

**TIMNATH RANCH METROPOLITAN  
DISTRICT NO. 4**

**BASIC FINANCIAL STATEMENTS**

**December 31, 2019**

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## **FINANCIAL SECTION**



# JOHN CUTLER & ASSOCIATES

Board of Directors  
Timnath Ranch Metropolitan District No. 4  
Timnath, Colorado

## INDEPENDENT AUDITORS' REPORT

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Timnath Ranch Metropolitan District No. 4, Timnath, 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

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 Timnath Ranch Metropolitan District No. 4, Timnath, Colorado, as of December 31, 2019, and the respective changes in financial position, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the required budgetary information on page 18 be presented to supplement the basic financial statements. Such 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has not presented 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 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 basic financial statements. The individual fund schedule listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the individual fund schedule is fairly stated in all material respects in relation to the financial statements as a whole.

The continuing disclosures have 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.

*John Luther & Associates, LLC*

July 30, 2020

## **BASIC FINANCIAL STATEMENTS**

## TIMNATH RANCH METROPOLITAN DISTRICT NO. 4

STATEMENT OF NET POSITION  
As of December 31, 2019

	Governmental Activities	
	2019	2018
ASSETS		
Restricted Cash and Investments	\$ 1,632,883	\$ 3,671,362
Property Taxes Receivable	4,505	42,380
Accounts Receivable	91,929	4,026
<b>TOTAL ASSETS</b>	<b>1,729,317</b>	<b>3,717,768</b>
LIABILITIES		
Accounts Payable	621	158,401
Accrued Interest Payable	452,518	178,575
Noncurrent Liabilities		
Due within One Year	-	-
Due in More Than One Year	13,936,000	13,936,000
<b>TOTAL LIABILITIES</b>	<b>14,389,139</b>	<b>14,272,976</b>
DEFERRED INFLOW OF RESOURCES		
Deferred Property Tax Revenue	4,505	3,664
NET POSITION		
Restricted for Emergencies	-	19,700
Restricted for Debt Service	1,724,191	3,555,703
Unrestricted	(14,388,518)	(14,134,275)
<b>TOTAL NET POSITION</b>	<b>\$ (12,664,327)</b>	<b>\$ (10,558,872)</b>

The accompanying notes are an integral part of the financial statements.



TIMNATH RANCH METROPOLITAN DISTRICT NO. 4

BALANCE SHEET  
GOVERNMENTAL FUNDS  
As of December 31, 2019

	GENERAL	DEBT	CAPITAL	TOTALS	
	FUND	SERVICE	PROJECTS	2019	2018
		FUND	FUND		
<b>ASSETS</b>					
Restricted Cash and Investments	\$ -	\$ 1,632,883	\$ -	\$ 1,632,883	\$ 3,671,362
Property Taxes Receivable	1,287	3,218	-	4,505	42,380
Accounts Receivable	398	91,531	-	91,929	4,026
	<u>398</u>	<u>91,531</u>	<u>-</u>	<u>91,929</u>	<u>4,026</u>
<b>TOTAL ASSETS</b>	<u>\$ 1,685</u>	<u>\$ 1,727,632</u>	<u>\$ -</u>	<u>\$ 1,729,317</u>	<u>\$ 3,717,768</u>
<b>LIABILITIES, DEFERRED INFLOWS, AND FUND EQUITY</b>					
<b>LIABILITIES</b>					
Accounts Payable	\$ 398	\$ 223	\$ -	\$ 621	\$ 158,401
	<u>398</u>	<u>223</u>	<u>-</u>	<u>621</u>	<u>158,401</u>
<b>TOTAL LIABILITIES</b>	<u>398</u>	<u>223</u>	<u>-</u>	<u>621</u>	<u>158,401</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred Property Tax Revenue	1,287	3,218	-	4,505	3,664
	<u>1,287</u>	<u>3,218</u>	<u>-</u>	<u>4,505</u>	<u>3,664</u>
<b>FUND EQUITY</b>					
Fund Balance					
Restricted for Debt Service	-	1,724,191	-	1,724,191	3,555,703
	<u>-</u>	<u>1,724,191</u>	<u>-</u>	<u>1,724,191</u>	<u>3,555,703</u>
<b>TOTAL FUND EQUITY</b>	<u>-</u>	<u>1,724,191</u>	<u>-</u>	<u>1,724,191</u>	<u>3,555,703</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND EQUITY</b>	<u>\$ 1,685</u>	<u>\$ 1,727,632</u>	<u>\$ -</u>		

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

Long-term liabilities are not due and payable in the current period and are not reported in the funds. These include loans payable (\$13,936,000) and accrued interest (\$452,518)	(14,388,518)	(14,114,575)
Net position of governmental activities	<u>\$ (12,664,327)</u>	<u>\$ (10,558,872)</u>

The accompanying notes are an integral part of the financial statements.

