

SADDLE ROCK METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2019

with

Independent Auditor's Report

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## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Saddlerock Metropolitan District  
Arapahoe County, Colorado

### *Report on the Financial Statements*

We have audited the accompanying financial statements of the governmental activities and each major fund of the Saddlerock Metropolitan District (the "District"), Arapahoe County, Colorado, 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*

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

### *Auditor's Responsibility*

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

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

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

## *Opinions*

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of the Saddle Rock Metropolitan District, Arapahoe County, Colorado, as of December 31, 2019, and the respective changes in financial position and the respective budgetary comparison for the General Fund and Special Revenue Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## *Other Matters*

### *Required Supplementary Information*

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

### *Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplemental schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Debt Service Fund are presented for the purpose of additional analysis and were not a required part of the financial statements. The supplemental information is the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

The Summary of Assessed Valuation, Mill Levy and Property Taxes collected has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express any opinion or provide any assurance on it.

*Watson Coon Ryan, LLC*

Watson Coon Ryan, LLC

September 11, 2020  
Greenwood Village, Colorado

**SADDLE ROCK METROPOLITAN DISTRICT**

BALANCE SHEET/STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
December 31, 2019

	<u>General</u>	<u>Debt Service</u>	<u>Special Revenue</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>						
Cash and investments	\$ 300,024	\$ -	\$ -	\$ 300,024	\$ -	\$ 300,024
Cash and investments - Restricted	2,257	323,071	238,121	563,449	-	563,449
Receivable county treasurer	2,400	4,979	-	7,379	-	7,379
Property taxes receivable	481,819	753,054	-	1,234,873	-	1,234,873
Accounts receivable - assessments	-	-	12,761	12,761	-	12,761
Prepaid expenses	14,549	-	-	14,549	-	14,549
Prepaid bond insurance	-	-	-	-	69,551	69,551
Capital assets, net of depreciation	-	-	-	-	1,902,921	1,902,921
Total Assets	<u>801,049</u>	<u>1,081,104</u>	<u>250,882</u>	<u>2,133,035</u>	<u>1,972,472</u>	<u>4,105,507</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>						
Deferred loss on refunding	-	-	-	-	214,463	214,463
Total Deferred Outflows of Resources	-	-	-	-	214,463	214,463
Total Assets and Deferred Outflows of Resources	<u>\$ 801,049</u>	<u>\$ 1,081,104</u>	<u>\$ 250,882</u>	<u>\$ 2,133,035</u>		
<b>LIABILITIES</b>						
Accounts payable	\$ 15,673	\$ 57,564	\$ 28,854	\$ 102,091	-	102,091
Prepaid assessments	-	-	63,448	63,448	-	63,448
Accrued interest on bonds	-	-	-	-	25,537	25,537
Long-term liabilities						
Due within one year	-	-	-	-	485,000	485,000
Due in more than one year	-	-	-	-	6,828,264	6,828,264
Total Liabilities	<u>15,673</u>	<u>57,564</u>	<u>92,302</u>	<u>165,539</u>	<u>7,338,801</u>	<u>7,504,340</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred property taxes	481,819	753,054	-	1,234,873	-	1,234,873
Total Deferred Inflows of Resources	<u>481,819</u>	<u>753,054</u>	<u>-</u>	<u>1,234,873</u>	<u>-</u>	<u>1,234,873</u>
<b>FUND BALANCE</b>						
Nonspendable:						
Prepays	14,549	-	-	14,549	(14,549)	-
Restricted						
Emergencies	2,257	-	-	2,257	(2,257)	-
Debt service	-	270,486	-	270,486	(270,486)	-
Recreation center	-	-	158,580	158,580	(158,580)	-
Unassigned:	286,751	-	-	286,751	(286,751)	-
Total Fund Balances	<u>303,557</u>	<u>270,486</u>	<u>158,580</u>	<u>732,623</u>	<u>(732,623)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 801,049</u>	<u>\$ 1,081,104</u>	<u>\$ 250,882</u>	<u>\$ 2,133,035</u>		
<b>NET POSITION</b>						
Restricted for:						
Emergencies					2,257	2,257
Debt service					244,949	244,949
Recreation center					158,580	158,580
Unrestricted					<u>(4,825,029)</u>	<u>(4,825,029)</u>
Total Net Position (Deficit)					<u>\$ (4,419,243)</u>	<u>\$ (4,419,243)</u>

