

**THE RIDGE AT HARMONY ROAD
METROPOLITAN DISTRICT NO. 1
Weld County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
YEAR ENDED DECEMBER 31, 2019**

**THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2019**

INDEPENDENT AUDITOR'S REPORT	1
BASIC FINANCIAL STATEMENTS	
GOVERNMENT-WIDE FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION	1
STATEMENT OF ACTIVITIES	2
FUND FINANCIAL STATEMENTS	
BALANCE SHEET – GOVERNMENTAL FUNDS	3
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS	4
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES	5
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	6
NOTES TO BASIC FINANCIAL STATEMENTS	7
SUPPLEMENTARY INFORMATION	
CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	20

Independent Auditor's Report

Board of Directors
The Ridge at Harmony Road Metropolitan District No. 1
Weld County, Colorado

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of The Ridge at Harmony Road Metropolitan District No. 1 (the "District") as of and for the year ended 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; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of The Ridge at Harmony Road Metropolitan District No. 1 as of December 31, 2019, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States.

Other Matters

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's financial statements as a whole. The supplementary information as listed in the table of contents is presented for the purposes of legal compliance and additional analysis and is not a required part of the financial statements. The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Wipfli LLP
Lakewood, Colorado

September 29, 2020

BASIC FINANCIAL STATEMENTS

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
STATEMENT OF NET POSITION
DECEMBER 31, 2019

	Governmental Activities
ASSETS	
Cash and Investments - Restricted	\$ 773,524
Accounts Receivable	7,475
Due from The Ridge at Harmony Road Metropolitan District No. 2	320
Due from The Ridge at Harmony Road Metropolitan District No. 3	15
Prepaid Expenses	2,510
Due from Developer	78,085
Capital Assets, Net	453,569
Total Assets	1,315,498
LIABILITIES	
Accounts Payable	19,969
Prepaid Dues	5,147
Due to The Ridge at Harmony Road Metropolitan District No. 2	161,360
Due to The Ridge at Harmony Road Metropolitan District No. 3	373,681
Noncurrent Liabilities	
Due in More Than One Year	24,052
Total Liabilities	584,209
NET POSITION	
Net Investment in Capital Assets	453,569
Restricted For:	
Emergency Reserves	7,200
Unrestricted	270,520
Total Net Position	\$ 731,289

See accompanying Notes to Basic Financial Statements.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2019

		Program Revenues			Net Revenue (Expense) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
FUNCTIONS/PROGRAMS					
Primary Government:					
Government Activities:					
General Government, Including					
Depreciation	\$ 583,287	\$ 178,086	\$ 61,857	\$ 10,482,022	\$ 10,138,678
Conveyance of Capital Assets to City	10,026,572	-	-	-	(10,026,572)
Interest on Long-Term Debt	3,589	-	-	-	(3,589)
Total Government Activities	<u>\$ 10,613,448</u>	<u>\$ 178,086</u>	<u>\$ 61,857</u>	<u>\$ 10,482,022</u>	108,517
 CHANGE IN NET POSITION					
					108,517
					622,772
					NET POSITION - END OF YEAR
					<u>\$ 731,289</u>

See accompanying Notes to Basic Financial Statements.

**THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2019**

	General	Capital Projects	Total Governmental Funds
ASSETS			
Cash and Investments - Restricted	\$ 7,200	\$ 766,324	\$ 773,524
Accounts Receivable	7,475	-	7,475
Due from Ridge at Harmony Road MD District No. 2	320	-	320
Due from Ridge at Harmony Road MD District No. 3	15	-	15
Prepaid Expenses	2,510	-	2,510
Due from Developer	78,085	-	78,085
Due from Other Fund	-	71,757	71,757
	<u>\$ 95,605</u>	<u>\$ 838,081</u>	<u>\$ 933,686</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 13,924	\$ 6,045	\$ 19,969
Prepaid Dues	5,147	-	5,147
Due to Other Fund	71,757	-	71,757
Due to Ridge at Harmony Road MD District No. 2	-	161,360	161,360
Due to Ridge at Harmony Road MD District No. 3	-	373,681	373,681
Total Liabilities	<u>90,828</u>	<u>541,086</u>	<u>631,914</u>
FUND BALANCES			
Nonspendable:			
Prepaid Expenses	2,510		2,510
Restricted For:			
Emergencies (TABOR)	7,200	-	7,200
Capital Projects	-	296,995	296,995
Unassigned	(4,933)	-	(4,933)
Total Fund Balances	<u>4,777</u>	<u>296,995</u>	<u>301,772</u>
Total Liabilities and Fund Balances	<u>\$ 95,605</u>	<u>\$ 838,081</u>	