TIMNATH RANCH METROPOLITAN DISTRICT NO. 4

STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS  
Year Ended December 31, 2019

	GENERAL	DEBT	CAPITAL	TOTALS	
	FUND	SERVICE	PROJECTS	2019	2018
<b>REVENUES</b>					
Property Taxes	\$ 1,047	\$ 2,617	\$ -	\$ 3,664	\$ 3,104
Specific Ownership Taxes	2,644	6,609	-	9,253	7,354
Service Fees	28,868	72,172	-	101,040	79,940
Interest and Other Income	-	37,369	19,452	56,821	76,980
Payment from District 1	-	23,037	-	23,037	5
Payment from District 2	-	505,497	-	505,497	487,490
Payment from District 3	-	460	-	460	407
<b>TOTAL REVENUES</b>	<b>32,559</b>	<b>647,761</b>	<b>19,452</b>	<b>699,772</b>	<b>655,280</b>
<b>EXPENDITURES</b>					
General					
Payment to District No. 1	32,538	-	-	32,538	25,810
Treasurer's Fees	21	52	-	73	62
Trustee's Fee	-	-	-	-	6,909
Bond Issuance Cost	-	-	-	-	552,992
Debt Service					
Principal	-	-	-	-	-
Interest	-	641,138	-	641,138	489,758
<b>TOTAL EXPENDITURES</b>	<b>32,559</b>	<b>641,190</b>	<b>-</b>	<b>673,749</b>	<b>1,075,531</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENSES</b>					
	<b>-</b>	<b>6,571</b>	<b>19,452</b>	<b>26,023</b>	<b>(420,251)</b>
<b>OTHER FINANCING SOURCES (USES)</b>					
Bond Proceeds	-	-	-	-	13,936,000
Transfer to Debt Service Fund	-	-	-	-	(1,624,092)
Transfer from Capital Projects Fund	-	-	-	-	1,624,092
Transfers from/to District No. 2	-	-	-	-	(9,772,111)
Transfers to District No. 1	-	-	(1,857,535)	(1,857,535)	(187,935)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(1,857,535)</b>	<b>(1,857,535)</b>	<b>3,975,954</b>
<b>NET CHANGE IN FUND BALANCES</b>					
	<b>-</b>	<b>6,571</b>	<b>(1,838,083)</b>	<b>(1,831,512)</b>	<b>3,555,703</b>
FUND BALANCES, Beginning	-	1,717,620	1,838,083	3,555,703	-
FUND BALANCES, Ending	\$ -	\$ 1,724,191	\$ -	\$ 1,724,191	\$ 3,555,703

The accompanying notes are an integral part of the financial statements.

TIMNATH RANCH METROPOLITAN DISTRICT NO. 4

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
Year Ended December 31, 2019

Amounts Reported for Governmental Activities in the Statement of Activities  
are Different Because:

Net Changes in Fund Balances - Total Governmental Funds	\$ (1,831,512)
Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. This amount is the increase in accrued interest.	<u>(273,943)</u>
Change in Net Position of Governmental Activities	<u>\$ (2,105,455)</u>

The accompanying notes are an integral part of the financial statements.

TIMNATH RANCH METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2019

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Timnath Ranch Metropolitan District No. 4 (“District”) was formed in conjunction with Timnath Ranch Metropolitan District Nos. 1, 2 and 3, collectively, “Districts” and was established as a Financing District. Timnath Ranch Metropolitan District Nos. 2-3 were also established as the Financing Districts and District No. 1 was established as the Service District. The District is governed by a five-member Board of Directors (“Board”) elected by the constituents.

The accounting policies of the District conform to generally accepted accounting principles (“GAAP”) as applicable to governments. The following is a summary of the more significant policies.

**Reporting Entity**

In accordance with governmental accounting standards, the District has considered the possibility of inclusion of additional entities in its financial statements.

The definition of the reporting entity is based primarily on financial accountability. The District is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if District officials appoint a voting majority of the organization’s governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. The District may also be financially accountable for organizations that are fiscally dependent upon it.

Based on the application of these criteria, the District does not include additional organizations in its reporting entity.

**Government-Wide and Fund Financial Statements**

The Government-Wide Financial Statements (i.e., the Statement of Net Position and the statement of activities) report information on all of the nonfiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of the 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.

TIMNATH RANCH METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2019

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Government-Wide and Fund Financial Statements** (Continued)

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 the liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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 collected 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. Service fees, grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

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

In the fund financial statements, 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 District, except those required to be accounted for in another fund.

The *Debt Service Fund* accounts for the District's debt activities.

The *Capital Projects Fund* accounts for the District's capital activities.

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2019

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Assets, Liabilities and Fund Balance/Net Position**

**Investments**

Investments are recorded at fair value.

**Capital Assets**

Capital assets, which include property and equipment, are reported in the governmental activities column 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 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

As of December 31, 2019, the District has no capital assets to report.

**Long-Term Obligations**

In the Government-Wide financial statements long-term debt and other long-term obligations are reported as liabilities in the governmental activities fund type statement of net assets.

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 the actual debt proceeds received, are reported as debt service expenditures.

**Deferred Outflows/Inflows of Resources**

In addition to assets, the Statement of Financial Position and Balance Sheets will sometimes report a separate section for deferred outflows or resources. This separate financial statement element, deferred outflow of resources, represents a consumption of net position and fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources expense/expenditure) until then.

In addition to liabilities, the statement of financial position and balance sheets will sometimes report a separate section for deferred inflows or resources. This separate financial statement element, deferred inflow of resources, represents an acquisition of net position and fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2019

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Assets, Liabilities and Fund Balance/Net Position** (Continued)

**Net Position**

The Government-Wide fund financial statements utilize a net position presentation. Net position is categorized as investment in capital assets, restricted, and unrestricted. Investment in capital assets is intended to reflect the portion of net position which is associated with non-liquid, capital assets less outstanding capital asset related debt. The net related debt is the debt less the outstanding liquid assets and any associated unamortized cost. Restricted net position is liquid assets, which have third party limitations on their use. Unrestricted net position represents assets that do not have any third party limitations on their use.

**Fund Balance Classification**

The Governmental Fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- Nonspendable – This classification includes amounts that cannot be spent because they are either not in a spendable form (such as inventories and prepaid amounts) or are legally or contractually required to be maintained intact. The District does not report any fund balances as nonspendable as of December 31, 2019.
- Restricted – This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The District has restricted fund balance to comply with debt service covenants.
- Committed – This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the District Board of Directors. These amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The District does not report any committed fund balances as of December 31, 2019.