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

**SADDLE ROCK METROPOLITAN DISTRICT**

STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE/STATEMENT OF ACTIVITIES  
GOVERNMENTAL FUNDS  
For the Year Ended December 31, 2019

	<u>General</u>	<u>Debt Service</u>	<u>Special Revenue</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES</b>						
Accounting and audit	\$ 16,733	\$ -	\$ -	\$ 16,733	\$ -	\$ 16,733
Legal	-	-	86,996	86,996	-	86,996
Directors' fees	5,000	-	-	5,000	-	5,000
Insurance	13,148	-	-	13,148	-	13,148
Miscellaneous expenses	517	-	8,941	9,458	-	9,458
Treasurer's fees	5,503	11,413	-	16,916	-	16,916
Reserve study	2,335	-	-	2,335	-	2,335
Bond principal	-	470,000	-	470,000	(470,000)	-
Bond interest expense	-	321,719	-	321,719	20,471	342,190
Paying agent fees	-	200	-	200	-	200
Bond insurance	-	-	-	-	5,796	5,796
Regional Mill Levy	-	28,898	-	28,898	-	28,898
Management fee and administration	-	-	41,136	41,136	-	41,136
Telephone	-	-	2,310	2,310	-	2,310
Pool maintenance repairs and supplies	-	-	95,300	95,300	-	95,300
Pool furniture	-	-	442	442	-	442
Holiday lights	-	-	11,438	11,438	-	11,438
Clubhouse	-	-	39,782	39,782	-	39,782
Landscape maintenance	-	-	156,389	156,389	-	156,389
Security	-	-	8,693	8,693	-	8,693
Snow removal	-	-	18,957	18,957	-	18,957
Repairs and maintenance	-	-	31,110	31,110	-	31,110
Trash	-	-	80,883	80,883	-	80,883
Water and sewer	-	-	131,876	131,876	-	131,876
Utilities	-	-	32,594	32,594	-	32,594
Capital improvements	-	-	72,589	72,589	(72,589)	-
Depreciation	-	-	-	-	194,013	194,013
Total Expenditures	<u>43,236</u>	<u>832,230</u>	<u>819,436</u>	<u>1,694,902</u>	<u>(322,309)</u>	<u>1,372,593</u>
<b>PROGRAM REVENUES</b>						
Assessments	-	-	449,162	449,162	-	449,162
Other income	-	-	40,318	40,318	-	40,318
Total Program Revenues	<u>-</u>	<u>-</u>	<u>489,480</u>	<u>489,480</u>	<u>-</u>	<u>489,480</u>
Net Program Income (Expense)	<u>(43,236)</u>	<u>(832,230)</u>	<u>(329,956)</u>	<u>(1,205,422)</u>	<u>322,309</u>	<u>(883,113)</u>
<b>GENERAL REVENUES</b>						
Property taxes	366,636	760,431	-	1,127,067	-	1,127,067
Specific ownership taxes	28,744	59,616	-	88,360	-	88,360
Interest and other income	4,505	26,540	-	31,045	-	31,045
Total General Revenues	<u>399,885</u>	<u>846,587</u>	<u>-</u>	<u>1,246,472</u>	<u>-</u>	<u>1,246,472</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>						
	356,649	14,357	(329,956)	41,050	322,309	363,359
<b>OTHER FINANCING SOURCES (USES)</b>						
Transfers from (to) other funds	<u>(400,000)</u>	<u>-</u>	<u>400,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(400,000)</u>	<u>-</u>	<u>400,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET CHANGES IN FUND BALANCES</b>						
	(43,351)	14,357	70,044	41,050	(41,050)	
<b>CHANGE IN NET POSITION</b>						
					363,359	363,359
<b>FUND BALANCE/NET POSITION</b>						
BEGINNING OF YEAR	<u>346,908</u>	<u>256,129</u>	<u>88,536</u>	<u>691,573</u>	<u>(5,474,175)</u>	<u>(4,782,602)</u>
END OF YEAR	<u>\$ 303,557</u>	<u>\$ 270,486</u>	<u>\$ 158,580</u>	<u>\$ 732,623</u>	<u>\$ (5,151,866)</u>	<u>\$ (4,419,243)</u>

