

DINOSAUR RIDGE METROPOLITAN DISTRICT
City of Golden, Colorado

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2019

**DINOSAUR RIDGE METROPOLITAN DISTRICT
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Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Dinosaur Ridge Metropolitan District
City of Golden, Colorado

We have audited the accompanying financial statements of the governmental activities and each major fund of Dinosaur Ridge Metropolitan District as of and for the year December 31, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Dinosaur Ridge Metropolitan District, as of December 31, 2019, 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 opinions on the financial statements that collectively comprise Dinosaur Ridge Metropolitan District's basic financial statements. The Schedules of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual, for the Debt Service and Capital Projects Funds (the Supplementary Information) and the Schedule of Debt Service Requirements to Maturity and the Schedule of Assessed Valuation, Mill Levy and Property Taxes Collected (the Other Information) are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Supplementary Information 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 basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplemental Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Other Information 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.

Dassio & Associates, P.C.

July 27, 2020

BASIC FINANCIAL STATEMENTS

**DINOSAUR RIDGE METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2019**

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 164,271
Cash and Investments - Restricted	1,657,730
Accounts Receivable	5,449
Receivable from County Treasurer	1,824
Property Taxes Receivable	245,294
Capital Assets - Construction in Progress	<u>8,178,096</u>
Total Assets	<u>10,252,664</u>
LIABILITIES	
Accounts Payable	45,291
Accrued Interest Payable	79,774
Noncurrent Liabilities	
Due Within One Year	125,000
Due in More than One Year	<u>14,243,434</u>
Total Liabilities	<u>14,493,499</u>
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	<u>245,294</u>
Total Deferred Inflows of Resources	<u>245,294</u>
NET POSITION	
Restricted for:	
Emergency Reserves	2,300
Debt Service	293,978
Capital Projects	1,230
Unrestricted	<u>(4,783,637)</u>
Total Net Position	<u><u>\$ (4,486,129)</u></u>

See accompanying Notes to Basic Financial Statements.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2019**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions		Governmental Activities
FUNCTIONS/PROGRAMS					
Governmental Activities:					
General Government	\$ 152,070	\$ -	\$ 19,161	\$ -	\$ (132,909)
Interest and Related Costs on Long-Term Debt	1,357,219	-	-	436,540	(920,679)
Total Governmental Activities	\$ 1,509,289	\$ -	\$ 19,161	\$ 436,540	(1,053,588)
GENERAL REVENUES					
					179,307
					21,094
					10,573
					210,974
CHANGE IN NET POSITION					(842,614)
					(3,643,515)
					\$ (4,486,129)

See accompanying Notes to Basic Financial Statements.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2019**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	\$ 164,271	\$ -	\$ -	\$ 164,271
Cash and Investments - Restricted	2,300	1,531,871	123,559	1,657,730
Accounts Receivable	-	5,449	-	5,449
Receivable from County Treasurer	529	1,295	-	1,824
Property Taxes Receivable	70,084	175,210	-	245,294
Total Assets	\$ 237,184	\$ 1,713,825	\$ 123,559	\$ 2,074,568
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 45,291	\$ -	\$ -	\$ 45,291
Total Liabilities	45,291	-	-	45,291
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax Revenue	70,084	175,210	-	245,294
Total Deferred Inflows of Resources	70,084	175,210	-	245,294
FUND BALANCES				
Restricted for:				
Emergency Reserves	2,300	-	-	2,300
Debt Service	-	1,538,615	-	1,538,615
Capital Projects	-	-	123,559	123,559
Assigned to:				
Subsequent Year's Expenditures	40,268	-	-	40,268
Unassigned	79,241	-	-	79,241
Total Fund Balances	121,809	1,538,615	123,559	1,783,983
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 237,184	\$ 1,713,825	\$ 123,559	

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

Capital assets are reported as assets on the statement of net position but are recorded as expenditures in the funds.	
Capital Assets	8,178,096
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	
Bonds Payable	(14,145,000)
Accrued Interest Payable - Series 2019A Bonds	(55,354)
Accrued Interest Payable - Series 2019B Bonds	(24,420)
Bonds Premium	(41,040)
Developer Advance Payable	(175,701)
Accrued Interest Payable - Developer Advance	(6,693)
Net Position of Governmental Activities	\$ (4,486,129)

See accompanying Notes to Basic Financial Statements.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2019**

