	<u>\$ 892,375</u>		
<b>NET POSITION</b>					
Restricted for:					
Emergencies				708	708
Unrestricted				<u>(10,395,734)</u>	<u>(10,395,734)</u>
Total Net Position (Deficit)				<u>\$ (10,395,026)</u>	<u>\$ (10,395,026)</u>

The notes to the financial statements are an integral part of these statements.

**REATA NORTH METROPOLITAN DISTRICT**

STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES  
GOVERNMENTAL FUNDS  
For the Year Ended December 31, 2018

	<u>General</u>	Debt <u>Service</u>	<u>Total</u>	<u>Adjustments</u>	Statement of <u>Activities</u>
EXPENDITURES					
Accounting and audit	\$ 9,774	\$ -	\$ 9,774	\$ -	\$ 9,774
Insurance	2,382	-	2,382	-	2,382
Legal	9,302	-	9,302	-	9,302
Treasurer's fees	378	10,558	10,936	-	10,936
Loan principal	-	410,000	410,000	(410,000)	-
Loan interest expense	-	336,187	336,187	8,878	345,065
Loan issuance costs	-	2,500	2,500	-	2,500
Total Expenditures	<u>21,836</u>	<u>759,245</u>	<u>781,081</u>	<u>(401,122)</u>	<u>379,959</u>
GENERAL REVENUES					
Property taxes	25,227	703,550	728,777	-	728,777
Specific ownership taxes	2,668	74,403	77,071	-	77,071
Miscellaneous Income	22,551	-	22,551	-	22,551
Interest income	12	320	332	-	332
Total General Revenues	<u>50,458</u>	<u>778,273</u>	<u>828,731</u>	<u>-</u>	<u>828,731</u>
NET CHANGE IN FUND BALANCE	28,622	19,028	47,650	(47,650)	
CHANGES IN NET POSITION				(448,772)	448,772
FUND BALANCE/NET POSITION:					
BEGINNING OF YEAR	<u>92,108</u>	<u>(4,121)</u>	<u>87,987</u>	<u>(10,931,785)</u>	<u>(10,843,798)</u>
END OF YEAR	<u>\$ 120,730</u>	<u>\$ 14,907</u>	<u>\$ 135,637</u>	<u>\$ (10,530,663)</u>	<u>\$ (10,395,026)</u>

The notes to the financial statements are an integral part of these statements.

## REATA NORTH METROPOLITAN DISTRICT

### STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND

For the Year Ended December 31, 2018

	Original & Final		Variance
	Budget	Actual	Favorable (Unfavorable)
<b>REVENUES</b>			
Property taxes	\$ 25,228	\$ 25,227	\$ (1)
Specific ownership taxes	1,766	2,668	902
Miscellaneous Income	-	22,551	22,551
Interest income	300	12	(288)
Total Revenues	27,294	50,458	23,164
<b>EXPENDITURES</b>			
Accounting and audit	11,000	9,774	1,226
Insurance	2,600	2,382	218
Legal	10,000	9,302	698
Election	10,000	-	10,000
Treasurers fees	-	378	(378)
Contingency	89,507	-	89,507
Emergency reserve	53	-	53
Total Expenditures	123,160	21,836	101,324
NET CHANGE IN FUND BALANCE	(95,866)	28,622	124,488
FUND BALANCE - BEGINNING OF YEAR	95,866	92,108	(3,758)
FUND BALANCE - END OF YEAR	\$ -	\$ 120,730	\$ 120,730

The notes to the financial statements are an integral part of these statements.

# REATA NORTH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

### Note 1: Summary of Significant Accounting Policies

The accounting policies of the Reata North Metropolitan District, (the “District”) located in the Town of Parker, (“Town”) Colorado in Douglas County, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

#### Definition of Reporting Entity

The District was organized on May 20, 2004, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established to provide for streets, drainage, sanitation and water facilities, parks and trails and other public improvements. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets 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 pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

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

#### Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

# REATA NORTH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

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

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

### 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 the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

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 material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

# REATA NORTH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

### Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. 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 appropriation is at the total fund expenditures level and lapses at year end.

### Assets, Liabilities and Net Position

#### Fair Value of Financial Instruments

The District's financial instruments include cash and cash equivalents, facility fees receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2018, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

### Deposits

The District's cash and cash equivalents are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition.

### Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

## REATA NORTH METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2018

The District only has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

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 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 one item that qualifies for reporting in this category. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

#### Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

#### 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 taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally 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 in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

#### Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

# REATA NORTH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

### Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

### Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$708 of the General Fund balance has been reserved in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$14,907 is restricted for the payment of the debt service costs associated with the Series 2017A Bonds and the Series 2017B Bonds (see Note 3).

