

**VISTA RIDGE
METROPOLITAN DISTRICT**
Weld County, Colorado

**FINANCIAL STATEMENTS
DECEMBER 31, 2019**

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Independent Auditor's Report

Board of Directors
Vista Ridge Metropolitan District
Weld County, Colorado

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Vista Ridge Metropolitan District (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 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.

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 Vista Ridge Metropolitan District, as of December 31, 2019, and the respective changes in financial position and the respective budgetary comparisons of the General Fund and Conservation Trust 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 governmental 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 the District's financial statements as a whole. The supplemental information listed in the table of contents is presented for purposes of additional analysis and are not a required part of the financial statements.

The supplemental information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The other information listed in the table of contents has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

SCHILLING & COMPANY, INC.

Highlands Ranch, Colorado
July 21, 2020

BASIC FINANCIAL STATEMENTS

**VISTA RIDGE METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
GOVERNMENTAL ACTIVITIES
December 31, 2019**

ASSETS

Cash and investments - unrestricted	\$ 2,742,677
Cash and investments - restricted	1,193,425
Cash with County Treasurer	19,732
Accounts receivable	9,157
Property taxes receivable	3,893,628
Prepaid expenses	400
Prepaid bond insurance	122,149
Capital assets, being depreciated, net of accumulated depreciation	<u>491,485</u>
Total assets	<u>8,472,653</u>

DEFERRED OUTFLOWS OF RESOURCES

Cost of bond refunding, net of amortization	<u>1,994,828</u>
Total deferred outflows of resources	<u>1,994,828</u>

LIABILITIES

Accounts payable	61,322
Accrued interest payable	139,168
Bonds and notes payable	
Due within one year	965,000
Due within more than one year	<u>38,388,005</u>
Total liabilities	<u>39,556,644</u>

DEFERRED INFLOWS OF RESOURCES

Deferred property taxes	<u>3,893,628</u>
Total deferred inflows of resources	<u>3,893,628</u>

NET POSITION

Restricted	1,106,589
Unrestricted	<u>(34,089,380)</u>
Total net position	<u><u>\$ (32,982,791)</u></u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**VISTA RIDGE METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
GOVERNMENTAL ACTIVITIES
Year Ended December 31, 2019**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Capital Grants and Contributions	
General government	\$ 648,872	\$ 100,908	\$ 27,873	\$ (520,091)
Interest and fiscal charges	1,819,362	-	7,034	(1,812,328)
	\$ 2,468,234	\$ 100,908	\$ 34,907	(2,332,419)
General revenues:				
Taxes:				
Property taxes				
				3,457,195
Specific ownership taxes				
				232,209
Interest income				
				102,345
Total general revenues				
				3,791,749
Change in net position				
				1,459,330
Net position - Beginning				
				(34,442,121)
Net position - Ending				
				\$ (32,982,791)

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**VISTA RIDGE METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2019**

	<u>General</u>	<u>Conservation Trust</u>	<u>Debt Service</u>	<u>Capital Repair and Replacement</u>	<u>Total Governmental Funds</u>
ASSETS					
Cash and investments - unrestricted	\$ 1,788,512	\$ -	\$ -	\$ 954,165	\$ 2,742,677
Cash and investments - restricted	-	250,018	943,407	-	1,193,425
Cash with County Treasurer	-	-	19,732	-	19,732
Accounts receivable	9,157	-	-	-	9,157
Property tax receivable	1,057,432	-	2,836,196	-	3,893,628
Prepaid expenditures	400	-	-	-	400
TOTAL ASSETS	<u>\$ 2,855,501</u>	<u>\$ 250,018</u>	<u>\$ 3,799,335</u>	<u>\$ 954,165</u>	<u>\$ 7,859,019</u>
LIABILITIES					
Accounts payable	\$ 61,322	\$ -	\$ -	\$ -	\$ 61,322
Due to Golf Course	3,149	-	-	-	3,149
TOTAL LIABILITIES	<u>64,471</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>64,471</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred property taxes	1,057,432	-	2,836,196	-	3,893,628
Total deferred inflows of resources	<u>1,057,432</u>	<u>-</u>	<u>2,836,196</u>	<u>-</u>	<u>3,893,628</u>
FUND BALANCES					
Fund Balances:					
Nonspendable for prepaid items	400	-	-	-	400
Restricted for emergencies	32,900	-	-	-	32,900
Restricted for debt service	-	-	963,139	-	963,139
Restricted for capital construction/maintenance	-	250,018	-	-	250,018
Committed for capital replacements	-	-	-	954,165	954,165
Committed for general fund expenditures	226,856	-	-	-	226,856
Assigned for subsequent year's expenditures	246,846	-	-	-	246,846
Unassigned	1,226,596	-	-	-	1,226,596
TOTAL FUND BALANCES	<u>1,733,598</u>	<u>250,018</u>	<u>963,139</u>	<u>954,165</u>	<u>3,900,920</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 2,855,501</u>	<u>\$ 250,018</u>	<u>\$ 3,799,335</u>	<u>\$ 954,165</u>	

Amounts reported for governmental activities in the Statement of Net Position are different because:

Some assets and deferred outflows of resource in governmental activities are not financial resources and, therefore, are not reported in the Balance Sheet - Governmental Funds.