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 51,230	\$ 128,077	\$ -	\$ 179,307
Property Taxes - TIF (District Mill Levy)	19,161	47,902	-	67,063
Property Taxes - TIF (Incremental Project Area)	-	272,235	-	272,235
Specific Ownership Taxes	6,117	14,977	-	21,094
Public Improvement Fees	-	84,428	-	84,428
PILOT Revenues	-	31,975	-	31,975
Interest Income	81	9,263	1,229	10,573
Total Revenues	<u>76,589</u>	<u>588,857</u>	<u>1,229</u>	<u>666,675</u>
EXPENDITURES				
General and Administration				
Accounting	25,310	-	-	25,310
Audit	4,700	-	-	4,700
County Treasurer's Fee	770	1,924	-	2,694
District Management	34,503	-	-	34,503
Dues and membership	150	-	-	150
Insurance	2,117	-	-	2,117
Legal	37,468	-	-	37,468
Miscellaneous	620	-	-	620
Operations and Maintenance				
Landscape Maintenance	11,718	-	-	11,718
Weeds/shrubs Clean Up	12,666	-	-	12,666
Snow Removal	15,124	-	-	15,124
Debt Service:				
Paying Agent Fees	-	9,000	-	9,000
Bond interest - Series 2019A	-	234,333	-	234,333
Capital Projects				
Surveying	-	-	5,000	5,000
Bond Issue Costs	-	-	704,098	704,098
Public Improvements	-	-	853,312	853,312
Total Expenditures	<u>145,146</u>	<u>245,257</u>	<u>1,562,410</u>	<u>1,952,813</u>
EXCESS OF REVENUES OVER (UNDER)				
EXPENDITURES	(68,557)	343,600	(1,561,181)	(1,286,138)
OTHER FINANCING SOURCES (USES)				
Developer Advance	285,983	-	853,312	1,139,295
Bond Proceeds	-	-	14,145,000	14,145,000
Bond Premium	-	-	41,848	41,848
Repay Developer Advance	(243,220)	-	(9,261,537)	(9,504,757)
Refunding payment	-	(2,628,301)	-	(2,628,301)
Transfers From Other Funds	243,220	3,801,762	8,709	4,053,691
Transfers To Other Funds	(8,709)	-	(4,044,982)	(4,053,691)
Total Other Financing Sources (Uses)	<u>277,274</u>	<u>1,173,461</u>	<u>1,742,350</u>	<u>3,193,085</u>
NET CHANGE IN FUND BALANCES	208,717	1,517,061	181,169	1,906,947
Fund Balances (Deficits) - Beginning of Year	(86,908)	21,554	(57,610)	(122,964)
FUND BALANCES - END OF YEAR	<u>\$ 121,809</u>	<u>\$ 1,538,615</u>	<u>\$ 123,559</u>	<u>\$ 1,783,983</u>

See accompanying Notes to Basic Financial Statements.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2019**

Net Change in Fund Balances - Governmental Funds \$ 1,906,947

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

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense, the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Capital outlay, the conveyance of capital assets to other governments and depreciation expense in the current period are as follows:

 Capital Outlay 853,312

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

Bond Issuance	(14,145,000)
Bond Premium	(41,848)
Refunding payment	2,295,000
Developer Advances - Principal - Operations	(285,983)
Developer Advances - Principal - Capital	(853,312)
Repayment of Developer Advances - Principal	6,231,953

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.

Amortization of Bond Premium	808
Accrued Interest on Developer Advance - Change in Liability	3,021,726
Accrued Interest on Bonds - Change in Liability	173,783
	173,783

Change in Net Position of Governmental Activities \$ (842,614)

**DINOSAUR RIDGE METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Budget Amounts		Actual	Variance- Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 51,233	\$ 51,232	\$ 51,230	\$ (2)
Property Taxes - TIF	19,452	19,161	19,161	-
Specific Ownership Taxes	3,074	6,045	6,117	72
Interest Income	-	81	81	-
Total Revenues	<u>73,759</u>	<u>76,519</u>	<u>76,589</u>	<u>70</u>
EXPENDITURES				
General and Administration				
Accounting	15,000	26,000	25,310	690
Audit	4,700	4,700	4,700	-
County Treasurer's Fee	769	781	770	11
District Management	10,000	32,000	34,503	(2,503)
Dues and Membership	-	150	150	-
Insurance	10,000	2,117	2,117	-
Legal	25,000	30,000	37,468	(7,468)
Miscellaneous	4,239	1,000	620	380
Operations and Maintenance				
Landscape Maintenance	17,000	17,000	11,718	5,282
Weeds/Shrubs Clean Up	3,500	3,500	12,666	(9,166)
Detention Pond Clean Up	7,000	7,000	-	7,000
Wall Tie Down	5,000	5,000	-	5,000
Trash Clean Up	1,000	1,000	-	1,000
Snow Removal	12,000	10,000	15,124	(5,124)
Detention Pond Maintenance	5,000	5,000	-	5,000
Street Sweeping	2,800	2,800	-	2,800
Wall Observation	5,000	5,000	-	5,000
Utilities	5,000	-	-	-
Contingency	4,992	8,732	-	8,732
Total Expenditures	<u>138,000</u>	<u>161,780</u>	<u>145,146</u>	<u>16,634</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(64,241)	(85,261)	(68,557)	16,704
OTHER FINANCING SOURCES (USES)				
Developer Advance	176,368	285,983	285,983	-
Transfers from Other Funds	-	243,220	243,220	-
Repay Developer Advance	-	(243,220)	(243,220)	-
Transfers to Other Funds	-	-	(8,709)	(8,709)
Total Other Financing Sources (Uses)	<u>176,368</u>	<u>285,983</u>	<u>277,274</u>	<u>(8,709)</u>
NET CHANGE IN FUND BALANCE	112,127	200,722	208,717	7,995
Fund Balance (Deficits) - Beginning of Year	<u>(105,527)</u>	<u>(86,908)</u>	<u>(86,908)</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 6,600</u>	<u>\$ 113,814</u>	<u>\$ 121,809</u>	<u>\$ 7,995</u>

