

**SOUTH SLOAN'S LAKE  
METROPOLITAN DISTRICT NO. 2  
Denver County, Colorado**

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

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2  
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YEAR ENDED DECEMBER 31, 2018**

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**Haynie &  
Company**

**Certified Public Accountants** (a professional corporation)

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## **Independent Auditor's Report**

To the Board of Directors  
South Sloan's Lake Metropolitan District No. 2

We have audited the accompanying financial statements of the governmental activities and the major funds of South Sloan's Lake Metropolitan District No. 2 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 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 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 the major funds of South Sloan's Lake Metropolitan District No. 2, 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 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 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 an opinion on the financial statements that collectively comprise South Sloan's Lake Metropolitan District No. 2's financial statements as a whole. The supplementary information section is presented for purposes of additional analysis and is not a required part of the financial statements.

The supplementary information as listed in the table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. 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 information is fairly stated in all material respects in relation to the financial statements as a whole.



Littleton, Colorado  
July 18, 2019

## **BASIC FINANCIAL STATEMENTS**

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2018**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments - Restricted	\$ 715,518
Property Taxes Receivable	40,445
Due from District No. 1	1,862
Receivable from County Treasurer	2,681
Interest Receivable	121
Total Assets	760,627
<b>LIABILITIES</b>	
Accrued Interest Payable	28,581
Due to District No. 1	819
Noncurrent Liabilities:	
Due Within One Year	100,000
Due in More Than One Year	11,325,000
Total Liabilities	11,454,400
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred Property Tax Revenue	40,445
Total Deferred Inflows of Resources	40,445
<b>NET POSITION</b>	
Restricted for:	
Debt Service	207,250
Unrestricted	(10,941,468)
Total Net Position	\$ (10,734,218)

See accompanying Notes to Basic Financial Statements.

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2018**

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
<b>FUNCTIONS/PROGRAMS</b>					
Primary Government:					
Government Activities:					
General Government	\$ 199,448	\$ -	\$ 177,196	\$ -	\$ (22,252)
Interest and Related Costs on Long-Term Debt	361,963	-	402,866	-	40,903
Total Governmental Activities	\$ 561,411	\$ -	\$ 580,062	\$ -	18,651
<b>GENERAL REVENUES</b>					
					36,692
					36,135
					1,387
					74,214
<b>CHANGES IN NET POSITION</b>					92,865
					(10,827,083)
<b>NET POSITION - END OF YEAR</b>					<b>\$ (10,734,218)</b>

See accompanying Notes to Basic Financial Statements.

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2018**

<b>ASSETS</b>	General	Debt Service	Total Governmental Funds
Cash and Investments - Restricted	\$ -	\$ 715,518	\$ 715,518
Property Taxes Receivable	14,662	25,783	40,445
Due from District No. 1	-	1,862	1,862
Receivable from County Treasurer	819	1,862	2,681
Interest Receivable	-	121	121
Total Assets	\$ 15,481	\$ 745,146	\$ 760,627
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Due to District No. 1	\$ 819	\$ -	\$ 819
Total Liabilities	819	-	819
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred Property Tax Revenue	14,662	25,783	40,445
Total Deferred Inflows or Resources	14,662	25,783	40,445
<b>FUND BALANCES</b>			
Restricted for:			
Debt Service	-	719,363	719,363
Total Fund Balances	-	719,363	719,363
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 15,481	\$ 745,146	
Amounts reported for governmental activities in the statement of net position are different because:			
Long-term liabilities, including loans payable and interest payable, are not due and payable in the current period and, therefore, are not reported in the funds.			
Loans Payable			(11,425,000)
Accrued Interest on Loans Payable			(28,581)
Net Position of Governmental Activities			\$ (10,734,218)

See accompanying Notes to Basic Financial Statements.

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2018**

	General	Debt Service	Total Governmental Funds
<b>REVENUES</b>			
Property Taxes	\$ 11,211	\$ 25,481	\$ 36,692
Specific Ownership Taxes	11,041	25,094	36,135
TIF Revenue from DURA	177,196	402,728	579,924
Intergovernmental Revenue	-	138	138
Net Investment Income	-	1,387	1,387
Total Revenues	199,448	454,828	654,276
<b>EXPENDITURES</b>			
Current:			
County Treasurer's Fees	112	255	367
Intergovernmental Expenditures	199,336	-	199,336
Miscellaneous	-	125	125
Debt Service:			
Loan Principal	-	75,000	75,000
Loan Interest Expense	-	333,665	333,665
Loan Nonuse Fee	-	21,361	21,361
Total Expenditures	199,448	430,406	629,854
<b>NET CHANGE IN FUND BALANCES</b>	-	24,422	24,422
Fund Balances - Beginning of Year	-	694,941	694,941
<b>FUND BALANCES - END OF YEAR</b>	\$ -	\$ 719,363	\$ 719,363

See accompanying Notes to Basic Financial Statements.

