

ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4

Financial Statements

Year Ended December 31, 2019

with

Independent Auditor's Report

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Independent Auditor's Report

Board of Directors
Anthology West Metropolitan District No. 4
Douglas County, Colorado

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Anthology West Metropolitan District No. 4 (the "District") as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Anthology West Metropolitan District No. 4 as of December 31, 2019, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States.

Other Matters

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

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

Wipfli LLP
Lakewood, Colorado

September 25, 2020

Anthology West Metropolitan District No. 4

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

	General	Debt Service	Capital Projects	Total	Adjustments	Statement of Net Position
ASSETS						
Cash and investments - restricted	\$ -	\$ 5	\$ 2,006,635	\$ 2,006,640	\$ -	\$ 2,006,640
Receivable from County Treasurer	366	340	-	706	-	706
Property Tax Receivable	59,649	73,049	-	132,698	-	132,698
Receivable District #6	8,118	60,473	80,720	149,311	-	149,311
Receivable District #2	-	492	-	492	-	492
Due (to) from other funds	(7,998)	7,998	-	-	-	-
Capital assets not being depreciated	-	-	-	-	5,186,885	5,186,885
Total Assets	\$ 60,135	\$ 142,357	\$ 2,087,355	\$ 2,289,847	5,186,885	7,476,732
LIABILITIES						
Accounts payable	\$ -	\$ -	\$ 997,025	\$ 997,025	-	997,025
Accrued interest payable	-	-	-	-	371,657	371,657
Long-term liabilities:						
Due in more than one year	-	-	-	-	6,440,000	6,440,000
Total Liabilities	-	-	997,025	997,025	6,811,657	7,808,682
DEFERRED INFLOWS OF RESOURCES						
Deferred property taxes	59,649	73,049	-	132,698	-	132,698
Total Deferred Inflows of Resources	59,649	73,049	-	132,698	-	132,698
FUND BALANCE						
Restricted:						
Emergencies	18	-	-	18	(18)	-
Debt service	-	69,308	-	69,308	(69,308)	-
Capital improvements	-	-	1,090,330	1,090,330	(1,090,330)	-
Unassigned	468	-	-	468	(468)	-
Total Fund Balances	486	69,308	1,090,330	1,160,124	(1,160,124)	-
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 60,135	\$ 142,357	\$ 2,087,355	\$ 2,289,847		
NET POSITION						
Restricted for:						
Emergencies					18	18
Debt service					69,308	69,308
Capital improvements					1,090,330	1,090,330
Unrestricted					(1,624,304)	(1,624,304)
Total Net Position (Deficit)					\$ (464,648)	\$ (464,648)

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

Anthology West Metropolitan District No. 4

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

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES						
Treasurer's Fees	\$ 605	\$ 561	\$ -	\$ 1,166	\$ -	\$ 1,166
Transfer to District #6	43,766	-	-	43,766	-	43,766
Planning and engineering	-	-	5,644	5,644	(5,644)	-
Capital improvements	-	-	4,374,285	4,374,285	(4,374,285)	-
Bond Interest	-	213,219	-	213,219	183,913	397,132
Total Expenditures	<u>44,371</u>	<u>213,780</u>	<u>4,379,929</u>	<u>4,638,080</u>	<u>(4,196,016)</u>	<u>442,064</u>
GENERAL REVENUES						
Property Taxes	40,317	37,385	-	77,702	-	77,702
Specific Ownership Taxes	4,044	3,750	-	7,794	-	7,794
Transfer from District #6	-	162,000	-	162,000	-	162,000
Transfer from District #2	-	31,387	-	31,387	-	31,387
Interest Income	10	8	91,485	91,503	-	91,503
Total Revenues	<u>44,371</u>	<u>234,530</u>	<u>91,485</u>	<u>370,386</u>	<u>-</u>	<u>370,386</u>
CHANGE IN FUND BALANCE	-	20,750	(4,288,444)	(4,267,694)	4,267,694	
CHANGE IN NET POSITION					(71,678)	(71,678)
FUND BALANCE/NET POSITION						
BEGINNING OF YEAR	<u>486</u>	<u>48,558</u>	<u>5,378,774</u>	<u>5,427,818</u>	<u>(5,820,788)</u>	<u>(392,970)</u>
END OF YEAR	<u>\$ 486</u>	<u>\$ 69,308</u>	<u>\$ 1,090,330</u>	<u>\$ 1,160,124</u>	<u>\$ (1,624,772)</u>	<u>\$ (464,648)</u>

