

**HAMMOND FARM METROPOLITAN  
DISTRICT NO. 2  
Larimer County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2019**

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2  
TABLE OF CONTENTS  
YEAR ENDED DECEMBER 31, 2019**

<b>INDEPENDENT AUDITOR'S REPORT</b>	<b>1</b>
<b>BASIC FINANCIAL STATEMENTS</b>	
<b>GOVERNMENT-WIDE FINANCIAL STATEMENTS</b>	
<b>STATEMENT OF NET POSITION</b>	<b>1</b>
<b>STATEMENT OF ACTIVITIES</b>	<b>2</b>
<b>FUND FINANCIAL STATEMENTS</b>	
<b>BALANCE SHEET – GOVERNMENTAL FUNDS</b>	<b>3</b>
<b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN         FUND BALANCES – GOVERNMENTAL FUNDS</b>	<b>4</b>
<b>RECONCILIATION OF THE STATEMENTS OF REVENUES,         EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE         GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES</b>	<b>5</b>
<b>GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND         CHANGES IN FUND BALANCE – BUDGET AND ACTUAL</b>	<b>6</b>
<b>NOTES TO BASIC FINANCIAL STATEMENTS</b>	<b>7</b>
<b>SUPPLEMENTARY INFORMATION</b>	
<b>DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES,     AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL</b>	<b>20</b>
<b>CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES,     EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND     ACTUAL</b>	<b>21</b>
<b>OTHER INFORMATION</b>	
<b>SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY</b>	<b>23</b>
<b>SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY     TAXES COLLECTED</b>	<b>24</b>

## Independent Auditor's Report

Board of Directors  
Hammond Farm Metropolitan District No. 2  
Larimer County, Colorado

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Hammond Farm Metropolitan District No. 2 (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 Hammond Farm Metropolitan District No. 2 as of December 31, 2019, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States.

## **Other Matters**

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

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

The other information, as listed in the table of contents, has not been subject 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 them.

*Wipfli LLP*  
*Lakewood, Colorado*

September 29, 2020

## **BASIC FINANCIAL STATEMENTS**

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2  
STATEMENT OF NET POSITION  
DECEMBER 31, 2019**

	Governmental Activities
<b>ASSETS</b>	
Accounts Receivable - County Treasurer	\$ 1,823
Property Taxes Receivable	490,932
Due from Hammond Farm Metropolitan District No. 1	341,605
Total Assets	834,360
<b>LIABILITIES</b>	
Due to Hammond Farm Metropolitan District No. 1	421
Accrued Interest Payable	7,300
Noncurrent Liabilities:	
Due in More Than One Year	13,939,979
Total Liabilities	13,947,700
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	490,932
Total Deferred Inflows of Resources	490,932
<b>NET POSITION</b>	
Restricted For:	
Debt Service	335,707
Unrestricted	(13,939,979)
Total Net Position	\$ (13,604,272)

See accompanying Notes to Basic Financial Statements.



**HAMMOND FARM METROPOLITAN DISTRICT NO. 2  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2019**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Accounts Receivable - County Treasurer	\$ 421	\$ 1,402	\$ -	\$ 1,823
Property Taxes Receivable	113,293	377,639	-	490,932
Due from Hammond Farm Metropolitan District No. 1	-	341,605	-	341,605
	<u>\$ 113,714</u>	<u>\$ 720,646</u>	<u>\$ -</u>	<u>\$ 834,360</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Due to Hammond Farm Metropolitan District No. 1	\$ 421	\$ -	\$ -	\$ 421
Total Liabilities	421	-	-	421
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Tax Revenue	113,293	377,639	-	490,932
Total Deferred Inflows of Resources	113,293	377,639	-	490,932
<b>FUND BALANCES</b>				
Restricted For:				
Debt Service	-	343,007	-	343,007
Total Fund Balances	-	343,007	-	343,007
	<u>\$ 113,714</u>	<u>\$ 720,646</u>	<u>\$ -</u>	

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

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds Payable	(12,580,076)
Developer Advances	(1,708)
Accrued Interest Payable - Developer Advances	(1,358,195)
Accrued Interest Payable - Bonds	(7,300)
	<u>(13,604,272)</u>

Net Position of Governmental Activities

\$ (13,604,272)

See accompanying Notes to Basic Financial Statements.