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

## SADDLE ROCK METROPOLITAN DISTRICT

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

For the Year Ended December 31, 2019

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Positive/ <u>Negative</u>
<b>REVENUES</b>			
Property taxes	\$ 366,638	\$ 366,636	\$ (2)
Specific ownership taxes	25,048	28,744	3,696
Interest and other income	<u>100</u>	<u>4,505</u>	<u>4,405</u>
Total Revenues	<u>391,786</u>	<u>399,885</u>	<u>8,099</u>
<b>EXPENDITURES</b>			
Accounting and audit	16,500	16,733	(233)
Directors' fees	6,000	5,000	1,000
Insurance	9,000	13,148	(4,148)
Miscellaneous expenses	2,300	517	1,783
Treasurer's fees	5,501	5,503	(2)
Election	5,000	-	5,000
Reserve study	5,000	2,335	2,665
Contingency	44,737	-	44,737
Emergency reserve	<u>1,260</u>	<u>-</u>	<u>1,260</u>
Total Expenditures	<u>95,298</u>	<u>43,236</u>	<u>52,062</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	296,488	356,649	60,161
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers from (to) other funds	<u>(640,000)</u>	<u>(400,000)</u>	<u>240,000</u>
Total Other Financing Sources (Uses)	<u>(640,000)</u>	<u>(400,000)</u>	<u>240,000</u>
<b>CHANGE IN FUND BALANCE</b>	(343,512)	(43,351)	300,161
<b>FUND BALANCE</b>			
BEGINNING OF YEAR	<u>343,512</u>	<u>346,908</u>	<u>3,396</u>
END OF YEAR	<u>\$ -</u>	<u>\$ 303,557</u>	<u>\$ 303,557</u>

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

**SADDLE ROCK METROPOLITAN DISTRICT**

STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -  
SPECIAL REVENUE FUND

For the Year Ended December 31, 2019

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Positive/ Negative
<b>REVENUES</b>			
Assessments	\$ 451,276	\$ 449,162	\$ (2,114)
Other income	<u>30,000</u>	<u>40,318</u>	<u>10,318</u>
Total Revenues	<u>481,276</u>	<u>489,480</u>	<u>8,204</u>
<b>EXPENDITURES</b>			
Legal	115,000	86,996	28,004
Management fee and administration	47,952	41,136	6,816
Telephone	2,400	2,310	90
Pool maintenance repairs and supplies	66,500	95,300	(28,800)
Miscellaneous expenses	19,000	8,941	10,059
Pool furniture	43,000	442	42,558
Holiday lights	7,200	11,438	(4,238)
Clubhouse	21,000	39,782	(18,782)
Landscape maintenance	161,895	156,389	5,506
Security	40,000	8,693	31,307
Snow removal	10,000	18,957	(8,957)
Repairs and maintenance	23,000	31,110	(8,110)
Trash	89,856	80,883	8,973
Water and sewer	150,000	131,876	18,124
Utilities	25,300	32,594	(7,294)
Capital improvements	267,486	72,589	194,897
Contingency	17,000	-	17,000
Capital expansion/reserve	-	-	-
Potential projects	-	-	-
Emergency reserve	<u>21,813</u>	<u>-</u>	<u>21,813</u>
Total Expenditures	<u>1,128,402</u>	<u>819,436</u>	<u>308,966</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(647,126)	(329,956)	317,170
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers from other funds	<u>640,000</u>	<u>400,000</u>	<u>(240,000)</u>
Total Other Financing Sources (Uses)	<u>640,000</u>	<u>400,000</u>	<u>(240,000)</u>
CHANGE IN FUND BALANCE	(7,126)	70,044	77,170
FUND BALANCE - BEGINNING OF YEAR	<u>10,555</u>	<u>88,536</u>	<u>77,981</u>
FUND BALANCE - END OF YEAR	<u>\$ 3,429</u>	<u>\$ 158,580</u>	<u>\$ 155,151</u>