### Committed Fund Balance

The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a 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

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

### Unassigned Fund Balance

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

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

### Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District can report three categories of net position, as follows:

REATA NORTH METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2018

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows or resources related to those assets. The District does not have any amount to report in this category.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

Note 2: Cash

As of December 31, 2018, cash is classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash	\$ 120,681
Cash - Restricted	<u>8,496</u>
Total	<u>\$ 129,177</u>

Cash as of December 31, 2018, consists of the following:

Deposits with financial institutions	<u>\$ 129,177</u>
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Custodial Credit Risk

The Colorado Public Deposit Protection Act, (“PDPA”) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. 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 is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. 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.

REATA NORTH METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2018

The District follows state statutes for deposits. None of the District's deposits were exposed to custodial credit risk.

Note 3: Long Term Debt

A description of the long-term obligations as of December 31, 2018, is as follows:

Limited Tax General Obligation Refunding Loan Series 2017A and Limited Tax General Obligation Refunding Loan Series 2017B

On November 28, 2017 the District approved a Loan Agreement with Guaranty Bank and Trust and authorized the issuance of Limited Tax General Obligation Refunding Loan Series 2017A ("Series 2017A Loan") and Limited Tax General Obligation Refunding Loan Series 2017B ("Series 2017B Loan") or combined (the "Loan") for the purpose of advance refunding the Series 2005 Bonds and the Series 2007 Bonds and paying the costs of the issuance of the Loan. The 2017A Loan bears interest at the rate of 3.00% payable semiannually on each June 1 and December 1, commencing on June 1, 2018, and matures on December 1, 2037. The 2017B Loan bears interest at the rate of 4.62% payable semiannually on each June 1 and December 1, commencing on June 1, 2018, and matures on December 1, 2020. The Loan is subject to optional prepayment at the option of the District, as a whole with a prepayment fee as further defined in the Loan agreement before December 1, 2024. The Loan is subject to optional prepayment at the option of the District on or after December 1, 2024 with no prepayment penalty. The Loan is subject to mandatory sinking fund redemption commencing on December 1, 2018.

Advance refunding of debt

The Loan was issued to provide resources to purchase securities to be placed in an irrevocable trust for the purpose of generating resources for all future debt service payments of the Series 2005 Bonds and the Series 2007 Bonds. As a result, the refunded bonds are considered to be defeased and the liability has been removed from the governmental activities column of the statement of net position. The reacquisition price exceeded the net carrying amount of the old debt by \$159,935. This amount is recorded as a deferred inflow and is being amortized over the remaining life of the new debt issued. This advance refunding was undertaken to reduce total debt service payments over the remaining life of the old debt and resulted in an economic gain of \$1,753,217.

REATA NORTH METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2018

The following is a summary of the annual long-term debt principal and interest requirements.

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 425,000	\$ 319,500	\$ 744,500
2020	435,000	306,750	741,750
2021	450,000	293,700	743,700
2022	465,000	280,200	745,200
2023	480,000	266,250	746,250
2024-2028	2,610,000	1,107,600	3,717,600
2029-2033	3,025,000	691,650	3,716,650
2034-2037	2,760,000	210,000	2,970,000
	<u>\$ 10,650,000</u>	<u>\$ 3,475,650</u>	<u>\$ 14,125,650</u>

The following is an analysis of changes in long-term debt for the period ending December 31, 2018:

	<u>Balance</u> 1/1/2018	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> 12/31/2018	<u>Current</u> <u>Portion</u>
Series 2017A Loan	\$ 10,000,000	\$ -	\$ -	\$ 10,000,000	\$ -
Series 2017B Loan	1,060,000	-	410,000	650,000	425,000
	<u>\$ 11,060,000</u>	<u>\$ -</u>	<u>\$ 410,000</u>	<u>\$ 10,650,000</u>	<u>\$ 425,000</u>

As of December 31, 2018, the District had remaining voted debt authorization of approximately \$50,000,000. The District has not budgeted to issue any additional debt in 2019. Per the District's Service Plan, the District has a debt limitation of \$10,000,000 which has been reached.

The District historically received advances from the Developer in the form of infrastructure which the District conveys to the Town. The District's liability for repayment to the Developer is contingent solely on the District's ability to repay and is only required to make payments if it has been appropriated in the current year. The District's liability to the Developer is subordinate to all other debt. If the balance is not paid within two years of the sale of the last parcel of land, the obligation will cease.