TIMNATH RANCH METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2019

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Assets, Liabilities and Fund Balance/Net Position** (Continued)

**Fund Balance Classification** (Continued)

- Assigned – This classification includes amounts the government intends to use for specific purposes that do not meet the criteria to be classified as restricted or committed. The District does not report any assigned fund balances as of December 31, 2019.
- Unassigned – This classification includes the residual fund balance for the General Fund. The District does not report any unassigned fund balances as of December 31, 2019.

The District would typically use Restricted Fund balances first, followed by Committed Resources, and then Assigned Resources, as appropriate opportunities arise, but reserves the right to selectively spend Unassigned Fund Balances.

**Property Taxes**

Property taxes are levied on December 15 and attach as an enforceable lien on property on January 1. Taxes are payable in full on April 30 or in two installments on February 28 and June 15. The County Treasurer's office collects property taxes and remits to the District on a monthly basis.

Property Taxes are also assessed and submitted to Timnath Ranch Metropolitan District No. 4 as payments for debt issued. These payments are labeled as Service Fees in the financial statements.

**Comparative Data**

Comparative total data for the prior year has been presented in the accompanying financial statements in order to provide an understanding of changes in the District's financial position and operations. However, comparative data has not been presented in all statements because such inclusion would make certain statements unduly complex and difficult to understand. Also, certain amounts presented in the prior year data have been reclassified to be consistent with current year's presentation.

TIMNATH RANCH METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2019

**NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**Budgets and Budgetary Accounting**

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- On or before October 15th, District Management submits to the Board a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 31, the budget is legally enacted through passage of a resolution.
- District Management is authorized to transfer budgeted amounts between line items within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the Board.
- Budgets are legally adopted for all funds of the District on a basis consistent with GAAP.
- Budgeted amounts in the financial statements are as originally adopted or as amended by the Board. All appropriations lapse at year end.

**NOTE 3: CASH AND INVESTMENTS**

**Deposits**

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. 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 regulations. At December 31, 2019, State regulatory commissioners have indicated that all financial institutions holding deposits for the District are eligible public depositories.

TIMNATH RANCH METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2019

**NOTE 3: CASH AND INVESTMENTS** (Continued)

**Deposits** (Continued)

Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. PDPA allows the financial institution to create a single collateral pool for all public funds held. 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 uninsured deposits. The District has no policy regarding custodial credit risk for deposits.

At December 31, 2019, the District had no deposits with financial institutions.

**Investments**

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates, but adheres to state statute requirements.

Credit Risk

Colorado statutes specify in which instruments the units of local government may invest which includes:

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

The above investments are authorized for all funds and fund types used by Colorado municipalities.

TIMNATH RANCH METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2019

**NOTE 3: CASH AND INVESTMENTS** (Continued)

**Investments** (Continued)

Fair Value

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 observable inputs.

The Town had invested \$1,632,883 in the Colorado Government Liquid Asset Trust (ColoTrust) which has a credit rating of AAAM by Standard and Poor's. ColoTrust is an investment vehicle established for local government entities in Colorado to pool surplus funds and is regulated by the State Securities Commissioner. It operates similarly to a money market fund and each share is equal in value to \$1.00. Investments consist of U.S. Treasury and U.S. Agency securities, and repurchase agreements collateralized by U.S. Treasury and U.S. Agency securities. A designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. Substantially all securities owned are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by the entities.

ColoTrust is not a 2a7-like external investment pool. The unit of account is each share held, and the value of the position would be the fair value of the pool's share price multiplied by the number of shares held. The government-investor does not "look through" the pool to report a pro rata share of the pool's investments, receivables, and payables.

**Restricted Cash**

At December 31, 2019, \$1,632,883 was restricted in the Debt Service Fund to comply with debt service requirements.

TIMNATH RANCH METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2019

**NOTE 4: LONG-TERM DEBT** (Continued)

Following is a summary of long-term debt transactions for the governmental activities for the year ended December 31, 2019.

	Balance <u>12/31/18</u>	<u>Additions</u>	<u>Payments</u>	Balance <u>12/31/19</u>	Due In <u>One Year</u>
GO Refunding Bond, Series 2019A	\$ 12,030,000	\$ -	\$ -	\$ 12,030,000	-
GO Refunding Bond, Series 2019B	1,906,000	-	-	1,906,000	-
Accrued Interest	<u>178,575</u>	<u>273,943</u>	<u>-</u>	<u>452,518</u>	<u>-</u>
<b>Total</b>	<b><u>\$ 14,114,575</u></b>	<b><u>\$ 273,943</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 14,388,518</u></b>	<b><u>\$ -</u></b>

**Limited Tax General Obligation Bonds**

On February 20, 2018, the District issued Limited Tax General Obligation Refunding and Improvement Bonds, Series 2018A and Subordinate Limited Tax General Obligation Bonds, Series 2018B in the amounts of \$12,030,000 and \$1,906,000, respectively. The 2018A and 2018B Bonds are secured and payable solely from the senior pledged revenue and subordinated pledged revenue, as applicable. These revenues consist of monies derived by the District from property tax collections and any other legally available funds which the District determines at its discretion, to credit to the bonds. The 2018A bonds are also secured by amounts held in the senior reserve fund.