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2019**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ 57,673	\$ 192,241	\$ -	\$ 249,914
Specific Ownership Taxes	4,989	16,630	-	21,619
Net Investment Income	91	306	-	397
District Fees from Lot Sales	-	-	36,000	36,000
Intergovernmental Revenues	-	21	-	21
Total Revenues	<u>62,753</u>	<u>209,198</u>	<u>36,000</u>	<u>307,951</u>
<b>EXPENDITURES</b>				
Current:				
County Treasurer's Fees	1,155	3,851	-	5,006
Intergovernmental expense	61,598	-	-	61,598
Debt Service:				
Interest Expense - Bonds	-	116,800	-	116,800
Capital Projects:				
Bond Issue Costs	-	-	40,155	40,155
Capital Outlay	-	-	12,213,627	12,213,627
Total Expenditures	<u>62,753</u>	<u>120,651</u>	<u>12,253,782</u>	<u>12,437,186</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	-	88,547	(12,217,782)	(12,129,235)
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond Issuance - 2019A Bonds	-	-	9,291,919	9,291,919
Bond Issuance - 2019B Bonds	-	-	2,920,000	2,920,000
Developer Advance	-	-	12,213,627	12,213,627
Repayment of Developer Advances	-	-	(12,211,919)	(12,211,919)
Transfer (to)/from other Funds	-	(4,155)	4,155	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>(4,155)</u>	<u>12,217,782</u>	<u>12,213,627</u>
<b>NET CHANGE IN FUND BALANCES</b>	-	84,392	-	84,392
Fund Balances - Beginning of Year	<u>-</u>	<u>258,615</u>	<u>-</u>	<u>258,615</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 343,007</u>	<u>\$ -</u>	<u>\$ 343,007</u>

See accompanying Notes to Basic Financial Statements.

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2019**

Net Change in Fund Balances - Total Governmental Funds \$ 84,392

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

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense, the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Capital outlay, the conveyance of capital assets to other governments and depreciation expense in the current period are as follows:

Capital Outlay	12,213,627
Contribution of Capital Assets and Organizational Costs to Hammond Farm MD No. 1	(12,213,627)

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Bond Issuance	(12,211,919)
Developer Advance	(12,213,627)
Repayment of Developer Advances	12,211,919

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accreted Interest - Series 2019A Bonds	(368,157)
Accrued Interest on Developer Advances - Change in Liability	(1,358,195)
Accrued Interest on Bonds - Change in Liability	(7,300)
	(7,300)

Change in Net Position of Governmental Activities \$ (13,862,887)

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2019**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property Taxes	\$ 57,673	\$ 57,673	\$ 57,673	\$ -
Specific Ownership Taxes	4,614	4,989	4,989	-
Net Investment Income	-	91	91	-
Contingency	300	300	-	(300)
Total Revenues	<u>62,587</u>	<u>63,053</u>	<u>62,753</u>	<u>(300)</u>
<b>EXPENDITURES</b>				
Current:				
County Treasurer's Fees	1,153	1,155	1,155	-
Intergovernmental Expense	61,134	61,598	61,598	-
Contingency	300	300	-	300
Total Expenditures	<u>62,587</u>	<u>63,053</u>	<u>62,753</u>	<u>300</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	-	-	-
Fund Balance - Beginning of Year	-	-	-	-
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying Notes to Basic Financial Statements.