Prepaid bond insurance	122,149
Cost of refunding, net of accumulated amortization	1,994,828
Capital assets, net of accumulated depreciation	491,485
	<u>2,608,462</u>

Some liabilities, including bonds payable and accrued interest payable, are not due and payable in the current period and, therefore, are not reported in the Balance Sheet - Governmental Funds.

General Obligation Refunding Bonds payable - 2016A & 2016B	(35,680,000)
Revenue Bonds, Series 2016	(2,640,000)
Bond premium, net of accumulated amortization	(1,033,005)
Accrued interest payable - Series 2016A & 2016B	(128,168)
Accrued interest payable - Revenue Refunding 2016 Bonds	(11,000)
	<u>(39,492,173)</u>

Net position of governmental activities	<u>\$ (32,982,791)</u>
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These financial statements should be read only in connection with
the accompanying notes to financial statements.

**VISTA RIDGE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
Year Ended December 31, 2019**

	<u>General</u>	<u>Conservation Trust</u>	<u>Debt Service</u>	<u>Capital Repair and Replacement</u>	<u>Total Governmental Funds</u>
REVENUES					
Property tax	\$ 934,844	\$ -	\$ 2,522,351	\$ -	\$ 3,457,195
Specific ownership tax	-	-	232,209	-	232,209
Conservation Trust proceeds	-	27,873	-	-	27,873
Reimbursements	100,908	-	-	-	100,908
System development fees	-	-	7,034	-	7,034
Net investment income	43,387	5,374	37,473	16,111	102,345
Total revenues	<u>1,079,139</u>	<u>33,247</u>	<u>2,799,067</u>	<u>16,111</u>	<u>3,927,564</u>
EXPENDITURES					
Current					
Accounting and audit	24,503	-	-	-	24,503
County Treasurer's fees	14,033	-	-	-	14,033
Election	28	-	-	-	28
Insurance and bonds	26,073	-	-	-	26,073
Legal	54,715	-	-	-	54,715
Management	30,634	-	-	-	30,634
Fence repair and maintenance	17,750	-	-	-	17,750
Field supervision	14,850	-	-	-	14,850
Landscape maintenance	180,267	-	-	-	180,267
Locate services	3,472	-	-	-	3,472
Miscellaneous	5,047	-	-	-	5,047
Monument lighting	2,785	-	-	-	2,785
Holiday lighting	9,270	-	-	-	9,270
Pump station operations	19,226	-	-	-	19,226
Snow removal	26,204	-	-	-	26,204
Tree and Shrub replacement	39,377	-	-	-	39,377
Utilities	19,225	-	-	-	19,225
Water lease	48,630	-	-	-	48,630
Water quality	16,718	-	-	-	16,718
Water rights	6,414	-	-	-	6,414
Non-potable water management fee	28,060	-	-	-	28,060
Debt service					
Principal - bonds	-	-	835,000	-	835,000
Interest and fiscal charges	-	-	1,730,681	-	1,730,681
Total expenditures	<u>587,281</u>	<u>-</u>	<u>2,565,681</u>	<u>-</u>	<u>3,152,962</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>491,858</u>	<u>33,247</u>	<u>233,386</u>	<u>16,111</u>	<u>774,602</u>
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	-	150,000	150,000
Transfers (out)	(150,000)	-	-	-	(150,000)
Total Other Financing Sources (Uses)	<u>(150,000)</u>	<u>-</u>	<u>-</u>	<u>150,000</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	341,858	33,247	233,386	166,111	774,602
FUND BALANCES - BEGINNING OF YEAR	1,391,740	216,771	729,753	788,054	3,126,318
FUND BALANCES - END OF YEAR	<u>\$ 1,733,598</u>	<u>\$ 250,018</u>	<u>\$ 963,139</u>	<u>\$ 954,165</u>	<u>\$ 3,900,920</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**VISTA RIDGE METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL
FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended December 31, 2019**

A reconciliation reflecting the differences between the governmental funds net change in fund balances and change in net position reported for governmental activities in the Statement of Activities as follows:

Net change in fund balances - Total governmental funds	<u>\$ 774,602</u>
<p>Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.</p>	
Depreciation	<u>(61,591)</u>
<p>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.</p>	
Change in accrued interest payable - 2016A, 2016B and 2016 Revenue	1,801
Amortization of prepaid bond insurance	(9,791)
Amortization of cost of bond refunding	(159,399)
Amortization of bond premium	<u>78,708</u>
	<u>(88,681)</u>
<p>Repayment of the principal of bonds/notes payable is an expenditure in the governmental funds, however, the repayment reduces long-term liabilities in the Statement of Net Position.</p>	
Principal payments - 2016 Revenue Refunding Bonds	<u>835,000</u>
	<u>835,000</u>
Change in net position - Governmental activities	<u><u>\$ 1,459,330</u></u>

These financial statements should be read only in connection with the accompanying notes to financial statements.

