

Tablerock Metropolitan District  
Financial Statements  
Year Ended December 31, 2018  
with  
Independent Auditor's Report

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# HIRATSUKA & ASSOCIATES, L.L.P.

CERTIFIED PUBLIC ACCOUNTANTS & BUSINESS ADVISORS

## **INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Tablerock Metropolitan District  
Jefferson County, Colorado

We have audited the accompanying financial statements of the governmental activities and each major fund of the Tablerock Metropolitan District (the District), Jefferson County, Colorado, as of and for the year ended December 31, 2018, 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 (U.S. GAAP); 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 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 of 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 opinion.

### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of Tablerock Metropolitan District, Jefferson County, Colorado, as of December 31, 2018, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with U.S. GAAP.

### **Other Matters**

#### *Required Supplementary Information*

Management has not presented Management's Discussion and Analysis. Such missing information, although not a part of the basic financial statements, is required by GASB, 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 the missing information.

*Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Debt Service Fund and Summary of Assessed Valuation, Mill Levy and Property Taxes Collected were presented for the purpose of additional analysis and was not a required part of the financial statements.

The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Debt Service Fund and Summary of Assessed Valuation, Mill Levy and Property Taxes Collected are the responsibility of management and were derived from and relate 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 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.

The Continuing Disclosure Annual Financial Information – Unaudited as 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 them.

*Hiratsuka & Associates, LLP*

September 26, 2019  
Wheatridge, Colorado

**Tablerock Metropolitan District**

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

	<u>General</u>	Debt <u>Service</u>	<u>Total</u>	<u>Adjustments</u>	Statement of Net <u>Position</u>
<b>ASSETS</b>					
Cash and investments	\$ 109,443	\$ -	\$ 109,443	\$ -	\$ 109,443
Cash and investments - restricted	1,045	274,426	275,471	-	275,471
Receivable county treasurer	529	3,598	4,127	-	4,127
Property taxes receivable	61,794	395,480	457,274	-	457,274
Prepaid insurance	350	-	350	-	350
Capital assets	-	-	-	679,798	679,798
Prepaid bond insurance - net	-	-	-	27,719	27,719
Total Assets	<u>173,161</u>	<u>673,504</u>	<u>846,665</u>	<u>707,517</u>	<u>1,554,182</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
Deferred loss on refunding	-	-	-	451,487	451,487
Total Deferred Outflows of Resources	-	-	-	451,487	451,487
Total Assets and Deferred Outflows of Resources	<u>\$ 173,161</u>	<u>\$ 673,504</u>	<u>\$ 846,665</u>		
<b>LIABILITIES</b>					
Accounts payable	\$ 1,660	\$ -	\$ 1,660	-	1,660
Accrued interest on bonds	-	-	-	19,460	19,460
Long-term liabilities					
Due within one year	-	-	-	200,000	200,000
Due in more than one year	-	-	-	6,964,441	6,964,441
Total Liabilities	<u>1,660</u>	<u>-</u>	<u>1,660</u>	<u>7,183,901</u>	<u>7,185,561</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred property taxes	<u>61,794</u>	<u>395,480</u>	<u>457,274</u>	-	<u>457,274</u>
Total Deferred Inflows of Resources	<u>61,794</u>	<u>395,480</u>	<u>457,274</u>	-	<u>457,274</u>
<b>FUND BALANCE</b>					
Nonspendable:					
Prepays	350	-	350	(350)	-
Restricted:					
Emergencies	1,045	-	1,045	(1,045)	-
Debt service	-	278,024	278,024	(278,024)	-
Unassigned	<u>108,312</u>	<u>-</u>	<u>108,312</u>	<u>(108,312)</u>	<u>-</u>
Total Fund Balances	<u>109,707</u>	<u>278,024</u>	<u>387,731</u>	<u>(387,731)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 173,161</u>	<u>\$ 673,504</u>	<u>\$ 846,665</u>		
<b>NET POSITION</b>					
Restricted for:					
Emergencies				1,045	1,045
Debt service				258,564	258,564
Unrestricted:				<u>(5,896,775)</u>	<u>(5,896,775)</u>
Total Net Position (Deficit)				<u>\$ (5,637,166)</u>	<u>\$ (5,637,166)</u>