See accompanying Notes to Basic Financial Statements.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 1 DEFINITION OF REPORTING ENTITY

Dinosaur Ridge Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court of Jefferson County on December 2, 2008, and is governed pursuant to the provisions of the Special District Act, Title 32, Article I, Colorado Revised Statutes. The District operates under a Service Plan approved by the City of Golden, Colorado on September 11, 2008, which was amended and restated on February 28, 2019. The District's service area is located in Golden, Colorado. The District has the power and authority to provide certain public improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, including, but not limited to, the financing, design, acquisition, installation, construction and, to the extent necessary, operation and maintenance of services and facilities for streets, safety protection, solid waste collection and transportation, water, sewer and sanitation, and transportation facilities and improvements for the use and benefit of the inhabitants and taxpayers of the District. The District was also established to provide ongoing operations and maintenance for certain public improvements. The District is governed by an elected Board of Directors.

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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

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

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

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

The District amended its annual budget for the year ended December 31, 2019.

Pooled Cash and Investments

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

Property Taxes

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

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

Capital Assets

Capital assets, which include property, plant, and equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of the donation. Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress, and are not included in the calculation of net investments in capital assets.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

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 as of December 31, 2019, is classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 164,271
Cash and Investments - Restricted	1,657,730
Total Cash and Investments	\$ 1,822,001

Cash and investments as of December 31, 2019, consist of the following:

Deposits with Financial Institution	\$ 524,918
Investments	1,297,083
	\$ 1,822,001

Deposits with Financial Institutions

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

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

At December 31, 2019, the District’s cash deposits had a bank balance a carrying balance of \$524,918.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

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

As of December 31, 2019, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
	Weighted Average	
Colorado Surplus Asset Fund Trust (CSAFE)	Under 60 Days	<u>\$ 1,297,083</u>

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds, and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard & Poor's. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2019 follows:

	Balance - January 1, 2019	Additions	Deletions	Balance - December 31, 2019
Governmental Type Activities:				
Capital Assets, Not Being				
Depreciated:				
Construction in Progress	\$ 7,324,784	\$ 853,312	\$ -	\$ 8,178,096
Total Capital Assets, Not				
Being Depreciated	<u>\$ 7,324,784</u>	<u>\$ 853,312</u>	<u>\$ -</u>	<u>\$ 8,178,096</u>

Upon completion and acceptance, certain fixed assets will be conveyed to other local governments.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2019:

	Balance - December 31, 2018	Additions	Retirement of Long-Term Obligations	Balance - December 31, 2019	Due Within One Year
Series 2016 Bonds	\$ 2,295,000	\$ -	\$ 2,295,000	\$ -	\$ -
Series 2019A Bonds	-	13,285,000	-	13,285,000	125,000
Series 2019B Bonds	-	860,000	-	860,000	-
Series 2019A Bonds Premium	-	41,848	808	41,040	-
Developer Advances - Operating	108,593	285,983	218,875	175,701	-
Developer Advances - Capital	5,159,766	853,312	6,013,078	-	-
Accrued Interest:					
Series 2016 Bonds	253,557	79,744	333,301	-	-
Series 2019B Bonds	-	24,420	-	24,420	-
Developer Advances - Operating	19,465	11,573	24,345	6,693	-
Developer Advances - Capital	3,008,954	239,505	3,248,459	-	-
Total	<u>\$ 10,845,335</u>	<u>\$ 15,681,385</u>	<u>\$ 12,133,866</u>	<u>\$ 14,392,854</u>	<u>\$ 125,000</u>

Series 2016 Bonds

On December 7, 2016, the District issued \$2,295,000 in Property Tax Increment Revenue Bonds (Series 2016 Bonds) that mature on December 31, 2032 and accrue interest at a rate of 5.25% per annum. The Series 2016 Bonds are payable from certain revenue pledged to the District by the Golden Urban Renewal Authority pursuant to a Public Finance and Redevelopment Agreement dated October 13, 2014, subsequently Amended and Restated on January 21, 2017 and Amended and Restated for a 2nd time on June 14, 2019, effective June 10, 2019 by and among the District, Golden Urban Renewal Authority and Gateway Land Investment, LLC (Developer). To the extent interest on the Series 2016 Bonds are not paid when due, such interest shall compound on each February 1st. At this time, the schedule of repayments on the Series 2016 Bonds is unknown and will be made when cash flow is available.