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Hammond Farm Metropolitan District No. 2 (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of Larimer County District Court, Colorado (County) in June 2016, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes) and the Service Plan approved by Board of Trustees of the Town of Berthoud on February 9, 2016. The District, along with Hammond Farm Metropolitan District Nos. 3 and 4, operate as the Financing Districts along with District No. 1 serving as the Coordinating District. The Districts' service area is located entirely within the County.

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

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

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

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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**Government-Wide and Fund Financial Statements**

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

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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

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

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

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of the governmental funds.

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

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Budgets**

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

The District has amended its annual budget for the year ended December 31, 2019.

**Pooled Cash and Investments**

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

**Capital Assets**

Capital assets, which include infrastructure assets, are reported in the applicable 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. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress, and are not included in the calculation of net investment in capital assets.

Improvements that will be dedicated to other governmental entities are not depreciated. Improvements to be owned by the District are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

As of December 31, 2019 all capital assets had been transferred to Hammond Farm Metropolitan District No. 1.

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**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 taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes net of estimated uncollectible taxes are recorded initially as deferred inflows of resources in the year they are levied and measurable. The property tax revenues are recorded as revenue in the year they are available or collected.

**Deferred Inflow of Resources**

In addition to liabilities, the statement of net position reports 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 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. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**Equity**

**Net Position**

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Equity (Continued)**

Fund Balance (Continued)

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

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

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government’s intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s practice to use the most restrictive classification first.

**NOTE 3 CAPITAL ASSETS**

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

	Balance - December 31, 2018	Increases	Dedication to District No. 1	Balance - December 31, 2019
Capital Assets, Not Being Depreciated:				
Construction in Progress:				
Streets	\$ -	\$ 5,800,683	\$ 5,800,683	\$ -
Water	-	1,862,674	1,862,674	-
Sanitation and Sewer	-	3,104,519	3,104,519	-
Traffic and Safety	-	44,694	44,694	-
Parks and Recreation	-	1,401,057	1,401,057	-
Total Capital Assets, Not Being Depreciated	-	12,213,627	12,213,627	-
 Total Capital Assets	 \$ -	 \$ 12,213,627	 \$ 12,213,627	 \$ -

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019**

**NOTE 4 CASH AND INVESTMENTS**

**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

As of December 31, 2019, the District had no cash deposits.

**Investments**

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

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

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

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

As of December 31, 2019, the District had no investments.

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019**

**NOTE 5 LONG-TERM OBLIGATIONS**

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

	Balance at December 31, 2018	Additions	Retirements	Balance at December 31, 2019	Due Within One Year
Bonds:					
Series 2019A Convertible					
Capital Appreciation Bonds	\$ -	\$ 9,291,919	\$ -	\$ 9,291,919	\$ -
Interest accretion for					
Series 2019A Bonds	-	368,157	-	368,157	-
Bonds Payable -					
Series 2019B	-	2,920,000	-	2,920,000	-
Subtotal	-	12,580,076	-	12,580,076	-
Developer Advances:					
Developer Advances - Capital	-	12,213,627	12,211,919	1,708	-
Accrued Interest on Developer					
Advances - Capital	-	1,358,195	-	1,358,195	-
Total	\$ -	\$ 26,151,898	\$ 12,211,919	\$ 13,939,979	\$ -

**\$10,150,000 Limited Tax General Obligation Bonds, Series 2019A - Capital Appreciation Convertible to Current Interest**

In 2019, the District issued \$9,291,919 (original issue amount) 2019A Limited Tax General Obligation Convertible Capital Appreciation Bonds (Series 2019A), with a value of \$10,150,000 at conversion date, for public improvements. The Bonds bear no interest through December 1, 2020 and then bear interest at a rate of 5.5% through maturity on December 1, 2048. Bond interest and principal is payable semiannually on each June 1 and December 1, commencing June 1, 2019.