The 2018A Bonds carry an interest rate of 5.250% which will then be increased to 5.375% as of June 1, 2038. The 2018B Bonds carry an interest rate of 5.375% until maturity. For the 2018A Bonds, interest payments are due semi-annually on June 1 and December 1 with principal payments beginning December 1, 2021 and due annually thereafter. For the 2018B Bonds, interest payments are due annually beginning on December 15, 2022 and principal payments are due annually beginning on December 15, 2024.

TIMNATH RANCH METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2019

**NOTE 4: LONG-TERM DEBT** (Continued)

Annual debt service requirements for the outstanding loans payable at December 31, 2019 are as follows:

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ -	\$ 641,138	\$ 641,138
2021	65,000	641,138	706,138
2022	130,000	666,834	796,834
2023	140,000	1,203,952	1,343,952
2024	281,000	1,237,896	1,518,896
2025-2029	1,760,000	3,114,078	4,874,078
2030-2034	2,465,000	2,732,113	5,197,113
2035-2039	2,450,000	2,179,526	4,629,526
2040-2044	3,195,000	1,465,224	4,660,224
2045-2047	<u>3,450,000</u>	<u>428,926</u>	<u>3,878,926</u>
Total Debt Service Requirements	<u>\$ 13,936,000</u>	<u>\$ 14,310,825</u>	<u>\$ 28,246,825</u>

**NOTE 5: DEVELOPER AGREEMENT**

The Infrastructure Acquisition Agreement with the Developer requires the District to reimburse the Developer for costs related to the design, construction, acquisition and installation of certain public improvements constructed or acquired on behalf of the District. The Developer agreed to construction of the improvements with the understanding that the District would acquire these improvements when they are completed.

The Developer also provided preliminary financing for these improvements with the understanding that the District would eventually repay the Developer and acquire the improvements with the proceeds of General Obligations Bonds, revenue bonds, promissory notes or other indebtedness of the Districts which will be issued by the District.

The Infrastructure Acquisition Agreement provides for funds to be loaned to the Districts in one or a series of installments and shall be available to the District through December 31, 2017 as may be amended pursuant to an annual review and annual appropriations of the District. The Funding and Reimbursement Agreement provides for fund to be loaned to the District one or a series of installments and shall be available to the District through December 31, 2019.

The Improvement Acquisition Agreement with the Developer requires the District to reimburse the Developer for costs related to the design, construction, acquisition and installation of certain public improvements constructed or acquired on behalf of the District. The Developer agreed to construction of the improvements with the understanding that the District would acquire these improvements when they are completed.

TIMNATH RANCH METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2019

**NOTE 5: DEVELOPER AGREEMENT** (Continued)

The Developer also provided preliminary financing for these improvements with the understanding that the District would eventually repay the Developer and acquire the improvements with the proceeds of General Obligations Bonds, revenue bonds, promissory notes or other indebtedness of the Districts which will be issued by the District.

**NOTE 6: RELATED PARTIES**

The Developers of the property which constitutes the District are Timnath Ranch, LLC. All of the members of the Board are employees, owners or are otherwise associated with the Developers, and have disclosed any potential conflicts of interest in taking action on matters brought before the Board. The District does not owe Timnath Ranch, LLC. as of December 31, 2019.

**NOTE 7: RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts, thefts of, damage to, and destruction of assets, injuries to employees, and natural disasters. The District participates in the Colorado Special Districts Property and Liability Pool ("Pool"). The Pool insures property and liability exposures through contributions made by member districts. The District does not maintain an equity interest in the self-insurance pool. The District funds its pool contributions, outside insurance purchases, deductible, and uninsured losses through the General Fund. Settled claims have not exceeded this coverage in any of the past three fiscal years.

**NOTE 8: DEBT AUTHORIZATION**

On November 6, 2007, a majority of the qualified electors of the District authorized the issuance of general indebtedness as follows:

- An amount not to exceed \$175,000,000 at an interest rate not to exceed 15% per annum, for providing public improvements; and
- An amount not to exceed \$25,000,000 in an interest rate not to exceed 15% per annum, for service plan purposes; and

As of December 31, 2019, the amount of debt authorized but unissued was \$0 and limited by the Service Plan as a result of Debt issued by this District and District Nos. 1 & 2.

TIMNATH RANCH METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2019

**NOTE 9: DEFICIT NET POSITION**

As of December 31, 2019, the District had a government-wide net position deficit of \$12,664,327.

**NOTE 10: COMMITMENTS AND CONTINGENCIES**

TABOR Amendment - Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local government. The Amendment is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of the Amendment.

As all of the General Fund revenues are transferred to another District and the remaining revenues are for Debt Service the District is not required to maintain the 3% emergency reserve.

**NOTE 11: SUBSEQUENT EVENTS**

Potential subsequent events were considered through July 30, 2020. It was determined that the following event is required to be disclosed through this date.

**Covid-19**

As a result of the coronavirus pandemic (COVID-19), economic uncertainties may have economic implications on the financial position, results of operations and cash flows of the District. The duration of these uncertainties and the ultimate financial effects cannot be estimated at this time.

**REQUIRED SUPPLEMENTAL INFORMATION**

TIMNATH RANCH METROPOLITAN DISTRICT NO. 4

GENERAL FUND  
 BUDGETARY COMPARISON SCHEDULE  
 Year Ended December 31, 2019

	2019		VARIANCE Positive (Negative)	2018 ACTUAL
	ORIGINAL AND FINAL BUDGET	ACTUAL		
REVENUES				
Property Taxes	\$ 1,047	\$ 1,047	\$ -	\$ 887
Specific Ownership Taxes	2,139	2,644	505	2,101
Service Fees	29,513	28,868	(645)	22,840
Interest and Other Income	2,500	-	(2,500)	-
TOTAL REVENUES	35,199	32,559	(2,640)	25,828
EXPENDITURES				
Current				
General Government				
Payment to District 1	32,678	32,538	140	25,810
Treasurer's Fees	21	21	-	18
Contingency	2,500	-	2,500	-
TOTAL EXPENDITURES	35,199	32,559	2,640	25,828
NET CHANGE IN FUND BALANCE	-	-	-	-
FUND BALANCE, Beginning	-	-	-	-
FUND BALANCE, Ending	\$ -	\$ -	\$ -	\$ -

See the accompanying independent auditors' report.