In 2019, the Series 2016 Bonds were refunded and paid in full.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Special Revenue Refunding and Improvement Bonds, Series 2019A (the Senior Bonds) and Subordinate Special Revenue Bonds, Series 2019B (the Subordinate Bonds, and together with the Senior Bonds, the Bonds)

Senior Bond Details

The District issued the Bonds on July 24, 2019, in the amounts of \$13,285,000 and \$860,000 for the Senior Bonds and the Subordinate Bonds, respectively. Proceeds from the sale of the Senior Bonds were used to: (a) fund repayment of advances from the Landowner pursuant to the Acquisition Agreement and the Monument Agreement; (b) refund the District's outstanding Property Tax Increment Revenue Bonds, Series 2016; (c) fund the Senior Reserve Fund; (d) fund capitalized interest; and (e) pay the costs of issuance of the Senior Bonds. Proceeds from the sale of the Subordinate Bonds were used to: (a) fund repayment of advances from the Landowner pursuant to the Acquisition Agreement; and (b) pay the costs of issuance of the Subordinate Bonds.

The Senior Bonds bear interest at 5.00%, payable semi-annually on June 1 and December 1, beginning on December 1, 2019. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2020. The Senior Bonds mature on June 1, 2049. To the extent the Senior Bonds are not paid when due, the unpaid principal will remain outstanding until paid and continue to bear interest and the unpaid interest will compound semi-annually on each June 1 and December 1 until the total repayment obligation of the District for the Senior Bonds equals the amount permitted by law.

The Senior Bonds are subject to redemption prior to maturity, at the option of the District, on June 1, 2024, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
June 1, 2024, to May 31, 2025	3.00%
June 1, 2025, to May 31, 2026	2.00
June 1, 2026, to May 31, 2027	1.00
June 1, 2027, and thereafter	0.00

The Senior Bonds are secured by and payable solely from and to the extent of Senior Pledged Revenue, which generally consists of: (a) all Senior Pledged Property Tax Revenues; (b) all Senior PILOT (payment in lieu of taxes) Payments (c) all Senior District Property Tax Revenues; and (d) all Senior Sales PIF Pledged Revenue. Pledged Property Tax Revenues means 75% of the incremental property taxes from public bodies imposing property tax in the Project Area that are paid to the District pursuant to the Redevelopment Agreement.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Special Revenue Refunding and Improvement Bonds, Series 2019A (the Senior Bonds) and Subordinate Special Revenue Bonds, Series 2019B (the Subordinate Bonds, and together with the Senior Bonds, the Bonds)

Senior Bond Details (Continued)

Senior District Property Tax Revenues means the revenues received by the District from the imposition of the Senior Required Mill Levy, including the Senior Specific Ownership Tax attributable to the Senior Required Mill Levy pursuant to the Redevelopment Agreement and the Cooperation Agreement. Sales PIF Pledged Revenue are the amounts received by the District from a privately imposed public improvement fee (the Sales PIF) collected within the boundaries of the District and from the Hotel Property on PIF Sales (including transactions subject to the City Sales Tax and certain other transactions) in the amount of 1% of each retail sale. The Sales PIF is imposed pursuant to a Declaration of Covenants Imposing and Implementing Gateway Village at Dinosaur Ridge Subdivision Public Improvements Fee. The District has covenanted to impose a Senior Required Mill Levy upon all taxable property of the District of 50 mills (subject to adjustment for changes in the method of calculating assessed value occurring after January 1, 2008).

The Senior Bonds are also secured by the Senior Reserve Fund which was funded from proceeds of the Senior Bonds, and by amounts, if any, in the Senior Surplus Fund. The Senior Surplus Fund was not funded on the date of issuance of the Bonds. The Senior Reserve Fund was funded from Senior Bond proceeds in the amount of the Reserve Requirement of \$1,064,461.56. If at any time the Senior Reserve Fund is drawn upon or valued so that the amount of the Senior Reserve Fund is less than the Reserve Requirement, the District shall include in the computation of its mill levy certification the amount necessary to replenish the Senior Reserve Fund to the Reserve Requirement, subject to the limitations of the Senior Required Mill Levy. Any amounts exceeding the Reserve Requirement will be transferred to the Senior Bond Fund. The balance in the Senior Reserve Fund as of December 31, 2019, is 1,067,169.

Senior Pledged Revenue that is not needed to pay debt service on the Senior Bonds in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus Amount of \$1,280,000 until the Funding Obligation is satisfied. After the Funding Obligation is satisfied, the Maximum Surplus Amount from each December 1st thereafter is an amount equal to Maximum Annual Debt Service. Maximum Annual Debt Service means, as of any December 1st, the maximum amount of principal and interest due on the Senior Bonds in any year from such date until the maturity date of the Senior Bonds. Funding Obligation means the obligation of the Golden Urban Renewal Authority to pay the District an amount that will not exceed \$4,000,000 plus interest pursuant to the Redevelopment Agreement. The balance in the Surplus Fund as of December 31, 2019, is \$0.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Special Revenue Refunding and Improvement Bonds, Series 2019A (the Senior Bonds) and Subordinate Special Revenue Bonds, Series 2019B (the Subordinate Bonds, and together with the Senior Bonds, the Bonds)