**VISTA RIDGE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
GENERAL FUND
For the Year Ended December 31, 2019**

	<u>Original and Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance with Final Budget - Positive (Negative)</u>
REVENUES			
Property taxes	\$ 935,024	\$ 934,844	\$ (180)
Reimbursements:			
Golf course	85,000	82,117	(2,883)
Other entities	25,500	18,791	(6,709)
Net investment income	10,000	43,387	33,387
Total Revenues	<u>1,055,524</u>	<u>1,079,139</u>	<u>23,615</u>
EXPENDITURES			
Administrative:			
Accounting and audit	29,716	24,503	5,213
County Treasurer's fees	14,025	14,033	(8)
Election	-	28	(28)
Insurance and bonds	25,000	26,073	(1,073)
Legal	15,300	54,715	(39,415)
Management	27,000	30,634	(3,634)
Operations:			
Engineering	1,500	-	1,500
Fence repair and maintenance	40,000	17,750	22,250
Field supervision	23,000	14,850	8,150
Landscape maintenance	192,000	180,267	11,733
Locate services	7,000	3,472	3,528
Miscellaneous	5,000	5,047	(47)
Monument lighting	57,000	2,785	54,215
Holiday lighting	10,000	9,270	730
Pump station operations	67,300	19,226	48,074
Snow removal	30,000	26,204	3,796
Tree and shrub replacement	40,000	39,377	623
Trails	8,000	-	8,000
Utilities	13,750	19,225	(5,475)
Water lease	120,000	48,630	71,370
Water quality	20,266	16,718	3,548
Water rights	10,000	6,414	3,586
Non-potable water management fee	28,060	28,060	-
Water share acquisition	400,000	-	400,000
Contingency and emergency reserves	36,666	-	36,666
Total Expenditures	<u>1,220,583</u>	<u>587,281</u>	<u>633,302</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>(165,059)</u>	<u>491,858</u>	<u>656,917</u>
OTHER FINANCING USES			
Transfers out	(150,000)	(150,000)	-
Total Other Financing Uses	<u>(150,000)</u>	<u>(150,000)</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(315,059)	341,858	656,917
FUND BALANCE - BEGINNING OF YEAR	1,261,578	1,391,740	130,162
FUND BALANCE - END OF YEAR	<u>\$ 946,519</u>	<u>\$ 1,733,598</u>	<u>\$ 787,079</u>

These financial statements should be read only in connection with the
accompanying notes to financial statements.

**VISTA RIDGE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
CONSERVATION TRUST FUND
Year Ended December 31, 2019**

	Original and Final Adopted Budget	Actual	Variance with Final Budget - Positive (Negative)
REVENUES			
Conservation Trust entitlement	\$ 26,000	\$ 27,873	\$ 1,873
Net investment income	1,700	5,374	3,674
Total Revenues	<u>27,700</u>	<u>33,247</u>	<u>5,547</u>
EXPENDITURES	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	27,700	33,247	5,547
FUND BALANCE - BEGINNING OF YEAR	<u>217,535</u>	<u>216,771</u>	<u>(764)</u>
FUND BALANCE - END OF YEAR	<u>\$ 245,235</u>	<u>\$ 250,018</u>	<u>\$ 4,783</u>

These financial statements should be read only in connection with the
accompanying notes to financial statements.

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 1 - DEFINITION OF REPORTING ENTITY

Vista Ridge Metropolitan District (District), a quasi-municipal corporation, was organized on January 8, 2001, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Weld County, Colorado, entirely within the Town of Erie (the Town). The District was established to provide, operate, finance and maintain water and sewer services, streets, safety controls, street lighting, landscaping, storm drainage, television relay facilities, park and recreation, and transportation improvements.

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. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes.

The statement of net position reports all financial and capital resources of the District, with the difference between the assets and deferred outflows of resources and, liabilities and deferred inflows of resources of the District being 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. Major individual governmental funds are reported as separate columns in the fund financial statements.

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019**

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 period. The major sources of revenue susceptible to accrual are taxes and certain reimbursements. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

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 Conservation Trust Fund (a Special Revenue Fund) is used to account for financial resources from the State of Colorado Lottery proceeds and grant proceeds that are restricted for recreational expenditures.

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

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

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 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.

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
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 30 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 normally 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 of resources in the year they are levied and measurable. The deferred property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

The policy of the District requires that after construction, warranty and final acceptance by the Town, the District will dedicate all public infrastructure, except for certain trails and the non-potable water systems, to the Town for perpetual maintenance. The capital assets held by the District are reported 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 estimated fair value at the date of donation. Assets included in construction in progress that the District will convey to other entities are not included in the calculation of invested in capital assets, net of related debt.

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 estimated economic useful lives:

Trails	20 years
Non potable water system	15 years

Development Fees

In 2019, development fees of \$15,218 per gross acre are charged against properties within

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019**

the District. The development fee is due at the time of issuance of a building permit. The District records the development fees as revenue when received.

Bond Issue Costs and Original Issue Discount/Premium

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bond issuance costs are expensed as in the year they occur.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from actual debt proceeds received, are reported as debt service expenditures.