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

Anthology West Metropolitan District No. 4

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

For the Year Ended December 31, 2019

	Original <u>Budget</u>	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES				
Property Taxes	\$ 40,316	\$ 40,316	\$ 40,317	\$ 1
Specific Ownership	<u>2,823</u>	<u>4,086</u>	<u>4,044</u>	<u>(42)</u>
Total Revenues	<u>43,139</u>	<u>44,402</u>	<u>44,371</u>	<u>(31)</u>
EXPENDITURES				
Treasurer's Fees	605	605	605	-
Transfer to District #6	<u>42,534</u>	<u>43,797</u>	<u>43,766</u>	<u>31</u>
Total Expenditures	<u>43,139</u>	<u>44,402</u>	<u>44,371</u>	<u>31</u>
CHANGE IN FUND BALANCE	-	-	-	-
FUND BALANCE - BEGINNING OF YEAR	<u>-</u>	<u>-</u>	<u>486</u>	<u>486</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 486</u>	<u>\$ 486</u>

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

ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4

Notes to Financial Statements
December 31, 2019

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Anthology West Metropolitan District No. 4 (“the District”), located in Douglas County, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District is a quasi-municipal corporation and political subdivision of the State of Colorado established under the State of Colorado Special District Act to provide the Public Improvements to the District’s service area, to be dedicated to the Town of Castle Rock (“Town”) or other appropriate jurisdiction or owner association. The Cherry Creek South Metropolitan District Nos 2-11 were subject to a consolidated service plan as approved by the Town in September 2004. On April 4, 2016 the Town of Parker approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 2 and Cherry Creek South Metropolitan District No. 3 and Consolidated Service Plan for Cherry Creek South Metropolitan District No. 2 and Cherry Creek South Metropolitan District No. 3 and the District, Anthology West Metropolitan District No. 5 (“District No. 5”) and Anthology West Metropolitan District No. 6 (“District No. 6”) (collectively, “the Districts”). The District was organized pursuant to an Order and Decree recorded in the real property records of the Clerk and Recorder of Douglas County, Colorado on June 30, 2016. The District is governed by an elected Board of Directors.

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

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

ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4

Notes to Financial Statements December 31, 2019

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

Basis of Presentation

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

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

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4

Notes to Financial Statements December 31, 2019

The District reports the following major governmental funds:

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

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

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

Budgetary Accounting

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

In November 2019, the District amended the total appropriations for the general fund from \$43,139 to \$44,402 primarily due to an increase in the transfer to District No. 6. The District also, amended the total appropriations in the capital projects fund from \$5,122,452 to \$5,478,774 in anticipation of an increase in capital improvements.

Assets, Liabilities and Net Position:

Fair Value of Financial Instruments

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

Deposits and Investments

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

ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4

Notes to Financial Statements December 31, 2019

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

Estimates

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

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting under this category.

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

Property Taxes

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

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

ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4

Notes to Financial Statements December 31, 2019

Long-Term Obligations

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

Fund Equity

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

Nonspendable Fund Balance

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

Restricted Fund Balance

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

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$18 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$69,308 is restricted for the payment of the debt service costs associated with the Series 2018 Bonds (see Note 4).

The restricted fund balance in the Capital Projects Fund in the amount of \$1,090,330 is restricted for the payment of the costs for capital improvements within the District.

Committed Fund Balance

The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance

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

ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4

Notes to Financial Statements
December 31, 2019

Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all other funds can report negative amounts.