**INDIVIDUAL FUND SCHEDULE**

## TIMNATH RANCH METROPOLITAN DISTRICT NO. 4

DEBT SERVICE FUND  
BUDGETARY COMPARISON SCHEDULE  
Year Ended December 31, 2019

	2019		VARIANCE Positive (Negative)	2018 ACTUAL
	ORIGINAL AND FINAL BUDGET	ACTUAL		
REVENUES				
Property Taxes	\$ 2,617	\$ 2,617	\$ -	\$ 2,217
Specific Ownership Taxes	5,348	6,609	1,261	5,253
Service Fees	73,782	72,172	(1,610)	57,100
Interest and Other Income	24,000	37,369	13,369	33,830
Payment from District 1	23,108	23,037	(71)	5
Payment from District 2	507,838	505,497	(2,341)	487,490
Payment from District 3	461	460	(1)	407
TOTAL REVENUES	<u>637,154</u>	<u>647,761</u>	<u>10,607</u>	<u>586,302</u>
EXPENDITURES				
Current				
General Government				
Treasurer's Fees	52	52	-	44
Trustee Fee	5,000	-	(5,000)	3,006
Debt Service				
Principal	-	-	-	-
Interest	641,138	641,138	-	489,758
Contingency	5,000	-	(5,000)	-
TOTAL EXPENDITURES	<u>651,190</u>	<u>641,190</u>	<u>(10,000)</u>	<u>492,808</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(14,036)</u>	<u>6,571</u>	<u>20,607</u>	<u>93,494</u>
OTHER FINANCING SOURCES (USES)				
Transfers from District No. 2	-	-	-	34
Transfers from Capital Projects Fund	-	-	-	1,624,092
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,624,126</u>
NET CHANGE IN FUND BALANCE	(14,036)	6,571	20,607	1,717,620
FUND BALANCE, Beginning	<u>1,712,645</u>	<u>1,717,620</u>	<u>4,975</u>	<u>-</u>
FUND BALANCE, Ending	<u>\$ 1,698,609</u>	<u>\$ 1,724,191</u>	<u>\$ 25,582</u>	<u>\$ 1,717,620</u>

See the accompanying independent auditors' report.

## TIMNATH RANCH METROPOLITAN DISTRICT NO. 4

CAPITAL PROJECTS FUND  
 BUDGETARY COMPARISON SCHEDULE  
 Year Ended December 31, 2019

	2019			VARIANCE Positive (Negative)	2018 ACTUAL
	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL		
REVENUES					
Interest Income	\$ -	\$ 50,000	\$ 19,452	\$ (30,548)	\$ 43,150
TOTAL REVENUES	-	50,000	19,452	(30,548)	43,150
EXPENDITURES					
Current					
Bond Issuance Costs	-	-	-	-	552,992
Trustee Fees	-	3,500	-	3,500	3,903
Contingency	-	3,500	-	3,500	-
TOTAL EXPENDITURES	-	7,000	-	7,000	556,895
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	43,000	19,452	(23,548)	(513,745)
OTHER FINANCING SOURCES (USES)					
Bond Proceeds	-	-	-	-	13,936,000
Transfer to Debt Service Fund	-	-	-	-	(1,624,092)
Transfer to District No. 2	-	-	-	-	(9,772,145)
Transfer to District No. 1	-	(1,881,083)	(1,857,535)	23,548	(187,935)
TOTAL OTHER FINANCING SOURCES (USES)	-	(1,881,083)	(1,857,535)	23,548	2,351,828
NET CHANGE IN FUND BALANCE	-	(1,838,083)	(1,838,083)	-	1,838,083
FUND BALANCE, Beginning	-	1,838,083	1,838,083	-	-
FUND BALANCE, Ending	\$ -	\$ -	\$ -	\$ -	\$ 1,838,083

See the accompanying independent auditors' report.

**ANNUAL FINANCIAL INFORMATION, REQUIRED BY \$12,030,000 LIMITED TAX  
GENERAL OBLIGATION, REFUNDING AND IMPROVEMENT BONDS, SERIES 2019A,  
AND THE, \$1,906,000 SUBORDINATE LIMITED TAX GENERAL OBLIGATION, BONDS,  
SERIES 2019B”**

**TIMNATH RANCH METROPOLITAN DISTRICT NO. 4**

**CONTINUING DISCLOSURE**

**TABLE A (GO Debt Series 2018 A & B)  
Assessed Valuation and Statutory "Actual" Value  
of Taxable Property in the Districts- All Districts  
(2012-2019 Levy Years)**