Cost of Bond Refunding

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net 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 that time. In the government-wide financial statements, the deferred cost of bond refunding is recognized as a deferred outflow of resources and is being amortized using the interest method over the life of the new bonds. The amortization amount is a component of interest expense, and the unamortized deferred cost is reflected as a deferred outflow of resources in the Statement of Net Position.

In addition to liabilities, the statement of net position and fund balance sheets 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/fund balance that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. Property tax revenue that is related to a future period is recorded as deferred inflows. These amounts are deferred and will be recognized as an inflow of resources in the period that the amounts become available.

Fund Balances – Governmental Funds

The District's governmental fund balances may consist of five classifications based on the relative strength of the spending constraints:

Nonspendable fund balance—the amount of fund balance that is not in spendable form (such as inventory or prepaids) or is legally or contractually required to be maintained intact.

Restricted fund balance—the amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019**

Committed fund balance—amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority (i.e., Board of Directors). To be reported as committed, amounts cannot be used for any other purpose unless the District takes the same highest level action to remove or change the constraint.

Assigned fund balance—amounts the District intends to use for a specific purpose. Intent can be expressed by the District Board of Directors or by an official or body to which the District Board of Directors delegates the authority.

Unassigned fund balance—amounts that are available for any purpose. Positive amounts are reported only in the General Fund.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the District Board of Directors has provided otherwise in its commitment or assignment actions.

On July 21, 2016, the District adopted a Resolution adopting a Fund Balance Policy, under which it is the District's policy to maintain a minimum General Fund balance equal to 20% of the current year's expenditures less capital outlay and transfers out budgeted for the fund.

NOTE 3 - CASH AND INVESTMENTS

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

Cash and investments - unrestricted	\$ 2,742,677
Cash and investments - restricted	<u>1,193,425</u>
	<u><u>\$ 3,936,102</u></u>

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

Deposits with financial institutions	\$ 326,879
Investments	<u>3,609,223</u>
	<u><u>\$ 3,936,102</u></u>

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 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

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019**

maintained in the collateral pools.

At December 31, 2019, the District's cash deposits had a bank balance of \$327,482 and carrying balance of \$326,879.

Investments

The District has adopted a formal investment policy authorizing investments in accordance with State statutes.

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
- * Certain international agency securities
- * General obligation and revenue bonds of U.S. local government entities
- * Bankers' acceptances of certain banks
- * Commercial paper
- * Certain corporate bonds
- * Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- * Certain money market funds
- * Guaranteed investment contracts
- * Local government investment pools

Interest Rate Risk

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

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

<u>Investment</u>	<u>Maturity</u>	<u>Carrying Value</u>
Colorado Liquid Asset Trust (Colotrust)	Weighted average under 60 days	<u><u>\$ 3,609,223</u></u>

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing COLOTRUST. COLOTRUST operates similarly to a money market fund and each share is equal in value to \$1.00. COLOTRUST is rated AAAM by Standard and Poor's. A designated custodial bank serves as custodian for COLOTRUST's portfolio pursuant to custodian agreements. The custodian acts as safekeeping agent for COLOTRUST's investment portfolio and provides services as the depository in connection with direct

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019**

investments and withdrawals. The custodian's internal records segregate investments owned by COLOTRUST. As of December 31, 2019 the District had \$3,609,223 invested in COLOTRUST held directly by the District. Information related to COLOTRUST, including the annual audited financial statements, can be found at the COLOTRUST website at www.colotrust.com.

Investment Valuation

The District's investments are measured at amortized cost or in certain circumstances the value is calculated using the net asset value (NAV) per share, or its equivalent of the investment. These investments include 2a7-like external investment pools and money market investments. The District held investments in COLOTRUST at year end for which the investment valuations were determined as follows.

COLOTRUST determines the NAV of the shares of each portfolio as of the close of business of each day. The NAV per share of each portfolio is computed by dividing the total value of the securities and other assets of the portfolios, less any liabilities, by the total outstanding shares of the portfolios. Liabilities, which include all expenses and fees of COLOTRUST, are accrued daily. The NAV is calculated at fair value using various inputs in determine value in accordance with FASB guidance. It is the goal of the Trust to maintain a NAV of \$1.00 per share, however changes in interest rates may affect the fair value of the securities held by COLOTRUST and there can be no assurance that the NAV will not vary from \$1.00 per share.

Concentration of Credit Risk

The District does not have a policy that addresses limitations on the amount that can be invested in any one issuer however the District invests primarily in local government investment pools, which is not subject to concentration of credit risk.

Restricted Cash and Investments

The restricted cash and investments in the Conservation Trust Fund in the amount of \$250,018 are to be used exclusively for capital asset construction and maintenance in accordance with the Conservation Trust Fund.

At December 31, 2019, the District reports restricted cash and investments in the Debt Service Fund in the amount of \$943,407 to be used exclusively for debt service requirements (see Note 5).