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

Net Position

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

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

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

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

Note 2: Cash and Investments

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

Statement of Net Position:

Cash and investments – Restricted	\$ <u>2,006,640</u>
Total	\$ <u>2,006,640</u>

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

Investments - COLOTRUST	\$ <u>2,006,640</u>
Total	\$ <u>2,006,640</u>

Deposits:

Custodial Credit Risk

The Colorado Public Deposit Protection Act, (“PDPA”) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all

ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4

Notes to Financial Statements December 31, 2019

public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

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

Investments:

Investment Valuation

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments not measured at fair value and not categorized include governmental money market funds (PFM Funds Governmental Select series); money market funds (generally held by Bank Trust Departments in their role as paying agent or trustee); and CSAFE which record their investments at amortized cost.

The District had no recurring fair value measurements as of December 31, 2019.

Credit Risk

The District investment policy requires that the District follow state statutes for investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

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

Interest Rate Risk

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

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Notes to Financial Statements
December 31, 2019

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

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust (“COLOTRUST”) is rated AAAM by Standard & Poor’s with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing COLOTRUST. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of \$1.00. COLOTRUST offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. Designated custodian banks provide safekeeping and depository services to COLOTRUST. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians’ internal records identify the investments owned by COLOTRUST. At December 31, 2019, the District had \$2,006,640 invested in COLOTRUST.

Note 3: Capital Assets

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

<u>Governmental Type Activities:</u>	<u>Balance 1/1/2019</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 12/31/2019</u>
<u>Capital assets not being depreciated:</u>				
Construction in progress	\$ 806,956	\$ 4,379,929	\$ -	\$ 5,186,885
Total capital assets not being depreciated	<u>806,956</u>	<u>4,379,929</u>	<u>-</u>	<u>5,186,885</u>
Government type assets, net	<u>\$ 806,956</u>	<u>\$ 4,379,929</u>	<u>\$ -</u>	<u>\$ 5,186,885</u>

Pursuant to the Service Plan, all public improvements are to be owned and maintained by the Town or other appropriate jurisdiction or owner association.

ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4

Notes to Financial Statements
December 31, 2019

Note 4: Long-Term Debt

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

\$6,440,000 General Obligation Limited Tax Bonds Series 2018

On January 18, 2018 the District issued \$6,440,000 General Obligation Limited Tax Bonds Series 2018 (“Series 2018 Bonds”) to provide funding and reimbursing a portion of the costs of certain public infrastructure and paying the costs of the Series 2018 Bonds. The Series 2018 Bonds bear interest at the rate of 6.0%, payable annually on December 15, commencing on December 15, 2018, to the extent that Pledged Revenue is available. The Series 2018 Bonds are secured by the Required Mill Levy, the Capital Fee Revenue, the portion of the Specific Ownership Tax which is collected as a result of the Required Mill Levy, and District No. 2 tax revenue as part of the Tax Pledge Agreement (see Note 7) and any other legally available moneys as determined by the District. The Series 2018 Bonds are subject to a Mandatory Excess Funds Redemption on December 15, 2018 and each December 15 thereafter, to the extent of any Pledged Revenue on deposit in the Bond Fund on October 15 of each year in excess of the amount necessary to pay interest on December 15 of that year. The 2018 Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, commencing on December 15, 2020, upon payment of par, accrued interest, and a redemption premium that ranges between 0% and 3%.

The Series 2018 Bonds are “cash flow” bonds meaning that no regularly scheduled principal payments are due prior to the maturity date, and interest not paid will accrue and compound until there is sufficient Pledged Revenue for payment. In the event any amounts due and owing on the Series 2018 Bonds remain outstanding on December 16, 2055, such amounts shall be deemed discharged and shall no longer be due and outstanding.

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

	Balance 12/31/2019	Additions	Deletions	Balance 12/31/2019	Current Portion
General Obligation Limited Tax Bonds					
- Series 2018	\$ 6,440,000	\$ -	\$ -	\$ 6,440,000	\$ -
Total	\$ 6,440,000	\$ -	\$ -	\$ 6,440,000	\$ -

Due to the uncertainty in the timing of principal and interest payments on the Series 2018 Bonds, no schedule of payments is presented.