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Capital Outlay, Net 453,569

Long-term liabilities, including Developer advance payable and accrued interest payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Developer Advance Payable (20,463)
Accrued Interest Payable - Developer Advances (3,589)

Net Position of Governmental Activities \$ 731,289

See accompanying Notes to Basic Financial Statements.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2019

	General	Capital Projects	Total Governmental Funds
REVENUES			
District Operating Fees	\$ 130,351	\$ -	\$ 130,351
Homeowner Setup Fee	26,525	-	26,525
Homeowner Status Letter Fee	14,050	-	14,050
Homeowner Design Review Fee	7,160	-	7,160
Intergovernmental Revenue	61,857	-	61,857
Total Revenues	239,943	-	239,943
EXPENDITURES			
Current:			
Accounting	7,439	2,310	9,749
Insurance and Bonds	6,252	-	6,252
Legal	19,655	-	19,655
Management	38,802	-	38,802
Dues and Licenses	1,663	-	1,663
Homeowner Setup Fee	26,525	-	26,525
Homeowner Status Letter Fee	14,050	-	14,050
Homeowner Design Review Fee	7,160	-	7,160
Landscape Maintenance Contract	49,514	-	49,514
Irrigation Maintenance and Repairs	16,587	-	16,587
Dog Waste Station Maintenance	3,484	-	3,484
Tree Maintenance and Replacement	2,771	-	2,771
Drainage Maintenance	2,700	-	2,700
Landscape Water	3,479	-	3,479
Streetlights	7,374	-	7,374
Snow Removal	2,378	-	2,378
Capital Projects:			
Organization Costs	-	28,513	28,513
Capital Outlay	-	10,494,772	10,494,772
Intergovernmental Expense	-	328,000	328,000
Total Expenditures	209,833	10,853,595	11,063,428
EXCESS OF REVENUES UNDER EXPENDITURES	30,110	(10,853,595)	(10,823,485)
OTHER FINANCING SOURCES			
Capital Dedication from The Ridge at Harmony Road MD No. 2			
	-	10,482,022	10,482,022
Total Other Financing Sources	-	10,482,022	10,482,022
NET CHANGE IN FUND BALANCES	30,110	(371,573)	(341,463)
Fund Balances - Beginning of Year	(25,333)	668,568	643,235
FUND BALANCES - END OF YEAR	\$ 4,777	\$ 296,995	\$ 301,772

See accompanying Notes to Basic Financial Statements.

**THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
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 - Total Governmental Funds \$ (341,463)

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	10,494,772
Depreciation Expense	(14,631)
Conveyance of Capital Assets to City	(10,026,572)

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.

Accrued Interest on Developer Advance - Change in Liability	(3,589)
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Change in Net Position of Governmental Activities	\$ 108,517
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**THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
District Operating Fees	\$ 82,950	\$ 130,351	\$ 130,351	\$ -
Intergovernmental Revenue from RHR MD No. 2	58,656	59,110	59,110	-
Intergovernmental Revenue from RHR MD No. 3	2,727	2,747	2,747	-
Homeowner Setup Fee	16,000	26,525	26,525	-
Homeowner Status Letter Fee	15,000	14,050	14,050	-
Homeowner Design Review Fee	8,200	7,160	7,160	-
Total Revenues	183,533	239,943	239,943	-
EXPENDITURES				
Current:				
Accounting	10,000	7,500	7,439	61
Audit	3,000	-	-	-
Insurance and Bonds	6,000	6,300	6,252	48
Legal	11,000	20,000	19,655	345
Management	27,300	39,000	38,802	198
Dues and Licenses	1,000	1,700	1,663	37
Homeowner Setup Fee	16,000	26,525	26,525	-
Homeowner Status Letter Fee	15,000	14,050	14,050	-
Homeowner Design Review Fee	8,200	7,160	7,160	-
Landscape Maintenance Contract	26,800	49,600	49,514	86
Non-Contract Landscaping	6,000	-	-	-
Irrigation Maintenance and Repairs	5,000	16,600	16,587	13
Dog Waste Station Maintenance	2,000	3,500	3,484	16
Tree Maintenance and Replacement	2,000	2,800	2,771	29
Drainage Maintenance	4,000	2,700	2,700	-
Landscape Water	11,000	3,500	3,479	21
Streetlights	8,500	7,400	7,374	26
Snow Removal	-	2,400	2,378	22
Contingency	4,000	2,265	-	2,265
Total Expenditures	166,800	213,000	209,833	3,167
EXCESS OF REVENUES OVER EXPENDITURES	16,733	26,943	30,110	3,167
NET CHANGE IN FUND BALANCE	16,733	26,943	30,110	3,167
Fund Balance - Beginning of Year	5,621	(25,333)	(25,333)	-
FUND BALANCE - END OF YEAR	\$ 22,354	\$ 1,610	\$ 4,777	\$ 3,167