Subordinate Bond Details

The Subordinate Bonds bear interest at 7.25% and mature on June 15, 2049. The Subordinate Bonds constitute subordinate cash flow bonds, meaning that no regularly scheduled principal payments are due prior to the maturity date, and interest payments not paid when due will accrue and compound until sufficient Subordinate Pledged Revenue is available for payment. Principal and interest payments are due on the Subordinate Bonds on each December 15 only to the extent Subordinate Pledged Revenue is available therefor. In the event that the Subordinate Pledged Revenue is insufficient to pay the Subordinate Bonds, the unpaid principal will continue to bear interest and the unpaid interest will compound annually until the total repayment obligation of the District for the Subordinate Bonds equals the amount permitted by law.

The Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on June 15, 2024, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
June 15, 2024, to June 14, 2025	3.00%
June 15, 2025, to June 14, 2026	2.00
June 15, 2026, to June 14, 2027	1.00
June 15, 2027, and thereafter	0.00

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue, generally consisting of: (a) Subordinate Pledged Property Tax Revenues; (b) Subordinate PILOT Payments; (c) Subordinate District Property Tax Revenues; and (d) Subordinate Sales PIF Pledged Revenue. Subordinate Pledged Property Tax Revenues means the Pledged Property Tax Revenues after such amounts have been applied to the Senior Bonds. Subordinate PILOT Payments are all payments in lieu of taxes paid to the District pursuant to the PILOT Declaration to the extent such amounts are available for payment of the Subordinate Bonds under the Senior Indenture. Subordinate District Property Tax Revenues means the revenues received by the District from the imposition of the Subordinate Required Mill Levy, including the Subordinate Specific Ownership Tax attributable to the Subordinate Required Mill Levy pursuant to the Redevelopment Agreement. Subordinate Sales PIF Pledged Revenue means the amounts received by the District from the Sales PIF to the extent such amounts are available for payment of the Subordinate Bonds under the Senior Indenture. The District has covenanted to impose a Subordinate Required Mill Levy upon all taxable property of the District of 50 mills less the Senior Required Mill Levy, as adjusted.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Senior Bonds Debt Service

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

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 125,000	\$ 664,250	\$ 789,250
2021	165,000	658,000	823,000
2022	585,000	649,750	1,234,750
2023	635,000	620,500	1,255,500
2024	685,000	588,750	1,273,750
2025-2029	1,845,000	2,509,750	4,354,750
2030-2034	1,130,000	2,207,000	3,337,000
2035-2040	1,625,000	1,877,500	3,502,500
2040-2044	2,275,000	1,410,000	3,685,000
2045-2049	4,215,000	716,875	4,931,875
	<u>\$ 13,285,000</u>	<u>\$ 11,902,375</u>	<u>\$ 25,187,375</u>

The annual debt service requirements of the Subordinate Bonds are not currently determinable since they are payable only from available Subordinate Pledged Revenue.

Debt Authorizations

On November 4, 2008, a majority of qualified electors of the District voted in the election, authorized the issuance of indebtedness in an amount not to exceed \$70,000,000. On May 6, 2014, a majority of qualified electors of the District voted in the election, authorized the issuance of indebtedness in an amount not to exceed \$91,000,000. On November 6, 2018, a majority qualified electors of the District voted in the election, authorized the issuance of indebtedness in an amount not to exceed \$560,000,000. Such authorization constitutes a restatement and replacement of all authorization for debt approved by the District's electorate at prior elections. However, the Service Plan, as amended on February 28, 2019, limits the ability of the District to issue debt to \$20,000,000. This limitation does not apply to refunding debt.

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.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

	Amount Authorized on November 6, 2018	Authorization Used for Series 2019A&B Bonds	Authorized But Unissued
Streets	\$ 40,000,000	\$ 7,421,221	\$ 32,578,779
Parks and Recreation	40,000,000	393,391	39,606,609
Water	40,000,000	3,505,550	36,494,450
Sanitation	40,000,000	2,491,537	37,508,463
Transportation	40,000,000	-	40,000,000
Traffic and Safety Control	40,000,000	-	40,000,000
Mosquito Control	40,000,000	-	40,000,000
Fire	40,000,000	-	40,000,000
Television Relay	40,000,000	-	40,000,000
Security	40,000,000	-	40,000,000
Telephone	40,000,000	-	40,000,000
Refunding	40,000,000	333,301	39,666,699
O&M Debt	40,000,000	-	40,000,000
IGAs as Debt	40,000,000	-	40,000,000
Total	<u>\$ 560,000,000</u>	<u>\$ 14,145,000</u> *	<u>\$ 545,855,000</u>

* The District has estimated such allocation of the authorization used at the time of issuance of the Bonds and actual use of proceeds may vary from these estimates.