Debt Authorization

As of December 31, 2019, the District had remaining voted debt authorization of approximately \$93,560,000 for public infrastructure. The District has not budgeted to issue any new debt in 2020.

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Notes to Financial Statements
December 31, 2019

Note 5: Tax, Spending and Debt Limitations

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

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

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

On May 3, 2016, a majority of the District’s electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

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

Note 6: Risk Management

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

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

ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4

Notes to Financial Statements December 31, 2019

Note 7: Agreements

District Operating Services Agreement

On January 1, 2017, the Districts entered into the District Operating Services Agreement whereby District No. 6 is designated as the entity that will coordinate the operations, administrative, capital construction and financing activities on behalf of the Districts, and pursuant to which the District, District No. 2, District No. 3, and District No. 5 are designated as the Taxing Districts. The Taxing Districts are responsible for all costs fees charges, and expenses incurred by District No. 6 through the imposition of a General Fund Mill Levy. District No. 6 is responsible for all administrative and operational services. The Taxing Districts may terminate the Operating Service Agreement upon 90 days written notice to District No. 6.

Mill Levy Equalization Agreement

On January 1, 2017, the Districts entered into a Mill Levy Equalization and Pledge Agreement for the purpose of providing for the imposition of a uniform mill levy throughout the Districts for the purpose of paying the Series 2018 Bonds and any parity bonds or obligations issued by any of the Taxing Districts for the purpose of financing public improvements, reimbursing Anthology Recovery Acquisition, LLC, a subsidiary of Paulson Property Management, LLC (“Paulson”), (“Developer”) and paying the administrative, operations and maintenance costs of the District and the public improvements.

Construction Funding and Reimbursement Agreement

On July 12, 2016, District No. 6 entered into a Construction Funding and Reimbursement Agreement with the Developer whereby the Developer agreed to advance funds to District No. 6 for the construction and installation of public infrastructure within the boundaries of the Districts through December 31, 2020. The Districts state their intention to repay the advances and the advances made by the Developer will bear simple interest at a rate of 8.0% per annum. The Districts’ obligation terminates at the earlier of repayment in full or 40 years from the date of the agreement.

Funding and Reimbursement Agreement (Operations and Maintenance)

On July 12, 2016, District No. 6 entered into Funding and Reimbursement Agreement (Operations and Maintenance) with the Developer whereby the Developer agreed to advance funds to District No. 6 for the payment of O&M costs incurred by the Districts through December 31, 2020. The Districts state their intention to repay the advances and the advances made by the Developer will bear simple interest at a rate of 8.0% per annum. The Districts’ obligation terminates at the earlier of repayment in full or 40 years from the date of the agreement.

ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4

Notes to Financial Statements December 31, 2019

Infrastructure Acquisition and Reimbursement Agreement

On August 16, 2018, the District entered into an Infrastructure Acquisition and Reimbursement Agreement with the Developer and Century at Anthology, LLC, (“Century”) whereas Century has agreed to construct and complete certain public infrastructure. The District agrees to acquire and reimburse Century for the public infrastructure. Once the balance of the 2018 Construction Fund is \$2,000,000 or less, no draws shall be made thereon by the Trustee or at the direction of any party until Century receives full reimbursement for all District Eligible Costs in connection with, arising from and/or related to, the Century Public Infrastructure. In 2019, the District reimbursed Century \$1,599,308 for capital improvements constructed on behalf of the District.

Tax Revenue Pledge Agreement

On January 19, 2018, the District entered into a Tax Revenue Pledge Agreement with District No. 2 in which property excluded from District No. 2 and included into the District remains subject to the debt obligation under the Series 2014 Bonds on District No. 2. In return, District No. 2 pledges all other Debt Service mill levy to the District for the payments on the Series 2018 Bonds.