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

# SADDLE ROCK METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2019

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Saddle Rock Metropolitan District, located in Arapahoe County, Colorado, entirely within the city limits of the City of Aurora, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized on January 12, 1996, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was organized concurrently with Lost Shoe Metropolitan District (“Lost Shoe”) (collectively, the “Districts”). Each district has the power to provide streets, water, sanitation, safety controls, television relay and translator, transportation, park and recreation services and other related improvements to the users in the service area located within the districts’ boundaries. The District served as the “Taxing District” while Lost Shoe served as the “Operating District”. The Operating District was responsible for providing the day-to-day operations and administrative management for both Districts. On August 28, 2008, Lost Shoe was dissolved. Therefore, Lost Shoe’s assets, liabilities, and fund balance were transferred to the District and the District now serves as the Operating District. The District’s primary revenues are property taxes. The District is governed by an elected Board of Directors. On May 15, 2017 the City of Aurora approved the amended and restated service plan for the District.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization’s elected governing body as the basic criterion for including a possible component governmental organization in a primary government’s legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization’s governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

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

# SADDLE ROCK METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2019

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

### Basis of Presentation

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

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

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

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

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

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred, or the long-term obligation is paid.

# SADDLE ROCK METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2019

The District reports the following major governmental funds:

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

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

Special Revenue Fund – The Special Revenue Fund is used to account for the financial resources accumulated and payments made for recreation center activities with District assessments restricted for this purpose.

### Accounts Receivable – Commercial Site Assessments

Accounts receivable – commercial site assessments represent fees due from owners of commercial sites within the District. The fees support maintenance of common areas within the District. All amounts are deemed collectible as such fees constitute a perpetual lien against the property served.

### Budgetary Accounting

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

### Assets, Liabilities and Net Position

#### Fair Value of Financial Instruments

The District's financial instruments include cash and cash equivalents, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2019, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

#### Deposits and Investments

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

## SADDLE ROCK METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2019

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

#### Estimates

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

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

#### Capital Assets

Capital assets defined by the District as park and recreation improvements are recorded at 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 assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge.

Depreciation expense for the year ended December 31, 2019 was \$194,013.

# SADDLE ROCK METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2019

Property, plant and equipment are depreciated using the straight-line method over the following estimated useful lives:

Land improvements	30 years
Landscape improvements	15 years

### Original Issue Discount and Prepaid Debt Insurance and Loss on Refunding

Original issue discount prepaid debt insurance and loss on refunding from the Series 2010 Bonds are being amortized over the terms of the bonds using the straight-line method. Accumulated amortization of original issue discount and prepaid debt insurance and loss on refunding amounted to \$36,398, \$54,096, and \$166,546 respectively at December 31, 2019.

### Long-Term Obligations

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

### Property Taxes

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

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

### Fund Equity

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

### Nonspendable Fund Balance

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

# SADDLE ROCK METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2019

The nonspendable fund balance in the General Fund in the amount of \$14,549 represents prepaid expenses.