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2  
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**

Net Change in Fund Balances - Total Governmental Funds	\$	24,422
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Amounts reported for governmental activities in the statement of activities are different because:

Long-term debt (e.g., 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. 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.

Principal Payment		75,000
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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.

Loan Interest - Change in Liability		<u>(6,557)</u>
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Changes in Net Position of Governmental Activities	\$	<u>92,865</u>
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**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES – BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2018**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 11,211	\$ 11,211	\$ -
Specific Ownership Taxes	13,313	11,041	(2,272)
TIF Revenue from DURA	177,191	177,196	5
Other Income	5,285	-	(5,285)
Total Revenues	<u>207,000</u>	<u>199,448</u>	<u>(7,552)</u>
<b>EXPENDITURES</b>			
Current:			
County Treasurer's Fees	112	112	-
Intergovernmental Expenditures	201,603	199,336	2,267
Contingency	5,285	-	5,285
Total Expenditures	<u>207,000</u>	<u>199,448</u>	<u>7,552</u>
<b>NET CHANGE IN FUND BALANCES</b>	-	-	-
Fund Balances - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying Notes to Basic Financial Statements.

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

South Sloan's Lake Metropolitan District No. 2 (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City and County of Denver recorded on January 16, 2014, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City and County of Denver on August 5, 2013. The District's service area is located entirely within the City and County of Denver, Colorado.

The District was organized in conjunction with South Sloan's Lake Metropolitan District No. 1 ("District No. 1" and collectively, the "Districts"). The Districts were established to provide financing for the acquisition, construction, completion, and operation and maintenance of public improvements, including all streets, traffic and safety, water, sanitation, storm drainage, transportation, mosquito control, and park and recreation facilities.

The District serves as the Financing District and District No. 1 serves as the Coordinating District. The Coordinating District provides for the construction design, operation, and maintenance of the Districts' Improvements, as well as the overall administration of the Districts. The Financing District pays tax collections and/or bond proceeds and other revenue to the Coordinating District, which revenue will be applied to the payment of: (i) the acquisition, construction, and financing of the Improvements; and (ii) the costs of administration, operation, and maintenance of the Improvements that are owned, operated, and/or maintained by the Districts. Debt associated with each District will be incurred directly by each District.

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

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

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

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the District are described as follows:

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

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

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

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

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

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

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)**

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 debt of the governmental funds.

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

**Pooled Cash and Investments**

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in total cash.

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Property Taxes (Continued)**

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

**Deferred Inflows of Resources**

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

**Equity**

**Net Position**

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

**Fund Balance**

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

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

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

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

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Equity (Continued)**

**Fund Balance (Continued)**

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

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

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

**NOTE 3 CASH AND INVESTMENTS**

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

Statement of Net Position:

Cash and Investments - Restricted	<u>\$ 715,518</u>
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Cash and investments as of December 31, 2018 consist of the following:

Deposits with Financial Institutions	<u>\$ 715,518</u>
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**Deposits with Financial Institutions**

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

The District's deposits are insured by FDIC up to \$250,000 per banking institution, and the balance is collateralized in a single institution pool, pursuant to the PDPA, as described above.

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 a carrying balance of \$715,518.

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments**

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

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

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

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

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

The District had no investments at December 31, 2018.

**NOTE 4 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:

	<u>Balance at December 31, 2017</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance at December 31, 2018</u>	<u>Due Within One Year</u>
General Obligation Loan Payable:					
2016 Loan	<u>\$ 11,500,000</u>	<u>\$ -</u>	<u>\$ (75,000)</u>	<u>\$ 11,425,000</u>	<u>\$ 100,000</u>

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

The District executed a promissory note evidencing the indebtedness of the Loan Agreement between Compass Mortgage Corporation (the Lender) and the District dated February 17, 2016 (the Loan) in a maximum principal amount equal to \$15,500,000. The Lender will advance funds to the District periodically, as requested by the District, from the date of closing on the Loan through and including February 17, 2019.