<b>Levy Year/ Collection Year</b>	<b>Total Assessed Valuation</b>		<b>Increment Valuation</b>		<b>Net Assessed Valuation</b>		<b>Total Statutory "Actual" Value</b>	
	<b>Valuation</b>	<b>Change</b>	<b>Valuation</b>	<b>Change</b>	<b>Valuation</b>	<b>Change</b>	<b>Valuation</b>	<b>Change</b>
2012/2013	\$2,618,800	-	\$ 2,419,499	-	\$ 199,301	-	\$ 24,069,780	-
2013/2014	3,283,020	25.4%	3,071,081	26.9%	211,939	6.3%	32,535,630	35.2%
2014/2015	4,894,500	49.1%	4,626,518	50.6%	267,982	26.4%	39,954,520	22.8%
2015/2016	9,395,344	92.0%	8,992,761	94.4%	402,583	50.2%	69,006,870	72.7%
2016/2017	10,179,525	8.3%	9,765,915	8.6%	413,610	2.7%	82,345,420	19.3%
2017/2018	14,269,275	40.2%	13,746,390	40.8%	522,885	26.4%	125,463,160	52.4%
2018/2019	15,930,957	11.6%	15,385,183	11.9%	545,774	4.4%	156,325,910	24.6%
2019/2020	24,629,551	54.6%	23,875,738	55.2%	753,813	38.1%	234,712,530	50.1%

Source: Larimer County Assessor's Office

**TIMNATH RANCH METROPOLITAN DISTRICT NO. 4**

**CONTINUING DISCLOSURE**

**TABLE B (GO Debt Series 2018 A & B)  
Assessed Valuation and Statutory "Actual" Value  
of Taxable Property in the Districts- By Districts  
(2012-2019 Levy Years)**

**The Issuer**

Levy Year/ Collection Year	Total Assessed Valuation		Increment Valuation		Net Assessed Valuation		Total Statutory "Actual" Value	
	Valuation	Change	Valuation	Change	Valuation	Change	Valuation	Change
2012/2013	\$ 447,830	-	\$ 413,748	-	\$ 34,082	-	\$ 1,544,280	-
2013/2014	593,690	32.6%	555,364	34.2%	38,326	12.5%	2,047,180	32.6%
2014/2015	584,470	-1.6%	552,469	-0.5%	32,001	-16.5%	2,015,380	-1.6%
2015/2016	963,350	64.8%	922,071	66.9%	41,279	29.0%	3,321,890	64.8%
2016/2017	1,351,899	40.3%	1,296,969	40.7%	54,930	33.1%	4,661,720	40.3%
2017/2018	2,419,781	79.0%	2,331,110	79.7%	88,671	61.4%	8,344,070	79.0%
2018/2019	3,055,983	26.3%	2,951,289	26.6%	104,694	18.1%	10,537,870	26.3%
2019/2020	4,205,401	37.6%	4,076,690	38.1%	128,711	22.9%	14,501,380	37.6%

**District No. 1**

Levy Year/ Collection Year	Total Assessed Valuation		Increment Valuation		Net Assessed Valuation		Total Statutory "Actual" Value	
	Valuation	Change	Valuation	Change	Valuation	Change	Valuation	Change
2012/2013	\$ 50	-	\$ 46	-	\$ 4	-	\$ 170	-
2013/2014	60	20.0%	56	21.7%	4	0.0%	200	17.6%
2014/2015	60	0.0%	57	1.8%	3	-25.0%	200	0.0%
2015/2016	90	50.0%	86	50.9%	4	33.3%	310	55.0%
2016/2017	90	0.0%	86	0.0%	4	0.0%	310	0.0%
2017/2018	122	35.6%	118	37.2%	4	0.0%	420	35.5%
2018/2019 <sup>1</sup>	558,128	457382.0%	539,007	456685.6%	19,121	477925.0%	1,924,580	458133.3%
2019/2020	1,791,841	221.0%	1,737,000	222.3%	54,841	186.8%	6,178,760	221.0%

**District No. 2**

Levy Year/ Collection Year	Total Assessed Valuation		Incremental Valuation		Net Assessed Valuation		Total Statutory "Actual" Value	
	Valuation	Change	Valuation	Change	Valuation	Change	Valuation	Change
2012/2013	\$ 2,167,200	-	\$ 200,268	-	\$ 164,932	-	\$ 22,512,500	-
2013/2014	2,685,800	23.9%	2,512,415	1154.5%	173,385	5.1%	30,476,280	35.4%
2014/2015	4,306,500	60.3%	4,070,712	62.0%	235,788	36.0%	37,926,970	24.4%
2015/2016	8,426,617	95.7%	8,065,544	98.1%	361,073	53.1%	65,666,440	73.1%
2016/2017	8,822,249	4.7%	8,463,788	4.9%	358,461	-0.7%	77,665,160	18.3%
2017/2018	11,811,235	33.9%	11,378,422	34.4%	432,813	20.7%	116,987,160	50.6%
2018/2019 <sup>1</sup>	12,273,706	3.9%	11,853,225	4.2%	420,481	-2.8%	143,714,700	22.8%
2019/2020	18,589,716	51.5%	18,020,759	52.0%	568,957	35.3%	213,885,520	48.8%

**District No. 3**

Levy Year/ Collection Year	Total Assessed Valuation		Incremental Valuation		Net Assessed Valuation		Total Statutory "Actual" Value	
	Valuation	Change	Valuation	Change	Valuation	Change	Valuation	Change
2012/2013	\$ 3,720	-	\$ 3,437	-	\$ 283	-	\$ 12,830	-
2013/2014	3,470	-6.7%	3,246	-5.6%	224	-20.8%	11,970	-6.7%
2014/2015	3,470	0.0%	3,280	1.0%	190	-15.2%	11,970	0.0%
2015/2016	5,287	52.4%	5,060	54.3%	227	19.5%	18,230	52.3%
2016/2017	5,287	0.0%	5,072	0.2%	215	-5.3%	18,230	0.0%
2017/2018	38,137	621.3%	36,740	624.4%	1,397	549.8%	131,510	621.4%
2018/2019	43,140	13.1%	41,662	13.4%	1,478	5.8%	148,760	13.1%
2019/2020	42,593	-1.3%	41,289	-0.9%	1,304	-11.8%	146,870	-1.3%