See accompanying Notes to Basic Financial Statements.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 1 DEFINITION OF REPORTING ENTITY

The Ridge at Harmony Road Metropolitan District No. 1 (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, which was organized by order and decree of Weld County District Court on February 26, 2015, and is organized concurrently with The Ridge at Harmony Road Metropolitan District Nos. 2-3 and The Ridge at Harmony Road Metropolitan District No. 4 that was organized on November 20, 2019 (collectively the Districts) is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes) and the service plan approved by the Town of Windsor, Colorado on September 8, 2014 and as amended on February 25, 2019. The District serves as the Coordinating District, along with The Ridge at Harmony Road Metropolitan District Nos 2-4 whom operate as the Financing Districts. The Districts' service area is located in the Town of Windsor, Colorado within Weld County (the County), and Colorado.

The Districts were established to provide the financing for the construction, installation, and operation of public improvements, including water, sanitation, streets, safety protections, storm drainage, covenant enforcement and design review services, and parks and recreation facilities.

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

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

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
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 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 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.

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 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.

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

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
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 has 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 and investments.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. 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 donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Storm Drainage	20 years
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THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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.

Deficits

The General Fund reported a deficit in the fund financial statements as of December 31, 2019. The deficit will be eliminated with the receipt of property tax revenue in 2020.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2019, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments - Restricted	\$ 773,524
	<u>\$ 773,524</u>

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

Deposits with Financial Institutions	<u>\$ 773,524</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 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 had cash deposits and a bank balance of \$877,192 and carrying balance of \$773,524.

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.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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 no investments.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 4 CAPITAL ASSETS

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

	Balance - December 31, 2018	Additions	Decreases	Balance - December 31, 2019
Capital Assets, Not Being Depreciated:				
Construction in Progress:				
Streets	\$ -	\$ 5,128,447	\$ 5,128,447	\$ -
Traffic and Safety Protection	-	6,588	6,588	-
Sewer System	-	3,630,161	3,630,161	-
Water System	-	1,729,576	1,729,576	-
Total Capital Assets, Not Being Depreciated	-	10,494,772	10,494,772	-
Capital Assets, Being Depreciated:				
Storm Drainage	-	468,200	-	468,200
Total Capital Assets, Being Depreciated	-	468,200	-	468,200
Less Accumulated Depreciation For:				
Storm Drainage	-	14,631	-	14,631
Total Accumulated Depreciation	-	14,631	-	14,631
Total Capital Assets, Being Depreciated, Net	-	453,569	-	453,569
Total Capital Assets	<u>\$ -</u>	<u>\$ 10,948,341</u>	<u>\$ 10,494,772</u>	<u>\$ 453,569</u>

During 2019, a significant portion of the capital assets acquired by the District were conveyed to the City. The cost of all capital assets transferred to other government entities were removed from the District's financial records. There is a two year warranty period on the capital assets conveyed to the City. The District anticipates that the costs, if any, associated with the warranty will be insignificant.

During 2019, depreciation of \$14,631 was charged to the general government function.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2018	Additions	Retirements	Balance at December 31, 2019	Due Within One Year
Developer Advances:					
Developer Advances - Operating	\$ 20,463	\$ -	\$ -	\$ 20,463	\$ -
Accrued Interest on Developer Advances - Operating	-	3,589	-	3,589	-
	<u>\$ 20,463</u>	<u>\$ 3,589</u>	<u>\$ -</u>	<u>\$ 24,052</u>	<u>\$ -</u>

Developer Advances

The District has entered into Funding and Reimbursement Agreements with the Developer as follows:

Funding and Reimbursement Agreement for Operations and Maintenance Costs

On May 5, 2015, the District entered into an agreement with Eagle Development Company (Developer). The Developer has agreed to fund the costs of operations and maintenance. The advances shall bear interest as to each advance made at the rate of 2% plus the current Federal Reserve Board Prime Rate, from the date such advance is made to the District. Such advances include interest are to be reimbursed by the District with the proceeds of any future bond issues or any other available revenues of the District. Any reimbursement is subject to annual appropriation by the District and is contingent upon the District's ability to generate sufficient revenues, after payment of annual operating expenditures and debt service requirements. As of December 31, 2019, outstanding principal was \$20,463 and accrued interest due to the Developer was \$3,589.

**THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

On November 4, 2014 a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$320,000,000 at an interest rate not to exceed 18% per annum. At December 31, 2019, the District has authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Authorized November 4, 2014 Election	Authorization Used	Authorized But Unissued
Street Improvements	\$ 20,000,000	\$ -	\$ 20,000,000
Parks and Recreation	20,000,000	-	20,000,000
Sanitation/Storm Sewer	20,000,000	-	20,000,000
Water	20,000,000	-	20,000,000
Transportation	20,000,000	-	20,000,000
Mosquito Control	20,000,000	-	20,000,000
Safety Protection	20,000,000	-	20,000,000
Fire Protection	20,000,000	-	20,000,000
Television Relay and Translation	20,000,000	-	20,000,000
Security	20,000,000	-	20,000,000
Operations and Maintenance Debt	20,000,000	-	20,000,000
Refunding Debt	20,000,000	-	20,000,000
District Intergovernmental Agreements as Debt	20,000,000	-	20,000,000
District Private Agreements as Debt	20,000,000	-	20,000,000
In-District Special Assessment Debt	20,000,000	-	20,000,000
Mortgage	20,000,000	-	20,000,000
Total	<u>\$ 320,000,000</u>	<u>\$ -</u>	<u>\$ 320,000,000</u>

As set forth in the District's 2014 and amended 2019 Service Plan, the City has limited the amount of debt to be issued by the District to a total of \$36,000,000 without future approval by the City. The District may levy up to 39.000 mills for debt service and up to 39.000 mills for general operations and administrative expenses due to the on-going operations and maintenance to be undertaken by the District.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 6 NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balance of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets. As of December 31, 2019, the District had the following net investment in capital assets, calculated as follows:

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	\$ 453,569
Net Investment in Capital Assets	\$ 453,569

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 restricted net position as of December 31, 2019, as follows:

	Governmental Activities
Restricted Net Position:	
Emergency Reserves	\$ 7,200
Total Restricted Net Position	\$ 7,200

The District has a deficit in unrestricted net position. The deficit amount is a result of the District being responsible for the repayment of notes and other obligations issued for public improvements.

The unrestricted component of net position is the net amount of assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component of net position.

NOTE 7 RELATED PARTIES

The Developer of the property which constitutes the District is Eagle Development Company. The members of the Board of Directors are officers of, employees of, or associated with the Developer and may have conflicts of interest in dealing with the District.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 8 AGREEMENTS

Master Intergovernmental Agreement

On May 5, 2015, the District entered into a Master Intergovernmental Agreement (IGA) with The Ridge at Harmony Road Metropolitan District Nos. 2 and 3 and was amended April 13, 2020 to include The Ridge at Harmony Road Metropolitan District No. 4. The IGA provides that the District No. 1 will serve as the operating district and will be responsible for managing the construction and operation of the facilities and improvements for the Districts. Districts Nos. 2-4 will serve as the financing districts and are responsible for providing the funding and tax base needed to support the capital improvements.

NOTE 9 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 property liability. 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 10 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.

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. As of December 31, 2019, the District had provided, but did not adequately fund the reserve requirement, which may be a violation of the constitutional amendment.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 10 TAX, SPENDING AND DEBT LIMITATIONS (CONTINUED)

On November 4, 2014, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under TABOR.

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.

SUPPLEMENTARY INFORMATION

**THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Original Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Intergovernmental Revenues - RHR MD No. 2	\$ 8,000,000	\$ -	\$ (8,000,000)
Intergovernmental Revenues - RHR MD No. 3	8,258,100	-	(8,258,100)
Total Revenues	<u>16,258,100</u>	<u>-</u>	<u>(16,258,100)</u>
EXPENDITURES			
Current:			
Accounting	-	2,310	(2,310)
Organizational Costs	100,000	28,513	71,487
Capital Outlay:			
Sewer and Drainage System	4,726,744	3,630,161	1,096,583
Water System	2,465,107	1,729,576	735,531
Streets, Curb, Gutter and Sidewalks	7,312,360	5,128,447	2,183,913
Traffic and Safety	6,588	6,588	-
Landscaping	1,647,301	-	1,647,301
Intergovernmental Expense	-	328,000	(328,000)
Total Expenditures	<u>16,258,100</u>	<u>10,853,595</u>	<u>5,404,505</u>
EXCESS OF REVENUES UNDER EXPENDITURES	<u>-</u>	<u>(10,853,595)</u>	<u>(10,853,595)</u>
OTHER FINANCING SOURCES			
Capital Dedication from RHR MD No. 2	-	10,482,022	10,482,022
Total Other Financing Sources	<u>-</u>	<u>10,482,022</u>	<u>10,482,022</u>
NET CHANGE IN FUND BALANCE	<u>-</u>	<u>(371,573)</u>	<u>(371,573)</u>
Fund Balance - Beginning of Year	<u>668,568</u>	<u>668,568</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 668,568</u>	<u>\$ 296,995</u>	<u>\$ (371,573)</u>