### Restricted Fund Balance

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

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$2,257 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$270,486 is restricted for the payment of the debt service costs associated with Series 2010 Limited Tax General Obligation Refunding bonds (see Note 4).

The restricted fund balance in the Special Revenue Fund in the amount of \$158,580 is restricted for the payment of costs related to the operations of the Recreation Center.

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

### Net Position

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

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows or resources related to those assets.

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

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

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

SADDLE ROCK METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2019

Note 2: Cash and Investments

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

Statement of Net Position:	
Cash and investments	\$ 300,024
Cash and investments – Restricted	<u>563,449</u>
Total	<u>\$ 863,473</u>

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

Deposits with financial institutions	\$ 189,414
Investments – COLOTRUST	<u>674,059</u>
	<u>\$ 863,473</u>

Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act, (“PDPA”) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

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

Investments

Credit Risk

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

Custodial and Concentration of Credit Risk

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

## SADDLE ROCK METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2019

#### Interest Rate Risk

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

#### Investment Valuation

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investment is not required to be categorized within the fair value hierarchy.

The District has the following investment as of December 31, 2019:

The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST") is rated AAAM by Standard & Poor's and the maturity is weighted average under 60. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST is an investment trust/joint ventures established for local government entities in Colorado to pool surplus funds. The trusts operate similarly to a money market fund with each share maintaining a value of \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. Designated custodian banks provide safekeeping and depository services to the trusts. Substantially all securities owned by the trusts are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians' internal records identify the investments owned by COLOTRUST. At December 31, 2019, the District had \$674,059 invested in COLOTRUST.

SADDLE ROCK METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2019

Note 3: Capital Assets

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

	Balance 1/1/2019	Additions	Deletions	Balance 12/31/2019
Governmental Type Activities:				
Capital assets being depreciated:				
Parks and recreation	\$ 5,360,834	\$ 72,589	\$ -	\$ 5,433,423
Fencing	119,523	-	-	119,523
Total capital assets:	5,480,357	72,589	-	5,552,946
Accumulated Depreciation	(3,456,012)	(194,013)	-	(3,650,025)
Net capital assets being depreciated:	<u>\$ 2,024,345</u>	<u>\$ (121,424)</u>	<u>\$ -</u>	<u>\$ 1,902,921</u>

The Consolidated Service Plan required the District to convey the streets, water, and sanitation and storm drainage improvements to the City of Aurora for ownership and maintenance. The District retained ownership and maintained the park and recreation improvements, including landscaping, entry features, parks and trails.

Note 4: Long Term Debt

A description of the long-term obligations as of December 31, 2019, is as follows:

\$11,250,000 Limited Tax General Obligation Refunding Bonds, Series 2010

On September 2, 2010, the District issued \$11,250,000 General Obligation Refunding Bonds Series 2011 for the purpose of refunding the District's Limited Tax General Obligation Refunding Bonds Series 2002. The bonds mature on December 1, 2031. The bonds bear interest at rates which vary from 2.0% to 4.0%, payable semiannually on each June 1 and December 1. Payments of principal and interest on the bonds are insured in accordance with the terms of a financial guaranty insurance policy. The Bonds maturing on and before December 1, 2020 are not subject to redemption prior to their maturity dates. The Bonds maturing on December 1, 2021, are subject to redemption prior to maturity at the option of the District, in whole or in part in integral multiples of \$5,000, and if in parts in such order of maturity as the District determines and by lot within maturity on December 1, 2020 and on any date thereafter, at a redemption price equal to the principal amount, plus accrued interest to the redemption date.

The Bonds maturing on December 1, 2031 are subject to mandatory sinking fund redemption by lot, beginning on December 1, 2026 and on each December 1 thereafter prior to maturity at a redemption price equal to their principal amount, plus accrued interest to the redemption date.