If and to the extent principal of a Series 2019A Bonds is not paid when due, such unpaid principal amount shall remain outstanding, and shall bear interest from and after the conversion date, as the case may be, as provided in the resolution until paid, and if and to the extent interest on any Series 2019A Bonds is not paid when due, such unpaid interest shall compound on each Interest payment date until paid at the interest rate borne by such Series 2019A Bonds. The District shall not be obligated to pay more than the amount permitted by law and its applicable electoral authorization in repayment of the Series 2019A Bonds, including all payments of principal and interest, and all Series 2019A Bonds will be deemed to be defeased and no longer outstanding upon the payment by the District of such amount.

The 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, on December 1, 2022, and on any date thereafter, upon payment of par and accrued interest, without redemption premium.

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**\$2,920,000 Subordinate Limited Tax General Obligation Bonds, Series 2019B**

In 2019, the District issued \$2,920,000 in Subordinate Limited Tax General Obligation Bonds (Series 2019B), for public improvements. The Bonds bear interest at a rate of 6.0% per annum calculated on the basis of a 360-day year of twelve 30-day months, which interest shall accrue from the issue date and be payable to the extent of Pledged Revenue available therefore on each interest payment date and maturity on December 15, 2048. Bond interest and principal is payable annually on December 15, commencing in December 15, 2019.

If and to the extent principal of any Series 2019B Bonds is not paid when due, such unpaid principal shall remain outstanding and shall continue to bear interest at the interest rate borne by such Series 2019B Bonds until paid; and if and to the extent interest on any Series 2019B Bonds is not paid when due, such interest shall compound on each interest payment date until paid at the interest rate borne by such Series 2019B Bonds. The District shall not be obligated to pay more than the amount permitted by law and its applicable electoral authorization in repayment of the Series 2019B Bonds, including all payments of principal and interest, and all Series 2019B Bonds will be deemed to be defeased and no longer outstanding upon the payment by the District of such amount.

The 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, on June 1, 2029, and on any date thereafter, upon payment of par and accrued interest, without redemption premium.

The proceeds of the Series 2019A and Series 2019B Bonds were used to reimburse Developer advances under the Funding and Reimbursement Agreement. The Series 2019 Bonds are limited mill levy tax obligations of the District secured and payable solely from pledged revenue, consisting primarily from ad valorem property taxes imposed by the District.

The Series 2019A Bonds principal and interest will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ -	\$ -	\$ -
2021	-	558,250	558,250
2022	75,000	558,250	633,250
2023	80,000	554,125	634,125
2024	100,000	549,725	649,725
2025-2029	715,000	2,652,100	3,367,100
2030-2034	1,240,000	2,401,025	3,641,025
2035-2039	1,925,000	1,988,800	3,913,800
2040-2044	2,860,000	1,362,900	4,222,900
2045-2048	3,155,000	449,900	3,604,900
Total	<u>\$ 10,150,000</u>	<u>\$ 11,075,075</u>	<u>\$ 21,225,075</u>

Because of the uncertainty of the timing of the principal and interest payments on the Series 2019B Bonds, no schedule of principal and interest payments is presented.

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Developer Advances**

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

**Funding and Reimbursement Agreement for Capital Costs**

On August 16, 2016, the District entered into an agreement with the Developer. The Developer has agreed to fund the costs of capital projects. The advances shall bear interest as to each advance made at the rate of 2% plus the current Federal Reserve Board Prime Rate, from the date such advance is made to the District. Such advances include interest are to be reimbursed by the District with the proceeds of any future bond issues or any other available revenues of the District. Any reimbursement is subject to annual appropriation by the District and is contingent upon the District's ability to generate sufficient revenues, after payment of annual operating expenditures and debt service requirements. As of December 31, 2019, outstanding principal was \$1,708 and accrued interest due to the Developer was \$1,358,195.