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE 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 at December 31, 2018	Increases	Decreases	Balance at December 31, 2019
Capital assets, being depreciated:				
Trails	\$ 1,026,812	\$ -	\$ -	\$ 1,026,812
Nonpotable water system	1,205,011	-	-	1,205,011
Total capital assets, being depreciated	<u>2,231,823</u>	<u>-</u>	<u>-</u>	<u>2,231,823</u>
Less accumulated depreciation for:				
Trails	642,868	51,341	-	694,209
Nonpotable water system	1,035,879	10,250	-	1,046,129
Total accumulated depreciation	<u>1,678,747</u>	<u>61,591</u>	<u>-</u>	<u>1,740,338</u>
Total capital assets being depreciated, net	<u>553,076</u>	<u>(61,591)</u>	<u>-</u>	<u>491,485</u>
Total capital assets, net	<u>\$ 553,076</u>	<u>\$ (61,591)</u>	<u>\$ -</u>	<u>\$ 491,485</u>

Depreciation expense is charged to the general government function/program.

NOTE 5 - LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2018	Issuances	Retirements	Balance at December 31, 2019	Due Within One Year
Bonds payable:					
Series 2016A	\$ 33,415,000	\$ -	\$ -	\$ 33,415,000	\$ -
Series 2016B	3,055,000	-	(790,000)	2,265,000	915,000
Series 2016 Revenue Refunding	2,685,000	-	(45,000)	2,640,000	50,000
Total long-term debt	<u>39,155,000</u>	<u>-</u>	<u>(835,000)</u>	<u>38,320,000</u>	<u>\$ 965,000</u>
Plus bond premium	1,111,713	-	(78,708)	1,033,005	
	<u>\$ 40,266,713</u>	<u>\$ -</u>	<u>\$ (913,708)</u>	<u>\$ 39,353,005</u>	

General Obligation Bonds

\$33,415,000 Unlimited Tax General Obligation Refunding Bonds, Series 2016A, dated December 14, 2016 (2016A Bonds), consisting of serial bonds with maturities beginning on December 1, 2022 with interest rates of 4.5% to 5.0%, payable semiannually on June 1 and December 1; and term bonds subject to mandatory sinking fund redemptions beginning on December 1, 2029 with interest rates of 4.0% to 5.0%, payable semiannually on June 1 and December 1. The 2016A Bonds are subject to redemption prior to maturity at the option of

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019**

the District, on December 1, 2017 and on any date thereafter with no redemption premium. The 2016A Bonds are payable from pledged revenue, including the District's covenant to levy the Required Mill Levy on all taxable property within the District to pay debt scheduled payments up to the amount allowed by electoral limitations and any other legally available revenues.

\$3,785,000 Taxable General Obligation Refunding Bonds, Series 2016B, dated December 14, 2016 (2016B Bonds), consisting of serial bonds with maturities beginning December 1, 2019 with interest rates of 1.95% to 3.32%, payable semiannually on June 1 and December 1. The 2016B Bonds are not subject to prior redemption. 2016B Bonds are payable from pledged revenue, including the District's covenant to levy the Required Mill Levy on all taxable property within the District to pay debt scheduled payments up to the amount allowed by electoral limitations and any other legally available revenues.

The Series 2016A and Series 2016B Bonds created a Surplus Fund which the District is to deposit any surplus revenues received up to a maximum of \$500,000. As of December 31, 2019, the balance in the account is \$0.

\$2,750,000 Revenue Refunding Bonds, Series 2016, dated December 14, 2016 (2016 Refunding Bonds), consisting of term bonds subject to mandatory sinking fund redemptions beginning December 1, 2017 with an interest rate of 5.0%, payable semiannually on June 1 and December 1. The 2016 Refunding Bonds are subject to redemption prior to maturity at the option of the District on December 1, 2017 with no redemption premium. The 2016 Refunding Bonds are payable from pledged revenue, including system development fees, specific ownership taxes and any other legally available revenues.

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

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 965,000	\$ 1,670,013	\$ 2,635,013
2021	1,035,000	1,642,350	2,677,350
2022	1,115,000	1,610,100	2,725,100
2023	1,195,000	1,564,025	2,759,025
2024	1,310,000	1,509,900	2,819,900
2025-2029	7,780,000	6,513,500	14,293,500
2030-2034	9,920,000	4,416,900	14,336,900
2035-2039	12,230,000	2,152,775	14,382,775
2040	2,770,000	116,188	2,886,188
	<u>\$ 38,320,000</u>	<u>\$ 21,195,751</u>	<u>\$ 59,515,751</u>

Authorized Debt

At elections held on November 7, 2000 and November 6, 2001, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$122,695,000 at an interest rate not to exceed 12% per annum.