SADDLE ROCK METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2019

Proceeds from the refunding were used to purchase U.S. Government securities that were placed in an irrevocable trust for the purpose of generating resources for all future debt service payments for the District's Limited Tax General Obligation Refunding Bonds Series 2002. As a result, the bonds are considered to be defeased and the liability has been removed from the District's Statement of Net Position. This advance refunding was undertaken to reduce the total debt service payments providing a net present value savings of \$602,142.

The following is an analysis of changes in long-term debt for the period ending December 31, 2019:

	Balance 1/1/2019	Additions	Deletions	Balance 12/31/2019	Current Portion
Refunding Bonds - Series 2010	\$ 7,830,000	\$ -	\$ 470,000	\$ 7,360,000	\$ 485,000
Less deferred amounts:					
Issuance discounts	(50,636)	-	(3,900)	(46,736)	-
Total	<u>\$ 7,779,364</u>	<u>\$ -</u>	<u>\$ 466,100</u>	<u>\$ 7,313,264</u>	<u>\$ 485,000</u>

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

	Principal	Interest	Total
2020	\$ 485,000	\$ 306,444	\$ 791,444
2021	500,000	290,075	790,075
2022	520,000	272,575	792,575
2023	540,000	253,725	793,725
2024	560,000	233,475	793,475
2025-2029	3,165,000	794,500	3,959,500
2030-2031	1,590,000	110,700	1,700,700
	<u>\$ 7,360,000</u>	<u>\$ 2,261,494</u>	<u>\$ 9,621,494</u>

Debt Authorization

In 1995, the electors of the District authorized the issuance of indebtedness of \$12,113,948 in general obligation bonds. In 1997, the electors of the District authorized the issuance of \$15,720,000 in general obligation bonds, for a total of \$27,833,948 of voted authorization. As of December 31, 2019, the amount of debt authorized by the District's electorate but unissued was \$14,678,377. The District has not budgeted to issue any new debt during 2020.

# SADDLE ROCK METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2019

### Note 5: District Agreements

#### Intergovernmental Agreement – City of Aurora

The District and the City of Aurora have entered into an Intergovernmental Agreement as required by the City of Aurora Code and the District's Consolidated Service Plan. Under this agreement, the District must obtain the approval of the City of Aurora Council prior to; (i) any inclusion of property in or exclusion of property from the boundaries of the District, (ii) any refunding of bonds of the District which could shorten or extend the maturity of such bonds or increase the total debt service thereon (subject to certain exceptions), or (iii) consolidation with any other special district.

The District was organized concurrently with Lost Shoe. Each District had the power to provide streets, water, sanitation, safety controls, television relay and translator, transportation, park and recreation services and other related improvements to users in the service area located within the districts' boundaries. The Consolidated Service Plan required Lost Shoe to convey streets, water and sanitation and storm drainage improvements to the City of Aurora for ownership and maintenance. Lost Shoe retained ownership and maintained the park and recreation improvements, including landscaping, entry features, park and trails until 2008, when Lost Shoe dissolved and transferred assets to the District, along with the maintenance responsibilities of these assets.

#### Arapahoe Park and Recreation District Intergovernmental Agreement

The District, and the Arapahoe Park and Recreation District ("Arapahoe Park") have entered into an Intergovernmental Agreement whereby Arapahoe Park agreed to reimburse annually certain operation and maintenance expenses incurred by the District with respect to trails throughout the development.

### Note 6: Tax, Spending and Debt Limitations

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

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

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

# SADDLE ROCK METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2019

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 7: Risk Management

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

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

Note 8: Interfund and Operating Transfers

The transfer of \$400,000 from the General Fund to the Special Revenue Fund was to transfer funds for the purpose of paying operating expenses for the Recreation Center.

Note 9: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

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

- 1) Capital improvements used in government activities are not financial resources and, therefore are not reported in the funds; and,
- 2) long-term liabilities such as bonds payable and accrued bond interest payable, are not due and payable in the current period and, therefore, are not in the funds.