NOTE 6 NET POSITION

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

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2019, as follows:

	Governmental Activities
Restricted Net Position:	
Emergencies	\$ 2,300
Debt Service	293,978
Capital Projects	1,230
Total Restricted Net Position	<u>\$ 297,508</u>

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements, which will be conveyed or were conveyed to other governmental entities.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 7 RELATED PARTIES

The Developer of the property which constitutes the District is Gateway Land Investments, LLC. The members of the Board of Directors were employees, owners, or otherwise associated with the Developer, and may have conflicts of interest in dealing with the District.

The District has entered into Funding and Reimbursement Agreement(s) and Operation Funding Agreement(s) with the Developer as follows:

Facilities Funding and Acquisition Agreement

The District and Gateway Village LLC (Original Developer) entered into a Facilities and Funding Agreement on December 8, 2008 (Prior Agreement) in order to reimburse the Original Developer for advances made for the construction of certain public improvements for use by the District (Prior Advances). The District and the Original Developer terminated the Prior Agreement on November 20, 2013. The District and the Developer entered into a Facilities and Funding Agreement on November 22, 2013 (Agreement), which acknowledged that in consideration for Developer entering into the Agreement, the Prior Advances made by the Original Developer would be reimbursed to the Developer. In the Agreement, the Developer agrees to advance funds related to the design, testing, engineering, and construction of certain public improvements (Developer Advances) including onsite roads, retaining walls, monument signage, traffic signals, drainage improvements, and other facilities and services as generally described in the Service Plan (together with any other public improvements to be acquired by the District, the Improvements). The District agrees to reimburse the Developer upon the District's issuance of bonds in an amount sufficient for reimbursement of all or a portion of the Developer advances, Prior Advances and verification of costs for construction related expenses (Verified Costs), plus simple interest that shall accrue at 8% per annum. In addition, the District agrees to utilize any available moneys not otherwise pledged to payment of bonds, used for operation and maintenance expenses, or otherwise encumbered, to reimburse the Developer. The Agreement evidences the District's intent to reimburse the Developer, but does not constitute a debt or indebtedness of the District, nor does it constitute a multiple fiscal year financial obligation, and the making of any reimbursement to the Developer shall be subject at all times to annual appropriation by the District.

Operation Funding Agreement

On December 11, 2017 (effective January 1, 2018), the District and the Developer entered into the 2018 Operation Funding Agreement (2018 OFA), as amended on December 12, 2018 (effective January 1, 2019). The 2018 OFA acknowledges that, in order for Improvements to be constructed and/or acquired by the District, it is necessary for the District to be able to pay for its ongoing operations and maintenance expenses which enable it to provide certain services to benefit properties within its boundaries (District Services). In order to enable the District to provide District Services, the Developer agrees to advance funds to the District or to pay consultants directly for operations and maintenance expenses on a periodic basis as needed for fiscal year 2018, up to the shortfall in revenues available for operations and maintenance expenses the District anticipates to be incurred for fiscal year 2018 (Shortfall Amount). The District anticipates a shortfall amount of \$100,000.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 7 RELATED PARTIES (CONTINUED)

Operation Funding Agreement (Continued)

Should the District require additional advances above the Shortfall Amount, the District will request such advances from the Developer in writing. The District agrees that it is its intention to repay the amounts the Developer has advanced or directly paid pursuant to the 2018 OFA, to the extent the District has funds available from the imposition of taxes, fees, rates, tools, penalties and charges, and from other revenue legally available, after the payment of its annual debt service obligations and annual operation and maintenance expenses. Such repayment to the Developer shall be made on December 2 of each year, subject to annual budget and appropriation. Simple interest shall accrue from the date of deposit of a Developer advance or from the date of direct payment by the Developer at the rate of 8% per annum. The 2018 OFA evidences the District's intent to reimburse the Developer, but does not constitute a debt or indebtedness of the District, nor does it constitute a multiple fiscal year financial obligation, and the making of any reimbursement to the Developer shall be subject at all times to annual appropriation by the District.

The District previously entered into Operation Funding Agreements with the Developer for fiscal years 2013-2014, 2015, 2016, and 2017 (the 2013-2014 OFA, the 2015 OFA, the 2016 OFA, and the 2017 OFA, respectively). The priority of payments to reimburse the Developer shall be as follows: (a) first to the 2013-2014 OFA accrued and unpaid interest and then to the 2013-2014 OFA principal amount due; and then (b) first to the 2015 OFA accrued and unpaid interest and then to the 2015 OFA principal amount due; and then (c) first to the 2016 OFA accrued and unpaid interest and then to the 2016 OFA principal amount due; and then (d) first to the 2017 OFA accrued and unpaid interest and then to the 2017 OFA principal amount due, and then (e) first to the 2018 OFA accrued and unpaid interest and then to the 2018 OFA principal amount due. On June 14, 2019, the District and the Developer entered into a Termination Agreement, effective January 1, 2018, to terminate the 2013-2014 OFA, the 2015 OFA, the 2016OFA, and the 2017 OFA.