Source: Larimer County Assessor's Office

**TIMNATH RANCH METROPOLITAN DISTRICT NO. 4**

**CONTINUING DISCLOSURE  
December 31, 2019  
UNAUDITED**

**TABLE C (GO Debt Series 2018 A & B)  
Assessed and Statutory "Actual" Valuation of Classes of Property in the Districts - All Districts  
(2019 Assessment Year)**

<b>Class</b>	<b>Assessed Valuation</b>	<b>Percent of Assessed Valuation</b>	<b>"Actual" Valuation</b>	<b>Percent of "Actual" Valuation</b>
Residential	\$ 14,214,016	57.7%	\$ 198,796,900	84.7%
Commercial	4,239,233	17.2%	14,618,040	6.2%
Industrial	5,008	0.0%	17,270	0.0%
Agricultural	43,809	0.2%	151,060	0.1%
Vacant	<u>6,127,485</u>	<u>24.9%</u>	<u>21,129,260</u>	<u>9.0%</u>
<b>Total</b>	<b><u>\$ 24,629,551</u></b>	<b><u>100.0%</u></b>	<b><u>\$ 234,712,530</u></b>	<b><u>100.0%</u></b>

**TABLE D (GO Debt Series 2018 A & B)  
Assessed and "Actual" Valuation of Classes of Property - By District  
(2019 Assessment Year)**

<b>The Issuer (District No. 4)</b>				
<b>Class</b>	<b>Assessed Valuation</b>	<b>Percent of Assessed Valuation</b>	<b>"Actual" Valuation</b>	<b>Percent of "Actual" Valuation</b>
Commercial	\$ 4,200,393	99.9%	14,484,110	99.9%
Industrial	<u>5,008</u>	<u>0.1%</u>	<u>17,270</u>	<u>0.1%</u>
<b>Total</b>	<b><u>\$ 4,205,401</u></b>	<b><u>100.0%</u></b>	<b><u>\$ 14,501,380</u></b>	<b><u>100.0%</u></b>
<b>District No. 1</b>				
<b>Class</b>	<b>Assessed Valuation</b>	<b>Percent of Assessed Valuation</b>	<b>"Actual" Valuation</b>	<b>Percent of "Actual" Valuation</b>
Agricultural	\$ 22,696	1.3%	\$ 78,260	1.3%
Vacant	<u>1,769,145</u>	<u>98.7%</u>	<u>6,100,500</u>	<u>98.7%</u>
<b>Total</b>	<b><u>\$ 1,791,841</u></b>	<b><u>100.0%</u></b>	<b><u>\$ 6,178,760</u></b>	<b><u>100.0%</u></b>
<b>District No. 2</b>				
<b>Class</b>	<b>Assessed Valuation</b>	<b>Percent of Assessed Valuation</b>	<b>"Actual" Valuation</b>	<b>Percent of "Actual" Valuation</b>
Residential	\$ 14,214,016	76.5%	\$ 198,796,900	92.9%
Commercial	38,840	0.2%	133,930	0.1%
Agricultural	9,596	0.1%	33,090	0.0%
Vacant	<u>4,327,264</u>	<u>23.3%</u>	<u>14,921,600</u>	<u>7.0%</u>
<b>Total</b>	<b><u>\$ 18,589,716</u></b>	<b><u>100.0%</u></b>	<b><u>\$ 213,885,520</u></b>	<b><u>100.0%</u></b>
<b>District No. 3</b>				
<b>Class</b>	<b>Assessed Valuation</b>	<b>Percent of Assessed Valuation</b>	<b>"Actual" Valuation</b>	<b>Percent of "Actual" Valuation</b>
Agricultural	\$ 11,517	27.0%	\$ 39,710	27.0%
Vacant	<u>31,076</u>	<u>73.0%</u>	<u>107,160</u>	<u>73.0%</u>
<b>Total</b>	<b><u>\$ 42,593</u></b>	<b><u>100.0%</u></b>	<b><u>\$ 146,870</u></b>	<b><u>100.0%</u></b>

Source: Larimer County Assessor's Office

**TIMNATH RANCH METROPOLITAN DISTRICT NO. 4**

**CONTINUING DISCLOSURE**

December 31, 2019

UNAUDITED

**TABLE E (GO Debt Series 2018 A & B)  
Historical Mill Levies and Property Tax Collections for the Districts**

<b>The Issuer (District No. 4)</b>							
<b>Levy Year/ Collection Year</b>	<b>Mill Levies<sup>1</sup></b>				<b>Property Taxes &amp; TDA Revenues Levied and Collected</b>		
	<b>General Fund</b>	<b>Bond Redemption</b>	<b>Contractual Obligation<sup>2</sup></b>	<b>Total Levy</b>	<b>Amount Levied</b>	<b>Amount Collected<sup>3,4</sup></b>	<b>Percent<sup>3</sup></b>
2012/2013	0.000	0.000	25.000	25.000	11,196	11,530	103.0%
2013/2014	0.000	0.000	25.000	25.000	14,842	14,051	94.7%
2014/2015	0.000	17.000	8.000	25.000	14,612	14,611	100.0%
2015/2016	0.000	9.621	25.379	35.000	33,717	33,116	98.2%
2016/2017	0.000	9.244	25.756	35.000	47,316	46,426	98.1%
2017/2018	0.000	25.000	10.000	35.000	84,692	83,043	98.1%
2018/2019	0.000	25.000	10.000	35.000	106,959	104,705	97.9%
2019/2020	0.000	25.000	10.000	35.000	147,189	-	0.0%