The Initial Funded Amount was \$8,000,000, the proceeds of which were used to: (i) reimburse the Developer for a portion of the funds advanced for the costs of capital infrastructure improvements; (ii) provide capitalized interest; (iii) provide a Reserve Fund; and (iv) pay costs of issuance of the Loan. The proceeds of subsequent Advances will be used in the same manner as the Initial Funded Amount.

The Initial Funded Amount bears interest at a Fixed Rate of 2.66%. At the District's option, to be exercised in each Advance Request Certificate, each Advance may bear interest at either a Fixed Rate or the Variable Rate. If elected by the District, the Fixed Rate applicable to any Advance Amount shall be determined by the Lender and agreed to by the District on the applicable Advance Date.

On December 21, 2017 the First Amendment to the Loan Agreement was executed and the District received a Special Advance in the amount of \$3,500,000, bearing interest at the Fixed Rate of 3.46% per annum.

Variable Rate means a rate of interest which varies periodically and is not fixed, which shall be a rate equal to the sum of 1.90% plus 65% of the LIBOR Index, initially calculated as of each Advance Date with respect to the Advance that will be bearing interest at the Variable Rate and resetting on each Interest Reset Date thereafter. The Interest Reset Date is June 1 and December 1.

Interest on the Loan is payable semi-annually on June 1 and December 1, beginning on June 1, 2016. All interest is calculated on the basis of a 360-day year and actual number of days elapsed in the applicable period.

Annual principal payments are due on December 1, beginning on December 1, 2018 with final maturity on February 17, 2021. The Loan is subject to optional redemption on any June 1 or December 1 after the third anniversary of the Closing Date upon payment of principal, accrued interest, a Prepayment Premium of 2% of the principal amount of the Loan that is prepaid, and a Yield Maintenance Fee, if any, as described in the Loan Agreement.

The Loan is secured by and payable solely from and to the extent of the Pledged Revenue, which includes moneys derived from the following sources, net of costs of collection: (i) the Required Mill Levy; (ii) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy; and (iii) any other legally available amounts which the District determines, in its absolute discretion, to apply as Pledged Revenue.

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

The Loan provides that a Required Mill Levy be imposed in an amount sufficient, when combined with moneys held in the Loan Payment Fund not required to be applied to the payment of the Loan in the then-current fiscal year, to pay the principal of and interest on the Loan, as they become due and payable, but not in excess of 50 mills (subject to adjustment for changes occurring after January 1, 2013, in the method of calculating assessed valuation), and for so long as the Surplus Fund is less than the Maximum Surplus Amount, not less than 25 mills (as adjusted). For tax collection year 2018, the adjusted Required Mill Levy was 26.062.

Once the Loan Balance to Assessed Ratio is equal to or less than 50%, the Required Mill Levy is defined as a mill levy imposed upon all taxable property of the District each year in an amount which, when combined with moneys in the Loan Payment Fund not required to be applied to the payment of the Loan in the then-current Fiscal Year, will be sufficient to pay the principal of and interest on the Loan Balance as the same become due and payable, without limitation of rate and in amounts sufficient to make such payments when due.

The Loan is further secured by the Reserve Fund which is to be funded upon issuance of each Advance in the amounts of the Reserve Requirement. The Reserve Requirement means (i) upon issuance of the Initial Funded Amount, the amount of \$210,000; (ii) upon disbursement of a portion of the Restricted Project Fund, an additional amount equal to 3.50% of each amount disbursed; and (iii) upon funding of each Advance, an additional amount equal to 3.50% of the amount of such Advance. At December 31, 2018, the Reserve Fund amount was \$403,403.

Capitalized Interest is to be funded from the proceeds of each Advance in the amounts of the Capitalized Interest Requirement. The Capitalized Interest Requirement means (a) upon issuance of the Initial Funded Amount, the amount of \$250,000, and (b) upon funding of each Advance, an additional amount equal to 2% of the amount of such Advance.

The Loan is also secured by amounts accumulated in the Surplus Fund, if any. Pledged Revenue that is not needed to pay debt service on the Loan, replenish the Reserve Fund to the Reserve Requirement, and pay the Lender certain fees in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus Amount of \$550,000. The Surplus Fund shall be maintained by the Lender for so long as the Loan is outstanding. Amounts on deposit in the Surplus Fund on the Maturity Date, if any, shall be immediately applied to the payment of the Loan, except as may be otherwise agreed to by the Lender and the District. The balance in the Surplus Fund at December 31, 2018 was \$113,295.