Operations Funding Agreement

On July 12, 2016, District No. 6 entered into a District Operations Funding Agreement with the Developer whereby the Developer agreed to advance funds to District No. 6 for the payment of O&M costs incurred by the Districts through December 31, 2020. The Districts state their intention to repay the advances and the advances made by the Developer will bear simple interest at a rate of 8.0% per annum. The Districts’ obligation terminates at the earlier of repayment in full or 40 years from the date of the agreement.

Capital Fee Pledge Agreement

Capital Fee revenue consists of fees imposed by the Operating District (“District No. 6”) within the boundaries of the District pursuant to the Capital Facilities Fee Resolution in an amount initially equal to \$1,500 for each single family attached or multi-family residential unit and in the amount of \$2,000 for each single family detached residential unit, payable on or before the date of issuance of a certificate of occupancy for such residential unit. The funds are collected by District No. 6 and transferred to the District for payment on the Series 2018 Bonds. In 2019, \$162,000 in fees were collected by District No. 6 and remitted to the District.

ANTHOLOGY WEST METROPOLITAN DISTRICT NO. 4

Notes to Financial Statements
December 31, 2019

Note 8: Related Party

The Developer acquired significant ownership and/or investment interests in the property within the District. Two members of the Board of Directors are employees of RainTree Investment Corporation, which is the exclusive agent for Paulson. Two directors are consultants, either directly or indirectly, to Paulson. Management believes that all potential conflicts, if any, have been disclosed to the Board and filed with the State as required by Title 32, Colorado Revised Statutes.

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

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

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

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

- 1) Governmental funds report capital outlays as expenditures; however, in the statement of activities, the costs of those assets are held as construction in progress pending transfer to other governmental entities or depreciated over their useful lives;
- 2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the statement of activities; and
- 3) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

Anthology West Metropolitan District No. 4

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

For the Year Ended December 31, 2019

	Original and <u>Final Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES			
Property taxes	\$ 37,385	\$ 37,385	\$ -
Specific ownership taxes	2,243	3,750	1,507
Transfer from District #6	150,000	162,000	12,000
Transfer from District #2	37,365	31,387	(5,978)
Interest income	<u>-</u>	<u>8</u>	<u>8</u>
 Total Revenues	 <u>226,993</u>	 <u>234,530</u>	 <u>7,537</u>
EXPENDITURES			
Bond Interest	277,041	213,219	63,822
Treasurer's Fees	561	561	-
Trustee Fee	<u>1,000</u>	<u>-</u>	<u>1,000</u>
 Total Expenditures	 <u>278,602</u>	 <u>213,780</u>	 <u>64,822</u>
CHANGE IN FUND BALANCE	(51,609)	20,750	72,359
FUND BALANCE - BEGINNING OF YEAR	<u>51,609</u>	<u>48,558</u>	<u>(3,051)</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 69,308</u>	<u>\$ 69,308</u>

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

Anthology West Metropolitan District No. 4

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
CAPITAL PROJECTS FUND

For the Year Ended December 31, 2019

	Original Budget	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
REVENUES				
Developer Advances	\$ -	\$ 356,322	\$ -	\$ (356,322)
Interest income	<u>15,000</u>	<u>15,000</u>	<u>91,485</u>	<u>76,485</u>
Total Revenues	<u>15,000</u>	<u>371,322</u>	<u>91,485</u>	<u>(279,837)</u>
EXPENDITURES				
Planning and engineering	40,000	40,000	5,644	34,356
Capital improvements	<u>5,082,452</u>	<u>5,438,774</u>	<u>4,374,285</u>	<u>1,064,489</u>
Total Expenditures	<u>5,122,452</u>	<u>5,478,774</u>	<u>4,379,929</u>	<u>1,098,845</u>
NET CHANGE IN FUND BALANCE	(5,107,452)	(5,107,452)	(4,288,444)	819,008
FUND BALANCE:				
BEGINNING OF YEAR	<u>5,107,452</u>	<u>5,107,452</u>	<u>5,378,774</u>	<u>271,322</u>
END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,090,330</u>	<u>\$ 1,090,330</u>

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