  

<b>District No. 1</b>							
<b>Levy Year/ Collection Year</b>	<b>Mill Levies<sup>1</sup></b>				<b>Property Taxes &amp; TDA Revenues Levied and Collected</b>		
	<b>General Fund</b>	<b>Bond Redemption</b>	<b>Contractual Obligation<sup>2</sup></b>	<b>Total Levy</b>	<b>Amount Levied</b>	<b>Amount Collected<sup>3,4</sup></b>	<b>Percent<sup>3</sup></b>
2012/2013	0.000	0.000	0.000	0.000	0	-	0.0%
2013/2014	0.000	0.000	0.000	0.000	0	-	0.0%
2014/2015	0.000	0.000	0.000	0.000	0	-	0.0%
2015/2016	0.000	0.000	0.000	0.000	0	-	0.0%
2016/2017	0.000	0.000	0.000	0.000	0	-	0.0%
2017/2018	11.056	38.694	0.000	49.750	6	6	100.0%
2018/2019	11.056	38.694	0.000	49.750	27,767	27,181	97.9%
2019/2020	11.133	38.965	0.000	50.098	89,768	-	0.0%

  

<b>District No. 2</b>							
<b>Levy Year/ Collection Year</b>	<b>Mill Levies<sup>1</sup></b>				<b>Property Taxes &amp; TDA Revenues Levied and Collected</b>		
	<b>General Fund</b>	<b>Bond Redemption</b>	<b>Contractual Obligation<sup>2</sup></b>	<b>Total Levy</b>	<b>Amount Levied</b>	<b>Amount Collected<sup>3,4</sup></b>	<b>Percent<sup>3</sup></b>
2012/2013	0.000	0.000	35.000	35.000	75,852	75,440	99.5%
2013/2014	0.000	0.000	35.000	35.000	94,003	94,756	100.8%
2014/2015	0.000	27.000	8.000	35.000	150,728	153,300	101.7%
2015/2016	0.000	15.271	19.729	35.000	294,932	289,628	98.2%
2016/2017	0.000	14.674	20.326	35.000	308,779	302,972	98.1%
2017/2018	0.000	38.694	11.056	49.750	587,609	576,174	98.1%
2018/2019	0.000	38.694	11.056	49.750	610,617	597,537	97.9%
2019/2020	11.133	38.965	0.000	50.098	931,308	-	0.0%

  

<b>District No. 3</b>							
<b>Levy Year/ Collection Year</b>	<b>Mill Levies<sup>1</sup></b>				<b>Property Taxes &amp; TDA Revenues Levied and Collected</b>		
	<b>General Fund</b>	<b>Bond Redemption</b>	<b>Contractual Obligation<sup>2</sup></b>	<b>Total Levy</b>	<b>Amount Levied</b>	<b>Amount Collected<sup>3,4</sup></b>	<b>Percent<sup>3</sup></b>
2012/2013	0.000	0.000	25.000	25.000	93	96	103.2%
2013/2014	0.000	0.000	25.000	25.000	87	118	135.6%
2014/2015	0.000	17.000	8.000	25.000	87	86	98.9%
2015/2016	0.000	9.621	25.379	35.000	185	182	98.4%
2016/2017	0.000	9.244	25.756	35.000	185	181	97.8%
2017/2018	0.000	25.000	10.000	35.000	1,335	1,309	98.1%
2018/2019	0.000	25.000	10.000	35.000	1,510	1,478	97.9%
2019/2020	0.000	25.000	10.000	35.000	1,491	-	0.0%

<sup>1</sup> One mill equals 1/10 of 1 cent.

<sup>2</sup> This mill levy is to fund the District's obligation under the Master IGA and the 2014 Master IGA.

<sup>3</sup> Collections include current taxes and both correct year and prior year delinquent taxes (but not interest or the deduction of County Treasurer's fees) and therefore may exceed the amount levied.

<sup>4</sup> This amount includes both the amounts distributed to the District and to the TDA (Recognized net of Treasury Fees).

Source: District annual financial statements; District management records; Colorado Department of Local Affairs, Division of Property Taxation, Annual Reports; and the Larimer County Treasurer's Office.

**TIMNATH RANCH METROPOLITAN DISTRICT NO. 4**

**CONTINUING DISCLOSURE**

**TABLE F (GO Debt Series 2018 A & B)  
2019 Ten Largest Property Owners in the Districts (Ranked by Valuation)  
UNAUDITED**

	<b>Property Owner</b>	<b>Property Type</b>	<b>2019 Assessed Valuation</b>	<b>Percent of Districts' 2019 Total Assessed Valuation</b>
1	Prospect Station LLC	Commercial	\$ 1,902,400	7.7%
2	NVH WIP LLLP (multiple parcels)	Residential/Vacant	1,397,897	5.7%
3	Timnath Ranch LLC (multiple parcels)	Agricultural/Residential/Vacant	1,121,278	4.6%
4	CB Signature Homes LLC	Residential/Vacant	965,613	3.9%
5	D and K Real Property Management LLC	Commercial	962,713	3.9%
6	Timnath Ranch Townhomes LLC	Commercial	772,096	3.1%
7	Sage Homes LLC	Commercial	762,816	3.1%
8	Hartford Homes LLC	Commercial	304,471	1.2%
9	Twin Pine Farms LLC	Commercial	253,953	1.0%
10	Burton Properties LLC	Commercial	201,550	0.8%
		Total	\$ 8,644,787	35.0%

Source: Larimer County Assessor's Office