**Authorized Debt**

On May 3, 2016 a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$381,381,000 at an interest rate not to exceed 18% per annum. At December 31, 2019, the District has authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Authorized May 3, 2016 Election	Authorization Used Series 2019A Bonds	Authorization Used Series 2019B Bonds	Authorized But Unissued
Street Improvements	\$ 27,241,500	\$ 4,196,208	\$ 1,958,289	\$ 21,087,003
Traffic and Safety Protection	27,241,500	48,817	-	27,192,683
Water	27,241,500	1,644,210	357,223	25,240,067
Sanitation and Storm Sewer	27,241,500	2,730,459	604,488	23,906,553
Parks and Recreation	27,241,500	1,530,306	-	25,711,194
Public Transportation	27,241,500	-	-	27,241,500
Mosquito Control	27,241,500	-	-	27,241,500
Fire Protection and Emergency Medical	27,241,500	-	-	27,241,500
Television Relay and Translation	27,241,500	-	-	27,241,500
Security	27,241,500	-	-	27,241,500
Operations and Maintenance Debt	27,241,500	-	-	27,241,500
Refunding	54,483,000	-	-	54,483,000
Reimbursement Agreement	27,241,500	-	-	27,241,500
Total	<u>\$ 381,381,000</u>	<u>\$ 10,150,000</u>	<u>\$ 2,920,000</u>	<u>\$ 368,311,000</u>

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Authorized Debt (Continued)**

As set forth in the District's 2016 Service Plan, the Town of Berthoud (City) has limited the amount of debt to be issued by the District to a total of \$27,241,500 without future approval by the City. The District may levy up to 50.000 mills for debt service and up to 15.000 mills for general operations and administrative expenses due to the on-going operations and maintenance to be undertaken by the District.

**NOTE 6 NET POSITION**

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

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2019, as follows:

	Governmental Activities
Restricted Net Position:	
Debt Service (see Note 5)	\$ 335,707
Total Restricted Net Position	\$ 335,707

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of debt obligations.

**NOTE 7 RELATED PARTIES**

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

**NOTE 8 AGREEMENTS**

**Master Intergovernmental Agreement (IGA)**

On August 16, 2016, the District entered into a Master Intergovernmental Agreement (IGA) with Hammond Farm Metropolitan District Nos. 1, 3, and 4. The IGA provides that the District No. 1 will serve as the operating district and will be responsible for managing the construction and operation of the facilities and improvements for the Districts. District Nos. 2-4 will serve as the financing districts and are responsible for providing the funding and tax base needed to support the capital improvements.

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019**

**NOTE 8 AGREEMENTS (CONTINUED)**

**Capital Pledge Agreement**

On April 15, 2019, the District entered into a Capital Pledge Agreement (Agreement) with Hammond Farm Metropolitan District Nos. 1, 3, and 4. Pursuant to the agreement, the District will issue Bonds and that Hammond Farm Metropolitan District Nos. 1, 3, and 4 are responsible for providing the tax base needed to assist in repaying the Bonds.

**NOTE 9 RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees, or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for property liability. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**NOTE 10 TAX, SPENDING AND DEBT LIMITATIONS**

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

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

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. As of December 31, 2019, the District has not provided for an emergency reserve fund equal to 3% fiscal year spending, as defined under TABOR, because net tax revenue is transferred to District No. 1, which provides for the required reserve amount.

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019**

**NOTE 10 TAX, SPENDING AND DEBT LIMITATIONS (CONTINUED)**

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 TABOR.

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

**SUPPLEMENTARY INFORMATION**

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 192,241	\$ 192,241	\$ -
Specific Ownership Taxes	15,379	16,630	1,251
Net Investment Income	-	306	306
Intergovernmental Revenues	7,021	21	(7,000)
Total Revenues	<u>214,641</u>	<u>209,198</u>	<u>(5,443)</u>
<b>EXPENDITURES</b>			
County Treasurer's Fees	3,845	3,851	(6)
Bond Interest	500,000	116,800	383,200
Total Expenditures	<u>503,845</u>	<u>120,651</u>	<u>383,194</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(289,204)	88,547	377,751
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer to other Fund	-	(4,155)	4,155
Total Other Financing Sources (uses)	<u>-</u>	<u>(4,155)</u>	<u>4,155</u>
<b>NET CHANGE IN FUND BALANCE</b>	(289,204)	84,392	(384,482)
Fund Balance - Beginning of Year	<u>387,465</u>	<u>258,615</u>	<u>258,615</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 98,261</u>	<u>\$ 343,007</u>	<u>\$ (125,867)</u>