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

**Tablerock 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>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES</b>					
Accounting and audit	\$ 8,980	\$ -	\$ 8,980	\$ -	\$ 8,980
Insurance	3,445	-	3,445	-	3,445
Legal	9,641	-	9,641	-	9,641
Miscellaneous expenses	70	-	70	-	70
Treasurer's fees	929	6,318	7,247	-	7,247
Landscape repairs	15,995	-	15,995	-	15,995
Bond principal	-	200,000	200,000	(200,000)	-
Bond interest expense	-	239,525	239,525	21,979	261,504
Paying agent fees	-	400	400	-	400
Amortize prepaid bond insurance	-	-	-	2,133	2,133
Total Expenditures	39,060	446,243	485,303	(175,888)	309,415
 <b>GENERAL REVENUES</b>					
Property taxes	61,899	420,915	482,814	-	482,814
Specific ownership taxes	5,732	38,979	44,711	-	44,711
Interest income	44	8,165	8,209	-	8,209
Total General Revenues	67,675	468,059	535,734	-	535,734
 CHANGE IN FUND BALANCE	 28,615	 21,816	 50,431	 (50,431)	
 CHANGE IN NET POSITION				 226,319	 226,319
 <b>FUND BALANCE/NET POSITION</b>					
BEGINNING OF YEAR	81,092	256,208	337,300	(6,200,785)	(5,863,485)
END OF YEAR	\$ 109,707	\$ 278,024	\$ 387,731	\$ (6,024,897)	\$ (5,637,166)

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

## Tablerock Metropolitan District

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

For the Year Ended December 31, 2018

	Original and Final		Variance
	<u>Budget</u>	<u>Actual</u>	<u>Favorable</u> <u>(Unfavorable)</u>
<b>REVENUES</b>			
Property taxes	\$ 61,899	\$ 61,899	\$ -
Specific ownership taxes	4,333	5,732	1,399
Interest income	-	44	44
	<u>66,232</u>	<u>67,675</u>	<u>1,443</u>
<b>EXPENDITURES</b>			
Accounting and audit	10,000	8,980	1,020
Insurance	3,500	3,445	55
Legal	15,000	9,641	5,359
Miscellaneous expenses	-	70	(70)
Treasurer's fees	928	929	(1)
Landscape repairs	30,219	15,995	14,224
Contingency	98,225	-	98,225
Emergency reserve	1,483	-	1,483
	<u>159,355</u>	<u>39,060</u>	<u>120,295</u>
CHANGE IN FUND BALANCE	(93,123)	28,615	121,738
FUND BALANCE - BEGINNING OF YEAR	<u>93,123</u>	<u>81,092</u>	<u>(12,031)</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 109,707</u>	<u>\$ 109,707</u>

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

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2018

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Tablerock Metropolitan District (the “District”), located in Jefferson 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 in 2002, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established to finance and construct certain public infrastructure improvements that benefit the citizens of the District. 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 provides 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.

Tablerock 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.

Tablerock 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 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, accounts 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 and Investments

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. Investments for the District are reported at fair value.

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 minimum number of bank accounts. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

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.

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.

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2018

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. 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.

Prepaid Bond Insurance, Original Issue Premium and Deferred Loss on Refunding

Bond insurance costs, Original Issue Premium and Deferred Loss on Refunding from the Series 2017 Bonds are being amortized over the term of the bonds using the effective interest method. Accumulated amortization of bond insurance costs, original issue premium and deferred loss on refunding amounted to \$2,477, \$14,249 and \$40,349, respectively at December 31, 2018.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the assets 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 using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated. No depreciation expense was recognized during 2018.

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2018

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April 30 or if in equal installments, at the 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 inflow 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:

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.

The nonspendable fund balance in the General Fund in the amount of \$350 represents prepaid insurance.

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 \$1,045 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$278,024 is restricted for the payment of the debt service costs associated with General Obligation Refunding Bonds, Series 2017 (see Note 4).

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2018

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:

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. At December 31, 2018, the District did 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.

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2018

Note 2: Cash and Investments

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

Statement of Net Position:

Cash and investments	\$ 109,443
Cash and investments – Restricted	<u>275,471</u>
Total	\$ <u>384,914</u>

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

Deposits with financial institutions	\$ 977
Investments - COLOTRUST	<u>383,937</u>
	\$ <u>384,914</u>

Deposits

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.

The District follows state statutes for deposits.

Investments

Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investment is not required to be categorized within the fair value hierarchy. This investment's value is calculated using the net asset value method (NAV) per share.

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2018

Credit Risk

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

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

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust (“COLOTRUST”) is rated AAAM by Standard & Poor’s with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint ventures established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. The trusts operate similarly to a money market fund with each share maintaining a value of \$1.00. COLOTRUST operates shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. Designated custodian banks provide safekeeping and depository services to the trusts. Substantially all securities owned by the trusts are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians’ internal records identify the investments owned by COLOTRUST. At December 31, 2018, the District had \$383,937 invested in COLOTRUST.