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

<u>Year Ending December 31,</u>	<u>Governmental Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	100,000	336,515	436,515
2020	150,000	334,732	484,732
2021	11,175,000	70,472	11,245,472
Total	<u>\$ 11,425,000</u>	<u>\$ 741,719</u>	<u>\$ 12,166,719</u>

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Authorized Debt**

On November 5, 2013, a majority of the qualified electors of the District authorized the issuance of indebtedness of \$50,000,000 for each of the facilities listed in the table below, \$50,000,000 for operations and maintenance, \$50,000,000 for refunding of debt and \$50,000,000 for intergovernmental contracts, at an interest rate not to exceed 18% per annum. At December 31, 2018, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Debt Authorized	Authorization Used February 17, 2016	Authorized But Unissued
Streets	\$ 50,000,000	\$ 11,369,499	\$ 38,630,501
Water	50,000,000	863,224	49,136,776
Storm or Sanitary Sewer	50,000,000	2,867,181	47,132,819
Parks and Recreation	50,000,000	199,328	49,800,672
Traffic and Safety	50,000,000	200,768	49,799,232
Mosquito Control	50,000,000	-	50,000,000
Public Transportation	50,000,000	-	50,000,000
Operations and Maintenance	50,000,000	-	50,000,000
Refunding of Debt	50,000,000	-	50,000,000
Intergovernmental Contracts	50,000,000	-	50,000,000
Total	<u>\$ 500,000,000</u>	<u>\$ 15,500,000</u>	<u>\$ 484,500,000</u>

Pursuant to the Service Plan, each District shall not issue debt in an aggregate amount in excess of \$50,000,000. Additionally, the maximum debt mill levy is 50 mills as adjusted.

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.

**NOTE 5 NET POSITION**

The District has net position consisting of two components –restricted and unrestricted.

Restricted net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position for debt service in the amount of \$207,250 as of December 31, 2018.

The District has a deficit in unrestricted net position. The deficit is a result of the District being responsible for the repayment of bonds issued for public improvements constructed by District No. 1 and which costs are recorded in District No. 1's financial records.

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**

**NOTE 6 RELATED PARTY**

The Developer of the property which constitutes the District is EFG-South Sloan's Lake I, LLC (the Developer). The majority of the members of the Board of Directors are employees, owners, or otherwise associated with the Developer, and may have conflicts of interest in dealing with the District.

**NOTE 7 DISTRICT AGREEMENT**

**Memorandum of Understanding**

The District and District No. 1 entered into the Memorandum of Understanding dated January 27, 2014 (MOU), whereby the Districts agreed that District No. 1 would provide for the construction, design, operation, and maintenance of the Public Improvements, as well as the overall administration of the Districts. The MOU also contemplated the execution of the FFCOA (defined below) which FFCOA would designate a primary operations and management District and to provide for the flow of funds by and among the Districts.

**Facilities Funding, Construction and Operation Agreement**

The District and District No. 1 entered into the Facilities Funding, Construction and Operation Agreement dated effective February 17, 2016 (FFCOA), whereby the Districts established District No. 1 as the "Operating District" and as such would be responsible for the construction, design and operation of the Public Improvements, and established the District as the "Financing District" and as such would be responsible to pay for the services and benefit of the Public Improvements received from the Operating District. The Districts acknowledged and agreed that the Public Improvements are needed by the Districts and would benefit the property owners in the service areas of the Districts and that the provision of services and operation and maintenance of the Public Improvements by the Operating District would produce efficiencies and reduce the cost of the same.

**Cooperation Agreement**

The District is located within the boundaries of an urban redevelopment area designated in an urban renewal plan adopted by the City and County of Denver and known as the "St. Anthony's Urban Redevelopment Plan" (the Urban Renewal Plan). In accordance with Section 31-25-101, et. seq., Colorado Revised Statutes, as amended (the Urban Renewal Act) and the Urban Renewal Plan, Denver Urban Renewal Authority (DURA) is authorized to undertake certain projects within the area designated in the Urban Renewal Plan and to finance such projects by utilizing certain incremental increases in the property taxes, including property taxes imposed by the District. The District, District No. 1, and DURA entered into a Cooperation Agreement, pursuant to which DURA agreed to segregate incremental property taxes and specific ownership taxes attributable to the District's mill levies from the aggregate incremental property taxes DURA receives in connection with the Urban Renewal Plan and remit those incremental property taxes and specific ownership taxes to the District.