As of December 31, 2019, the District had authorized but unissued indebtedness in the following amounts allocated for the following purpose:

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019**

	Amount Authorized on 11/7/2000	Amount Authorized on 11/6/2001	Total Amount Authorized	Authorization Used	Authorized but Unissued Debt Remaining
Street improvements	\$ 16,515,000	\$ 4,000,000	\$ 20,515,000	\$ (20,491,932)	\$ 23,068
Water supply	3,835,000	620,000	4,455,000	(4,400,502)	54,598
Sanitary sewer and storm drainage	4,345,000	500,000	4,845,000	(4,812,499)	32,501
Park and recreation	4,185,000	6,000,000	10,185,000	(9,307,220)	877,780
Operations and maintenance	2,695,000	-	2,695,000	(930,150)	1,764,850
Debt refunding	35,015,000	4,985,000	40,000,000	(38,500,000)	1,500,000
Intergovernmental contract	35,015,000	4,985,000	40,000,000	-	40,000,000
	<u>\$ 101,605,000</u>	<u>\$ 21,090,000</u>	<u>\$ 122,695,000</u>	<u>\$ (78,442,303)</u>	<u>\$ 44,252,697</u>

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, however, as of the date of this audit, the amount and timing of any debt issuances is not determinable.

NOTE 6 - FUND EQUITY

At December 31, 2019, the District reported the following classifications of fund equity.

Nonspendable Fund Balance

The nonspendable fund balance in the General Fund in the amount of \$400 is comprised of prepaid amounts which are not in spendable form.

Restricted Fund Balance

The restricted fund balance in the General Fund in the amount of \$32,900 is comprised of the Emergency Reserves that have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (see Note 12).

The restricted fund balance in the Conservation Trust Fund in the amount of \$250,018 is to be used exclusively for capital asset construction and maintenance in accordance with the Conservation Trust Fund.

The restricted fund balance in the Debt Service Fund in the amount of \$963,139 is to be used exclusively for debt service requirements (see Note 5).

Committed Fund Balance

The committed fund balance in the Capital Repair and Replacement Fund in the amount of \$954,165 is comprised of amounts committed by the Board of Directors by a resolution and transferred was from the General Fund to establish a reserve for future capital repairs and replacements.

The committed fund balance in the General Fund in the amount of \$226,856 is comprised of amounts committed by the Board of Directors by a Resolution Adopting a Fund Balance

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019**

Policy to establish a minimum General Fund balance equal to 20% of the current year's expenditures less capital outlay and transfers out budgeted for the fund.

Assigned Fund Balance

The assigned fund balance in the General Fund of \$246,846 represents the amount appropriated for use in the budget for the year ending December 31, 2020.

NOTE 7 - NET POSITION

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

Restricted net position includes amounts that are restricted for use either externally imposed by 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:

Restricted:		
Emergencies	\$	32,900
Capital construction/maintenance		250,018
Debt Service		823,671
		<u>\$ 1,106,589</u>

The District's unrestricted net position (deficit) as of December 31, 2019 totaled \$(34,089,380). This deficit amount is the result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities.

NOTE 8 - INTERFUND AND OPERATING TRANSFERS

The transfer of \$150,000 from the General Fund to the Capital Repair and Replacement Fund was to set aside monies for capital replacements.

NOTE 9 - RELATED PARTIES

The Developer of the property which constitutes the District is Vista Ridge Development Corporation, LLC (Developer). One of the members of the Board of Directors of the District is an employee, owner or associated with the Developer or its management and may have conflicts of interest in dealing with the District.

NOTE 10 –AGREEMENTS

Irrigation Agreements

The Irrigation Water Facilities Common Use Agreement (Irrigation Agreement), between the District and Vista Ridge Golf Club Venture LLC (Owner), was entered into on December 29, 2006 and was recorded on January 4, 2007 to integrate portions of certain water features and irrigation system and to set forth the operation, management and replacement of the System (defined below). This agreement has a term of ten (10) years.

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
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On October 31, 2016, the District and Colorado National Golf Club HQ, LLC (formerly known as Vista Ridge Golf Club Venture LLC) entered into an Irrigation Water Facilities Common Use Agreement, effective December 30, 2016, for an additional ten (10) year term.

The District constructed and installed certain irrigation facilities, consisting of underground pipelines, pumps and related facilities and appurtenances that transport irrigation water from supply sources to the community and the Golf Course (District Facilities). The Owner owns and operates certain water features and an irrigation system consisting of underground pipelines, pumps and related appurtenances and facilities located on or adjacent to the Golf Course and are used to provide irrigation to the Golf Course (Owner Facilities). The District Facilities and Owner Facilities are collectively referred to as the System and were designed, constructed and installed to allow for integration of the Owner Facilities and District Facilities in order to reduce the overall costs of construction, installation, operation and maintenance of the System.

The District and Owner agree that portions of the System (referred to as the Integrated System) shall be jointly used, operated, maintained and repaired as an integrated irrigation and water carriage system.

The Irrigation Agreement names the Owner as the manager of the Integrated System whereby the Owner is primarily responsible for all facets of the operation, maintenance, repair, replacement and upgrading of all portions of the Integrated System including the District Facilities therein (except for Pond 17 where the District is responsible for monitoring and testing of water quality) as more specifically described therein. The Owner shall also be responsible for metering all water usage by the District, the Owner, and other permitted users (as defined therein). Further, the District agrees to pay a management fee to the Owner for the services it provides.

The Irrigation Agreement provides the costs for repairs and replacements to the Integrated System shall be allocated 70% Owner and 30% District.