Custodial and Concentration of Credit Risk

None of the District’s investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2018

Note 3: Capital Assets

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

	<u>Balance 1/1/2018</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 12/31/2018</u>
<u>Governmental Type Activities:</u>				
Capital assets not being depreciated:				
Parks, landscaping	\$ 679,798	\$ -	\$ -	\$ 679,798
Total capital assets not being depreciated:	<u>679,798</u>	<u>-</u>	<u>-</u>	<u>679,798</u>
Government type assets, net	<u>\$ 679,798</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 679,798</u>

The Service Plan requires the district to convey the streets, water, sanitation and storm drainage improvements to Jefferson County for ownership and maintenance. These amounts have been properly conveyed in prior years. The HOA is maintaining the landscape improvements which are not depreciated.

Note 4: Long Term Debt

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

General Obligation Refunding Bonds, Series 2017

On September 21, 2017 the District issued \$7,205,000 of General Obligation Refunding Bonds, Series 2017 (“Series 2017 Bonds”). The Series 2017 Bonds bear interest rates ranging from 2.00% to 4.00% and is payable semiannually on each June 1 and December 1, commencing on December 1, 2017. Principal on the Series 2017 Bonds is payable upon maturity beginning December 1, 2018 and are subject to a mandatory sinking fund redemption commencing on December 1, 2032. Proceeds of the Series 2017 Bonds were used to refund the Series 2007 Bonds and to pay the cost of issuing the Series 2017 Bonds. The Series 2017 Bonds maturing on and after December 1, 2026 are subject to redemption prior to maturity at the option of the District, in whole on any date, or in part on any Interest payment date, at any time after December 1, 2025, at the redemption price equal to the principal amount of each Series 2017 Bond or portion thereof redeemed plus accrued interest to the date of redemption. The Series 2017 Bonds are to be paid from the Required Mill Levy and Specific Ownership Taxes. Concurrently with the issuance of the Series 2017 Bonds, Assured Guaranty Municipal Corp (“AGM”) issued a Municipal Bond Insurance Policy guaranteeing the scheduled payment of principal and interest payments when due. AGM’s financial strength is rated “AA” (stable outlook) by S& P Global Ratings.

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2018

As a result of the issuance of the Series 2017 Bonds, the Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding and Improvement Bonds, Series 2007 were considered to be defeased and the liabilities were removed from the governmental activities column of the Statement of Net Position. The reacquisition price of the old debt exceeded the net carrying value by \$491,836. This amount is recorded as a deferred outflow and is being amortized over the original remaining life of the refunded bonds. The refunding resulted in an economic gain of \$1,143,733 due to the average interest rate of the Series 2017 Bonds being lower than the refunded bonds.

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

	<u>Balance</u> <u>1/1/2018</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2018</u>	<u>Current</u> <u>Portion</u>
General Obligation Bonds					
Series 2017	\$7,205,000	\$ -	\$ 200,000	\$7,005,000	\$ 200,000
Issue premium - 2017	<u>171,713</u>	<u>-</u>	<u>12,272</u>	<u>159,441</u>	<u>-</u>
	<u><u>\$7,376,713</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 212,272</u></u>	<u><u>\$7,164,441</u></u>	<u><u>\$ 200,000</u></u>

The following is a summary of the annual long-term debt principal and interest requirements of the Series 2017 Bonds.

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 200,000	\$ 233,525	\$ 433,525
2020	215,000	227,525	442,525
2021	220,000	221,075	441,075
2022	225,000	214,475	439,475
2023	235,000	205,475	440,475
2024 - 2028	1,310,000	894,238	2,204,238
2029 - 2033	1,540,000	654,390	2,194,390
2034 - 2038	1,820,000	379,844	2,199,844
2039 - 2041	<u>1,240,000</u>	<u>81,413</u>	<u>1,321,413</u>
	<u><u>\$ 7,005,000</u></u>	<u><u>\$ 3,111,960</u></u>	<u><u>\$ 10,116,960</u></u>

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2018

As of December 31, 2018, the District had remaining voted debt authorization of approximately \$11,866,701 for capital projects, \$13,653,299 for refunding purposes, \$1,000,000 for operations, \$20,565,000 for Reimbursement Agreements and \$10,000,000 for Mortgages. The District has not budgeted to issue any additional debt in 2019. Per the District's Service Plan, the District may expend funds for improvements as it deems necessary in its discretion. The combined total estimated cost of improvements anticipated to be necessary for the development of Tablerock is approximately \$12,430,100, inclusive of contingencies. The District may finance all or a portion of such improvements. This amount may increase as the needs of the development evolve.