On June 14, 2019 the District and the Developer entered into an Amended and Restated Operation Funding Agreement, effective January 1, 2018, whereby the Developer agreed to advance funds to the District for operations and maintenance expense in an amount not to exceed \$215,000. On December 5, 2019, the District and the Developer entered into a First Amendment to Amended and Restated Operation Funding Agreement to increase the amount to be advanced by the Developer for years 2019 through 2021 to \$286,000.

Monument Funding and Acquisition Agreement

On July 14, 2019, the District and the Developer entered into a funding and acquisition agreement whereas the Developer will design, construct, and complete two monument signs as part District's capital improvement plan. Upon completion and successful certification of the construction costs, the District shall acquire the monument sign and will reimburse the Developer up to a maximum of \$30,000, together with interest thereon. Certified construction costs shall accrue interest from the date such costs are incurred by the Developer at the rate of 8% per annum.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 8 AGREEMENTS

Public Finance and Redevelopment Agreement

On October 13, 2014, the District entered into a Public Finance and Redevelopment Agreement with Golden Urban Renewal Authority (Authority) and the Developer (collectively with the District and the Authority the Parties) under which the Developer shall construct and operate a mixed-use development in an effort to positively contribute to the rehabilitation and elimination of blight within an urban renewal area. At its election, the Developer may self-finance, construct, and install the Public Improvements as approved by the City of Golden. The Developer may also elect to be reimbursed from pledged property tax revenues directly or from proceeds of Bonds issued by the District.

In the event that the Developer does not elect to construct the public improvements, the District shall take over and may issue bonds from time to time to finance the costs of these public improvements. The bonds and the payment of any bond requirement shall be special revenue obligations of the District.

The Parties entered into an Amended and Restated Public Finance and Redevelopment Agreement on January 21, 2017, and further into a Second Amended and Restated Public Finance and Redevelopment Agreement on June 14, 2019, to address changing costs and economic conditions. The Amended and Restated Public Finance and Redevelopment Agreement sets forth the Parties' intent to cooperate as to the provision of the public improvements financed by the Developer and the District, and to ensure that the ad valorem taxes levied by the District and the pledged property tax revenues paid by the Authority to the District are made available to the District for the purposes of implementing the Service Plan, as well as accomplishing the redevelopment of the Project Area.

Cooperation Agreement

On October 13, 2014, the District entered into a Cooperation Agreement with the Authority to state their intention to cooperate with one another in providing Public Improvements to serve the property encompassed by both the Service Area of the District and the Urban Renewal Plan. The Authority has agreed that the portion of revenues which it receives as a result of Tax Increment Revenues which are attributable to the District's current and future levy of ad valorem taxes on real property within the area encompassed by the Urban Renewal Plan, shall, upon receipt by the Authority, be segregated and paid to the District. All such funds shall be paid to the District on July 31st and January 31st of each year beginning on January 31, 2015. The Authority shall be entitled to retain .25% of all amounts remitted pursuant to this agreement as reimbursement of its costs and expenses in monitoring the County's activities and administering and executing the obligations set forth in this Agreement.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 9 INTERFUND TRANSFERS

The District transferred from the General Fund to the Capital Projects Fund to cover capital – related expenses.

The District transferred from the Capital Projects Fund to the Debt Service Fund for the purposes of refunding the Series 2016 Bonds and funding the debt service reserve accounts for the Series 2019 Bonds.

The District transferred from the Capital Projects Fund to the General Fund for the purpose of repaying Developer advances.

NOTE 10 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; or acts of God.

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

The District pays annual premiums to the Pool for liability, property, and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceeded amounts recoverable from reinsurance contracts and funds accumulated to 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 11 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

On November 6, 2018, the District's voters approved an annual increase in taxes of \$40,000,000 for general operations and maintenance without limitation of rate.

**DINOSAUR RIDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

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 12 SUBSEQUENT EVENT

The District evaluated its December 31, 2019 financial statements for subsequent events through the date of the financial statements were issued. As a result of the spread of the ongoing global health crisis created by the COVID-19 (coronavirus) outbreak, economic uncertainties have arisen which are likely to negatively impact interest income and public improvement fees. Other financial impact could occur though such potential impact is unknown at this time.