During 2009, the Developer received a \$453,084 reimbursement from the Town and wrote off \$12,000 which reduced the unpaid Developer advances. As of December 31, 2018, there was \$4,733,436 of unpaid Developer advances. Due to the restrictive nature of the obligation and that the likelihood of repayment is remote, no payable has been provided for in the financial statements. No principal or interest payments are due.

REATA NORTH METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2018

Note 4: Agreements

Facilities Fee Agreement - On November 17, 2004, and as amended and restated on May 11, 2005, the Developer and the District entered into a Capital Facilities Fee Agreement (the “Facilities Fee Agreement”), which authorizes the Facilities Fee to be assessed against property within the District in the amount of \$1,000 per single-family unit, townhome, condominium or apartment and per acre of commercial, office or industrial use. As of December 31, 2018, the District has received \$790,000 of fees for residential units and \$1,000 for commercial use. Of the residential fees, \$300,000 was paid pursuant to the Facilities Fee Agreement.

Note 5: Tax, Spending and Debt Limitations

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

Spending and revenue limits are determined based on the prior year’s Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefits increases.

The District’s management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

On May 4, 2004, a majority of the District’s electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

REATA NORTH METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2018

Note 6: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool (“the Pool”) which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials’ liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other 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 8: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Government Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements:

- 1) Long-term liabilities such as bonds payable, accrued bond interest payable, are not due and payable in the current period and, therefore, are not in the funds.

The Statement of Governmental Fund Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have the following elements:

- 1) Governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities;
- 2) governmental funds report loan proceeds as revenue; and,
- 3) Governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

**REATA NORTH METROPOLITAN DISTRICT**

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -  
DEBT SERVICE FUND

For the Year Ended December 31, 2018

	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>			
Property taxes	\$ 703,568	\$ 703,550	\$ (18)
Specific ownership taxes	49,250	74,403	25,153
Interest Income	<u>-</u>	<u>320</u>	<u>320</u>
Total Revenues	<u>752,818</u>	<u>778,273</u>	<u>25,455</u>
<b>EXPENDITURES</b>			
Loan interest expense	350,358	336,187	14,171
Loan principal	410,000	410,000	-
Loan issuance costs	-	2,500	(2,500)
Treasurer's fees	10,554	10,558	(4)
Paying agent fees	<u>2,000</u>	<u>-</u>	<u>2,000</u>
Total Expenditures	<u>772,912</u>	<u>759,245</u>	<u>13,667</u>
CHANGE IN FUND BALANCE	(20,094)	19,028	39,122
FUND BALANCE - BEGINNING OF YEAR	<u>32,776</u>	<u>(4,121)</u>	<u>(36,897)</u>
FUND BALANCE - END OF YEAR	<u>\$ 12,682</u>	<u>\$ 14,907</u>	<u>\$ 2,225</u>

The notes to the financial statements are an integral part of these statements.

**REATA NORTH METROPOLITAN DISTRICT**

SUMMARY OF ASSESSED VALUATION, MILL LEVY  
AND PROPERTY TAXES COLLECTED

December 31, 2018

<u>Year Ended December 31,</u>	<b>Prior Year Assessed Valuation for Current Year Property Tax Levy</b>	<u>Mills Levied</u>		<u>Total Property Tax</u>		<b>Percent Collected to Levied</b>
		<u>General Fund</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
2007	\$ 6,624,800	35.000	0.000	\$ 231,868	\$ 223,597	96.43%
2008	\$ 10,489,190	35.000	0.000	\$ 367,122	\$ 358,344	97.61%
2009	\$ 12,674,360	35.000	0.000	\$ 443,603	\$ 434,387	97.92%
2010	\$ 13,723,050	35.000	0.000	\$ 480,307	\$ 489,878	101.99%
2011	\$ 13,474,330	35.000	0.000	\$ 471,602	\$ 471,532	99.99%
2012	\$ 11,851,180	35.000	0.000	\$ 414,791	\$ 414,884	100.02%
2013	\$ 13,077,780	0.000	35.000	\$ 457,722	\$ 457,680	99.99%
2014	\$ 14,997,557	0.000	35.000	\$ 524,914	\$ 517,935	98.67%
2015	\$ 16,638,580	0.000	35.000	\$ 582,350	\$ 579,579	99.52%
2016	\$ 22,152,630	0.000	35.000	\$ 775,342	\$ 770,711	99.40%
2017	\$ 24,276,630	0.000	35.000	\$ 849,682	\$ 836,739	98.48%
2018	\$ 28,030,600	0.900	25.100	\$ 728,796	\$ 728,777	100.00%
Estimated for year ending December 31, 2019	\$ 29,992,930	1.900	23.100	\$ 749,823		

**NOTE**

Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.