During the year ended December 31, 2019, the District remitted \$28,060 to the Owner for management of the Integrated System and billed the Owner \$70,589 in costs for repairs and replacements.

Non-Potable Water Agreement

On March 31, 2016 the District entered into an Agreement for Non-Potable Water Service (Non-Potable Water Agreement) with The Village At Vista Ridge Owner's Association (Association) to establish the terms by which the Association can purchase Non-Potable Water from the District and the District will provide Non-Potable Water to the Association. The terms of this Non-Potable Water Agreement shall expire on March 31, 2017 but will automatically renew on April 1st of each succeeding year for an additional one (1) year term unless a party elects not to renew.

NOTE 11 - 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.

**VISTA RIDGE METROPOLITAN DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019**

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2019. 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 did not exceed 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 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 that the Pool determines are not needed for purposes of the Pool, may be returned to the members pursuant to a distribution formula.

NOTE 12 - TAX, SPENDING AND DEBT LIMITATIONS

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

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

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

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

On November 7, 2000, the District voters passed an election question to increase property taxes annually, without limitation of rate, to pay the District's operations, maintenance and other expenses. Additionally, the District's electors authorized the District to collect and spend all revenue of the District without regard to any limitations under TABOR.

This information is an integral part of the accompanying financial statements.

SUPPLEMENTAL INFORMATION

**VISTA RIDGE METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
DEBT SERVICE FUND
Year Ended December 31, 2019**

	Original and Final Budgeted Amounts	Actual	Variance with Final Budget - Positive (Negative)
REVENUES			
Property tax	\$ 2,522,838	\$ 2,522,351	\$ (487)
Specific ownership taxes	150,000	232,209	82,209
System development fees	20,000	7,034	(12,966)
Net investment income	10,000	37,473	27,473
Total Revenues	<u>2,702,838</u>	<u>2,799,067</u>	<u>96,229</u>
EXPENDITURES			
Principal - bonds	835,000	835,000	-
Interest - bonds	1,691,618	1,691,618	-
Paying agent and other fees	5,000	1,200	3,800
County treasurer's fees	37,843	37,863	(20)
Contingency	4,000	-	4,000
Total Expenditures	<u>2,573,461</u>	<u>2,565,681</u>	<u>7,780</u>
NET CHANGE IN FUND BALANCE	129,377	233,386	104,009
FUND BALANCE - BEGINNING OF YEAR	<u>641,709</u>	<u>729,753</u>	<u>88,044</u>
FUND BALANCE - END OF YEAR	<u>\$ 771,086</u>	<u>\$ 963,139</u>	<u>\$ 192,053</u>

**VISTA RIDGE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
CAPITAL REPAIR AND REPLACEMENT FUND
Year Ended December 31, 2019**

	Original and Final Adopted Budget	Actual	Variance with Final Budget - Positive (Negative)
REVENUES			
Net investment income	\$ 6,000	\$ 16,111	\$ 10,111
Total Revenues	<u>6,000</u>	<u>16,111</u>	<u>10,111</u>
EXPENDITURES	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>6,000</u>	<u>16,111</u>	<u>10,111</u>
OTHER FINANCING SOURCES			
Transfers in	150,000	150,000	-
Total Other Financing Sources	<u>150,000</u>	<u>150,000</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	156,000	166,111	10,111
FUND BALANCE - BEGINNING OF YEAR	<u>787,775</u>	<u>788,054</u>	<u>279</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 943,775</u></u>	<u><u>\$ 954,165</u></u>	<u><u>\$ 10,390</u></u>

OTHER INFORMATION

**VISTA RIDGE METROPOLITAN DISTRICT
SUMMARY OF ASSESSED VALUATION , MILL LEVY
AND PROPERTY TAXES COLLECTED
December 31, 2019**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mill Levy		Property Taxes		Percentage Collected to Levied
		Operations	Debt Service	Levied	Collected	
2006	\$ 25,627,000	10.285	44.047	\$ 1,392,367	\$ 1,391,445	99.9%
2007	\$ 35,041,530	15.368	43.878	\$ 2,076,071	\$ 2,075,775	100.0%
2008	\$ 48,026,400	15.000	42.827	\$ 2,777,223	\$ 2,777,019	100.0%
2009	\$ 51,467,030	15.000	42.827	\$ 2,976,183	\$ 2,965,739	99.6%
2010	\$ 49,976,400	15.000	42.827	\$ 2,889,900	\$ 2,867,666	99.2%
2011	\$ 50,481,310	15.000	42.827	\$ 2,919,183	\$ 2,916,438	99.9%
2012	\$ 49,265,630	15.000	42.827	\$ 2,848,883	\$ 2,793,275	98.0%
2013	\$ 49,123,880	15.000	42.827	\$ 2,840,686	\$ 2,835,841	99.8%
2014	\$ 50,219,898	15.000	42.827	\$ 2,904,066	\$ 2,906,797	100.1%
2015	\$ 51,256,220	15.000	42.827	\$ 2,963,993	\$ 2,960,534	99.9%
2016	\$ 61,072,610	15.000	42.827	\$ 3,531,646	\$ 3,529,191	99.9%
2017	\$ 62,339,990	13.000	42.830	\$ 3,480,442	\$ 3,455,568	99.3%
2018	\$ 72,184,670	13.000	35.198	\$ 3,479,158	\$ 3,460,868	99.5%
2019	\$ 71,924,910	13.000	35.076	\$ 3,457,862	\$ 3,457,195	100.0%
Estimated for year ending December 31, 2020	\$ 81,340,920	13.000	34.868	\$ 3,893,628		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurers do not permit identification of specific year of levy.