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

- 1) Governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are depreciated over their useful lives;
- 2) governmental funds report the repayment of bond principal as expenditures; however, these are eliminated on the Statement of Activities and reported as reductions in long-term liabilities on the Statement of Net Position; and,
- 3) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities.

SUPPLEMENTAL INFORMATION

**SADDLE ROCK METROPOLITAN DISTRICT**

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

For the Year Ended December 31, 2019

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Positive/ <u>Negative</u>
<b>REVENUES</b>			
Property taxes	\$ 760,434	\$ 760,431	\$ (3)
Specific ownership taxes	51,954	59,616	7,662
Interest and other income	<u>10,000</u>	<u>26,540</u>	<u>16,540</u>
 Total Revenues	 <u>822,388</u>	 <u>846,587</u>	 <u>24,199</u>
 <b>EXPENDITURES</b>			
Bond principal	470,000	470,000	-
Bond interest expense	321,719	321,719	-
Paying agent fees	1,980	200	1,780
Regional Mill Levy	28,610	28,898	(288)
Treasurer's fees	<u>11,406</u>	<u>11,413</u>	<u>(7)</u>
 Total Expenditures	 <u>833,715</u>	 <u>832,230</u>	 <u>1,485</u>
 CHANGE IN FUND BALANCE	 (11,327)	 14,357	 25,684
 <b>FUND BALANCE</b>			
BEGINNING OF YEAR	<u>251,266</u>	<u>256,129</u>	<u>4,863</u>
 END OF YEAR	 <u>\$ 239,939</u>	 <u>\$ 270,486</u>	 <u>\$ 30,547</u>

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

**SADDLE ROCK METROPOLITAN DISTRICT**

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

December 31, 2019

<u>Year Ended</u> <u>December 31,</u>	<u>Prior</u> <u>Year Assessed</u> <u>Valuation</u> <u>for Current</u> <u>Year Property</u> <u>Tax Levy</u>	<u>Mills Levied</u>		<u>Total Property Tax</u>		<u>Percent</u> <u>Collected</u> <u>to Levied</u>
		<u>General Fund</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
2005	\$ 21,506,520	5.000	38.000	\$ 924,780	\$ 921,293	99.62%
2006	\$ 22,148,700	5.000	38.000	\$ 952,394	\$ 952,271	99.99%
2007	\$ 22,324,900	5.000	38.000	\$ 959,971	\$ 958,056	99.80%
2008	\$ 24,932,460	5.000	32.000	\$ 922,501	\$ 916,008	99.30%
2009	\$ 25,278,600	5.000	32.000	\$ 935,308	\$ 935,468	100.02%
2010	\$ 23,079,460	5.000	32.000	\$ 853,940	\$ 853,909	100.00%
2011	\$ 23,289,960	5.000	32.000	\$ 861,729	\$ 859,690	99.76%
2012	\$ 20,497,520	5.000	35.000	\$ 819,901	\$ 819,370	99.94%
2013	\$ 20,513,250	5.000	35.000	\$ 820,530	\$ 819,965	99.93%
2014	\$ 20,494,360	5.000	35.000	\$ 819,774	\$ 819,404	99.95%
2015	\$ 20,623,185	6.000	35.000	\$ 845,551	\$ 845,552	100.00%
2016	\$ 24,100,067	9.000	31.500	\$ 976,053	\$ 975,904	99.98%
2017	\$ 24,609,426	12.000	29.500	\$ 1,021,291	\$ 1,021,349	100.01%
2018	\$ 27,097,829	13.500	28.000	\$ 1,124,560	\$ 1,123,958	99.95%
2019	\$ 27,158,364	13.500	28.000	\$ 1,127,072	\$ 1,127,067	100.00%
Estimated for year ending December 31, 2020	\$ 30,113,707	16.000	25.000	\$ 1,234,873		

**NOTE**

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