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**

**NOTE 8 RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

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

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

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

Article X, Section 20 of the Colorado Constitution, referred to as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations 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.

On November 5, 2013, the District's voters passed an election question to increase property taxes \$50,000,000 annually and increase in fees \$50,000,000 annually to pay the District's operation and maintenance costs. The electors further authorized an increase in fees of \$50,000,000 to pay expenses pursuant to intergovernmental agreements. Additionally, a majority of the District's electors authorized the District to collect, retain, and spend all revenue annually without regard to any limitations under TABOR.

**SUPPLEMENTARY INFORMATION**

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES – BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2018**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 25,481	\$ 25,481	\$ -
Specific Ownership Taxes	30,259	25,094	(5,165)
TIF Revenue from DURA	402,717	402,728	11
Intergovernmental Revenue	-	138	138
Net Investment Income	500	1,387	887
Total Revenues	<u>458,957</u>	<u>454,828</u>	<u>(4,129)</u>
<b>EXPENDITURES</b>			
Debt Service:			
County Treasurer's Fees	255	255	-
Loan Principal	75,000	75,000	-
Loan Interest Expense	331,810	333,665	(1,855)
Loan Nonuse Fee	21,250	21,361	(111)
Miscellaneous	200	125	75
Contingency	6,485	-	6,485
Total Expenditures	<u>435,000</u>	<u>430,406</u>	<u>4,594</u>
<b>NET CHANGE IN FUND BALANCES</b>	23,957	24,422	465
Fund Balances - Beginning of Year	<u>688,734</u>	<u>694,941</u>	<u>6,207</u>
<b>FUND BALANCES - END OF YEAR</b>	<u><u>\$ 712,691</u></u>	<u><u>\$ 719,363</u></u>	<u><u>\$ 6,672</u></u>

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2018**

	\$15,500,000		
	Compass Mortgage Corporation Loan		
	Dated February 17, 2016		
	Initial Funded Amount		
	\$8,000,000		
	Interest Rate of 2.66%		
	Payable June 1 and December 1		
	Principal Due December 1		
<u>Bonds and Interest</u> <u>Maturing in the</u> <u>Year Ending December 31.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 100,000	\$ 213,733	\$ 313,733
2020	150,000	211,614	361,614
2021	7,675,000	44,234	7,719,234
Total	<u>\$ 7,925,000</u>	<u>\$ 469,581</u>	<u>\$ 8,394,581</u>

Nonuse Fee is also due semi-annually in an amount equal to 0.50% of the Unfunded Maximum Advancing Amount, computed on the basis of a 360-day year and actual days elapsed.

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)**  
**DECEMBER 31, 2018**

	Special Advance Dated December 21, 2017		
	\$3,500,000		
	Interest Rate of 3.46%		
	Payable June 1 and December 1		
	Principal Due December 1		
<u>Bonds and Interest</u> <u>Maturing in the</u> <u>Year Ending December 31.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	\$ 122,782	\$ 122,782
2020	-	123,118	123,118
2021	<u>3,500,000</u>	<u>26,238</u>	<u>3,526,238</u>
Total	<u>\$ 3,500,000</u>	<u>\$ 272,138</u>	<u>\$ 3,772,138</u>

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)**  
**DECEMBER 31, 2018**

Bonds and Interest Maturing in the Year Ending December 31,	Total		
	Principal	Interest	Total
2019	\$ 100,000	\$ 336,515	\$ 436,515
2020	150,000	334,732	484,732
2021	11,175,000	70,472	11,245,472
Total	\$ 11,425,000	\$ 741,719	\$ 12,166,719

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2  
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
 DECEMBER 31, 2018**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy		Mills Levied	Property Taxes		Percent Collected to Levied
	Gross	Net		Levied	Collected	
2015	\$ 831,370	\$ 241,398	35.000	\$ 8,449	\$ 8,449	100.00 %
2016	7,412,170	755,195	35.000	26,432	25,308	95.75
2017	8,566,540	757,885	38.288	29,018	29,018	100.00
2018	16,586,040	977,694	37.529	36,692	36,692	100.00
Estimated for Year Ending December 31, 2019	19,848,360	977,461	41.378	40,445		

**NOTE:**

Property taxes collected in any one year 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.