**VISTA RIDGE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2019**

Year Ending December 31,	\$33,415,000 Unlimited Tax General Obligation Refunding Bonds, Series 2016A Dated December 14, 2016 Interest Rate 4.50% to 5.00% Principal Due December 1 Interest Due June 1 and December 1			\$3,785,000 Taxable General Obligation Refunding Bonds, Series 2016B Dated December 14, 2016 Interest Rate 1.95% to 3.32% Principal Due December 1 Interest Due June 1 and December 1		
	Principal	Interest	Total	Principal	Interest	Total
2020	\$ -	\$ 1,471,150	\$ 1,471,150	\$ 915,000	\$ 66,863	\$ 981,863
2021	-	1,471,150	1,471,150	975,000	41,700	1,016,700
2022	675,000	1,471,150	2,146,150	375,000	12,450	387,450
2023	1,125,000	1,440,775	2,565,775	-	-	-
2024	1,230,000	1,390,150	2,620,150	-	-	-
2025	1,320,000	1,334,800	2,654,800	-	-	-
2026	1,385,000	1,268,800	2,653,800	-	-	-
2027	1,455,000	1,199,550	2,654,550	-	-	-
2028	1,525,000	1,126,800	2,651,800	-	-	-
2029	1,605,000	1,050,550	2,655,550	-	-	-
2030	1,685,000	970,300	2,655,300	-	-	-
2031	1,765,000	886,050	2,651,050	-	-	-
2032	1,855,000	797,800	2,652,800	-	-	-
2033	1,930,000	723,600	2,653,600	-	-	-
2034	2,005,000	646,400	2,651,400	-	-	-
2035	2,085,000	566,200	2,651,200	-	-	-
2036	2,170,000	482,800	2,652,800	-	-	-
2037	2,255,000	396,000	2,651,000	-	-	-
2038	2,350,000	302,981	2,652,981	-	-	-
2039	2,445,000	206,044	2,651,044	-	-	-
2040	2,550,000	105,188	2,655,188	-	-	-
	<u>\$ 33,415,000</u>	<u>\$ 19,308,238</u>	<u>\$ 52,723,238</u>	<u>\$ 2,265,000</u>	<u>\$ 121,013</u>	<u>\$ 2,386,013</u>

(continued)

(continued)

**\$2,750,000 Revenue Refunding
Bonds, Series 2016
Dated December 14, 2016
Interest Rate 5.00%
Principal Due December 1**

Year Ending December 31,	Interest Due June 1 and December 1			Totals		
	Principal	Interest	Total	Principal	Interest	Total
2020	\$ 50,000	\$ 132,000	\$ 182,000	\$ 965,000	\$ 1,670,013	\$ 2,635,013
2021	60,000	129,500	189,500	1,035,000	1,642,350	2,677,350
2022	65,000	126,500	191,500	1,115,000	1,610,100	2,725,100
2023	70,000	123,250	193,250	1,195,000	1,564,025	2,759,025
2024	80,000	119,750	199,750	1,310,000	1,509,900	2,819,900
2025	85,000	115,750	200,750	1,405,000	1,450,550	2,855,550
2026	90,000	111,500	201,500	1,475,000	1,380,300	2,855,300
2027	100,000	107,000	207,000	1,555,000	1,306,550	2,861,550
2028	105,000	102,000	207,000	1,630,000	1,228,800	2,858,800
2029	110,000	96,750	206,750	1,715,000	1,147,300	2,862,300
2030	120,000	91,250	211,250	1,805,000	1,061,550	2,866,550
2031	125,000	85,250	210,250	1,890,000	971,300	2,861,300
2032	135,000	79,000	214,000	1,990,000	876,800	2,866,800
2033	145,000	72,250	217,250	2,075,000	795,850	2,870,850
2034	155,000	65,000	220,000	2,160,000	711,400	2,871,400
2035	165,000	57,250	222,250	2,250,000	623,450	2,873,450
2036	175,000	49,000	224,000	2,345,000	531,800	2,876,800
2037	185,000	40,250	225,250	2,440,000	436,250	2,876,250
2038	195,000	31,000	226,000	2,545,000	333,981	2,878,981
2039	205,000	21,250	226,250	2,650,000	227,294	2,877,294
2040	220,000	11,000	231,000	2,770,000	116,188	2,886,188
	<u>\$ 2,640,000</u>	<u>\$ 1,766,500</u>	<u>\$ 4,406,500</u>	<u>\$ 38,320,000</u>	<u>\$ 21,195,751</u>	<u>\$ 59,515,751</u>