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 benefit increases.

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

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 Colorado Special Districts Property and Liability Pool (the "Pool") 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.

Tablerock Metropolitan District

Notes to Financial Statements  
December 31, 2018

The District pays annual premiums to the Pool for auto, public official's 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 7: 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 may have the following elements:

- 1) Capital improvements used in government activities are not financial resources and, therefore are not reported in the funds;
- 2) 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; and
- 3) bond insurance costs are reported as deferred charges and amortized over the term of the related debt in the government-wide financial statements.

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

- 1) Governmental funds report bond insurance costs as an expenditure, however, in the statement of activities, the bond issuance costs are amortized over the term of the related debt;
- 2) 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; 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

## Tablerock Metropolitan District

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

For the Year Ended December 31, 2018

	Original & Final		Variance
	Budget	Actual	Favorable (Unfavorable)
<b>REVENUES</b>			
Property taxes	\$ 420,913	\$ 420,915	\$ 2
Specific ownership taxes	29,464	38,979	9,515
Interest income	-	8,165	8,165
	<u>450,377</u>	<u>468,059</u>	<u>17,682</u>
<b>EXPENDITURES</b>			
Bond interest	239,526	239,525	1
Bond principal	200,000	200,000	-
Paying agent fees	5,000	400	4,600
Treasurers' fees	6,314	6,318	(4)
	<u>450,840</u>	<u>446,243</u>	<u>4,597</u>
CHANGE IN FUND BALANCE	(463)	21,816	22,279
FUND BALANCE - BEGINNING OF YEAR	<u>302,716</u>	<u>256,208</u>	<u>(46,508)</u>
FUND BALANCE - END OF YEAR	<u>\$ 302,253</u>	<u>\$ 278,024</u>	<u>\$ (24,229)</u>

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

## Tablerock Metropolitan District

### SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED

December 31, 2018

<u>Year Ended</u> <u>December 31,</u>	<b>Prior</b> <b>Year Assessed</b> <b>Valuation</b> <b>for Current</b> <b>Year Property</b> <b>Tax Levy</b>	<u>Mills Levied</u>		<u>Total Property Tax</u>		<b>Percent</b> <b>Collected</b> <b>to Levied</b>
		<u>General Fund</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
2004	\$ 1,684,200	5.000	52.475	\$ 96,799	\$ 96,798	100.00%
2005	\$ 3,945,340	5.000	52.475	\$ 226,759	\$ 226,612	99.94%
2006	\$ 6,485,720	5.000	52.475	\$ 372,767	\$ 371,284	99.60%
2007	\$ 9,025,090	5.000	52.475	\$ 518,717	\$ 517,035	99.68%
2008	\$ 11,098,010	5.000	52.475	\$ 637,858	\$ 638,253	100.06%
2009	\$ 11,128,020	5.000	52.475	\$ 639,583	\$ 636,830	99.57%
2010	\$ 12,034,760	5.000	52.475	\$ 691,698	\$ 692,611	100.13%
2011	\$ 12,150,910	5.000	47.000	\$ 631,847	\$ 633,458	100.25%
2012	\$ 11,554,614	5.000	46.000	\$ 589,285	\$ 589,285	100.00%
2013	\$ 11,591,727	5.000	46.000	\$ 591,178	\$ 591,178	100.00%
2014	\$ 11,821,833	5.000	46.000	\$ 602,913	\$ 602,914	100.00%
2015	\$ 11,845,721	5.000	45.000	\$ 592,286	\$ 592,286	100.00%
2016	\$ 13,057,244	5.000	40.500	\$ 594,105	\$ 594,106	100.00%
2017	\$ 13,053,388	5.000	40.500	\$ 593,929	\$ 593,929	100.00%
2018	\$ 12,379,807	5.000	34.000	\$ 482,812	\$ 482,814	100.00%
Estimated for year ending December 31, 2019	\$ 12,358,760	5.000	32.000	\$ 457,274		

**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.

CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION - UNAUDITED

**TABLEROCK METROPOLITAN DISTRICT**

**SELECTED DEBT RATIOS**

December 31, 2018

UNAUDITED

General Obligation Debt Outstanding	\$ 7,205,000
District Assessed Value	\$ 12,358,760
Ratio of Debt to Assessed Value	58.30%