SUPPLEMENTARY INFORMATION

**DINOSAUR RIDGE METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Budget Amounts		Actual	Variance with
	Original	Final		Final Budget Positive (Negative)
REVENUES				
Property Taxes	\$ 128,082	\$ 128,082	\$ 128,077	\$ (5)
Property Taxes - TIF (District Mill Levy)	48,632	47,902	47,902	-
Property Taxes - TIF (Incremental Project Area)	57,184	272,235	272,235	-
Specific Ownership Taxes	7,685	14,800	14,977	177
Public Improvement Fees	131,000	89,000	84,428	(4,572)
PILOT Revenues	30,406	31,975	31,975	-
Interest Income	-	6,500	9,263	2,763
Total Revenues	402,989	590,494	588,857	(1,637)
EXPENDITURES				
General and Administration				
County Treasurer's Fee	1,921	1,924	1,924	-
Contingency	2,814	1,126,442	-	1,126,442
Debt Service				
Paying Agent Fee	-	9,000	9,000	-
Bond Interest - Series 2019A	445,060	234,333	234,333	-
Bond Interest - Series 2019B	122,513	-	-	-
Total Expenditures	572,308	1,371,699	245,257	1,126,442
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(169,319)	(781,205)	343,600	1,124,805
OTHER FINANCING SOURCES (USES)				
Transfers from Other Funds	3,835,717	3,801,762	3,801,762	-
Refunding Payment	(2,562,692)	(2,628,301)	(2,628,301)	-
Total Other Financing Sources (Uses)	1,273,025	1,173,461	1,173,461	-
NET CHANGE IN FUND BALANCE	1,103,706	392,256	1,517,061	1,124,805
Fund Balance - Beginning of Year	24,407	21,554	21,554	-
FUND BALANCE - END OF YEAR	\$ 1,128,113	\$ 413,810	\$ 1,538,615	\$ 1,124,805

**DINOSAUR RIDGE METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Budget Amounts		Actual	Variance with
	Original	Final		Final Budget Positive (Negative)
REVENUES				
Interest Income	\$ -	\$ -	\$ 1,229	\$ 1,229
Total revenues	-	-	1,229	1,229
EXPENDITURES				
Surveying	-	5,000	5,000	-
Bond Issue Costs	486,745	704,098	704,098	-
Public Improvements	-	963,595	853,312	110,283
Contingency	-	31,070	-	31,070
Total Expenditures	486,745	1,703,763	1,562,410	141,353
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(486,745)	(1,703,763)	(1,561,181)	142,582
OTHER FINANCING SOURCES (USES)				
Developer Advance	-	853,312	853,312	-
Transfers From Other Funds	-	8,709	8,709	-
Bond Proceeds	13,045,000	14,145,000	14,145,000	-
Bond Premium	-	-	41,848	41,848
Repay Developer Advance	(8,867,218)	(9,261,537)	(9,261,537)	-
Transfers To Other Funds	(3,691,037)	(3,934,700)	(4,044,982)	(110,282)
Total Other Financing Sources (Uses)	486,745	1,810,784	1,742,350	(68,434)
NET CHANGE IN FUND BALANCE	-	107,021	181,169	74,148
Fund Balances (Deficits) - Beginning of Year	-	(57,610)	(57,610)	-
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 49,411</u>	<u>\$ 123,559</u>	<u>\$ 74,148</u>

OTHER INFORMATION

**DINOSAUR RIDGE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2019**

**\$13,285,000 Special Revenue Refunding
and Improvement Bonds - Series 2019A**

Interest 5.000%

Dated July 24, 2019

Interest Payable June 1 and December 1

Year Ending December 31,	Principal Payable December 1		
	Principal	Interest	Total
2020	\$ 125,000	\$ 664,250	\$ 789,250
2021	165,000	658,000	823,000
2022	585,000	649,750	1,234,750
2023	635,000	620,500	1,255,500
2024	685,000	588,750	1,273,750
2025	720,000	554,500	1,274,500
2026	640,000	518,500	1,158,500
2027	145,000	486,500	631,500
2028	165,000	479,250	644,250
2029	175,000	471,000	646,000
2030	195,000	462,250	657,250
2031	205,000	452,500	657,500
2032	225,000	442,250	667,250
2033	240,000	431,000	671,000
2034	265,000	419,000	684,000
2035	280,000	405,750	685,750
2036	305,000	391,750	696,750
2037	320,000	376,500	696,500
2038	350,000	360,500	710,500
2039	370,000	343,000	713,000
2040	400,000	324,500	724,500
2041	420,000	304,500	724,500
2042	455,000	283,500	738,500
2043	480,000	260,750	740,750
2044	520,000	236,750	756,750
2045	545,000	210,750	755,750
2046	585,000	183,500	768,500
2047	620,000	154,250	774,250
2048	660,000	123,250	783,250
2049	1,805,000	45,125	1,850,125
	<u>\$ 13,285,000</u>	<u>\$ 11,902,375</u>	<u>\$ 25,187,375</u>

**DINOSAUR RIDGE METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2019**

Year Ended <u>December 31,</u>	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Taxes		Percentage Collected to Levied
		General	Debt Service	Levied	Collected	
2015	\$ 397,671	20.000	30.000	\$ 19,883	\$ 19,883	100.00 %
2016	392,109	20.000	30.000	19,605	19,004	96.93
2017	337,242	20.000	30.000	16,862	16,853	99.95
2018	264,037	20.000	30.000	13,202	13,202	100.00
2019	2,561,633	20.000	50.000	179,315	179,307	99.99
Estimated for the Year Ending December 31, 2020	\$ 3,504,198	20.000	50.000	\$ 245,294		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the County Treasurer does not permit identification of specific year of assessment.