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2019**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
District Fees from Lot Sales	\$ 57,000	\$ 36,000	\$ 36,000	\$ -
Total Revenues	57,000	36,000	36,000	-
<b>EXPENDITURES</b>				
Capital Projects:				
Bond Issue Costs	50,000	50,000	40,155	9,845
Capital Outlay	12,314,000	12,213,627	12,213,627	-
Total Expenditures	12,364,000	12,263,627	12,253,782	9,845
<b>EXCESS OF REVENUES UNDER EXPENDITURES</b>	(12,307,000)	(12,227,627)	(12,217,782)	9,845
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond Issuance	10,000,000	12,211,919	12,211,919	-
Transfer to other Fund	(7,000)	-	-	-
Transfer from other Fund	-	14,000	4,155	(9,845)
Developer Advance	12,314,000	12,213,627	12,213,627	-
Repayment of Developer Advances	(10,000,000)	(12,211,919)	(12,211,919)	-
Total Other Financing Sources (Uses)	12,307,000	12,227,627	12,217,782	(9,845)
<b>NET CHANGES IN FUND BALANCE</b>	-	-	-	-
Fund Balance - Beginning of Year	-	-	-	-
<b>FUND BALANCE - END OF YEAR</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## **OTHER INFORMATION**

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
YEAR ENDED DECEMBER 31, 2019**

\$10,150,000 Limited Tax General Obligation Bonds  
Series 2019A  
Dated April 15, 2019  
Interest Rate 5.50%  
Interest Payable June 1 and December 1  
Principal Payable December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ -	\$ -	\$ -
2021	-	558,250	558,250
2022	75,000	558,250	633,250
2023	80,000	554,125	634,125
2024	100,000	549,725	649,725
2025	105,000	544,225	649,225
2026	130,000	538,450	668,450
2027	140,000	531,300	671,300
2028	165,000	523,600	688,600
2029	175,000	514,525	689,525
2030	205,000	504,900	709,900
2031	220,000	493,625	713,625
2032	250,000	481,525	731,525
2033	265,000	467,775	732,775
2034	300,000	453,200	753,200
2035	320,000	436,700	756,700
2036	360,000	419,100	779,100
2037	380,000	399,300	779,300
2038	420,000	378,400	798,400
2039	445,000	355,300	800,300
2040	495,000	330,825	825,825
2041	520,000	303,600	823,600
2042	575,000	275,000	850,000
2043	605,000	243,375	848,375
2044	665,000	210,100	875,100
2045	700,000	173,525	873,525
2046	765,000	135,025	900,025
2047	810,000	92,950	902,950
2048	880,000	48,400	928,400
Total	<u>\$ 10,150,000</u>	<u>\$ 11,075,075</u>	<u>\$ 21,225,075</u>

**HAMMOND FARM METROPOLITAN DISTRICT NO. 2**  
**SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED**  
**DECEMBER 31, 2019**

Year Ended <u>December 31,</u>	Prior Year Assessed Valuation for Current Year Tax Levy	Mills Levied	<u>Total Property Taxes</u>		Percent Collected to Levied
			<u>Levied</u>	<u>Collected</u>	
2016	\$ -	-	\$ -	\$ -	N/A
2017	1,035	65.000	67	67	100.00 %
2018	750,520	65.000	48,784	48,784	100.00 %
2019	3,558,773	70.225	249,914	249,914	100.00 %
Estimated for the Year Ending December 31, 2020	\$ 6,942,399	70.715	\$ 490,932		

NOTE: Property taxes shown as collected in any one year include collection of delinquent property taxes or abatements of property taxes assessed in prior years. This presentation does not attempt to identify specific years of assessments.