

**AURORA SINGLE TREE
METROPOLITAN DISTRICT
Adams County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
YEAR ENDED DECEMBER 31, 2020**

**AURORA SINGLE TREE METROPOLITAN DISTRICT
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2020**

INDEPENDENT AUDITOR’S REPORT	1
BASIC FINANCIAL STATEMENTS	
GOVERNMENT-WIDE FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION	1
STATEMENT OF ACTIVITIES	2
FUND FINANCIAL STATEMENTS	
BALANCE SHEET – GOVERNMENTAL FUNDS	3
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS	4
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES	5
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	6
NOTES TO BASIC FINANCIAL STATEMENTS	7
SUPPLEMENTARY INFORMATION	
DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	18
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED	19
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY	20
CONTINUING DISCLOSURE ANNUAL INFORMATION AS REQUIRED BY THE LIMITED TAX GENERAL OBLIGATION REFUNDING BONDS, SERIES 2018 (UNAUDITED)	21

Board of Directors
Aurora Single Tree Metropolitan District
Adams County, Colorado

Independent Auditors' Report

We have audited the accompanying financial statements of the governmental activities and each major fund of Aurora Single Tree Metropolitan District, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the 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 District'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 District's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Aurora Single Tree Metropolitan District as of December 31, 2020, 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 of America.

Other-Matters

Required Supplementary Information

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

Other Information

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

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

Simmons & Whelan P.C.

Englewood, CO
June 23, 2021

BASIC FINANCIAL STATEMENTS

**AURORA SINGLE TREE METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2020**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 68,911
Cash and Investments - Restricted	173,130
Receivable - County Treasurer	4,532
Prepaid Insurance	2,570
Prepaid Expense	400
Property Taxes Receivable	595,686
Total Assets	845,229
LIABILITIES	
Accounts Payable	2,250
Accrued Interest Payable	32,845
Noncurrent Liabilities:	
Due Within One Year	130,000
Due in More Than One Year	8,605,000
Total Liabilities	8,770,095
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	595,686
Total Deferred Inflows of Resources	595,686
NET POSITION	
Restricted for:	
Emergency Reserve	2,100
Debt Service	139,985
Unrestricted	(8,662,637)
Total Net Position	\$ (8,520,552)

See accompanying Notes to Basic Financial Statements.

**AURORA SINGLE TREE METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
FUNCTIONS/PROGRAMS	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	\$ 40,242	\$ -	\$ -	\$ -	\$ (40,242)
Interest and Related Costs on Long-Term Debt	408,037	-	-	-	(408,037)
Total Governmental Activities	\$ 448,279	\$ -	\$ -	\$ -	(448,279)
GENERAL REVENUES					
Property Taxes					559,421
Specific Ownership Taxes					41,056
Net Investment Income					2,536
Total General Revenues					603,013
CHANGE IN NET POSITION					154,734
Net Position - Beginning of Year					(8,675,286)
NET POSITION - END OF YEAR					\$ (8,520,552)

See accompanying Notes to Basic Financial Statements.

**AURORA SINGLE TREE METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020**

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
ASSETS			
Cash and Investments	\$ 68,911	\$ -	\$ 68,911
Cash and Investments - Restricted	2,100	171,030	173,130
Receivable - County Treasurer	3,132	1,400	4,532
Prepaid Insurance	2,570	-	2,570
Prepaid Expense	-	400	400
Property Tax Receivable	28,366	567,320	595,686
Total Assets	<u>\$ 105,079</u>	<u>\$ 740,150</u>	<u>\$ 845,229</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
LIABILITIES			
Accounts Payable	<u>2,250</u>	<u>-</u>	<u>2,250</u>
Total Liabilities	2,250	-	2,250
DEFERRED INFLOWS OF RESOURCES			
Property Tax Revenue	<u>28,366</u>	<u>567,320</u>	<u>595,686</u>
Total Deferred Inflows of Resources	28,366	567,320	595,686
FUND BALANCES			
Restricted for:			
Emergencies (TABOR)	2,100	-	2,100
Debt Service	-	172,830	172,830
Unassigned:	<u>72,363</u>	<u>-</u>	<u>72,363</u>
Total Fund Balance	<u>74,463</u>	<u>172,830</u>	<u>247,293</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 105,079</u>	<u>\$ 740,150</u>	

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

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

Bonds Payable	(8,735,000)
Accrued Bond Interest Payable	<u>(32,845)</u>
Net Position of Governmental Activities	<u>\$ (8,520,552)</u>

See accompanying Notes to Basic Financial Statements.

**AURORA SINGLE TREE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2020**

	General Fund	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	\$ 26,639	\$ 532,782	\$ 559,421
Specific Ownership Taxes	41,056	-	41,056
Net Investment Income	344	2,192	2,536
Total Revenues	68,039	534,974	603,013
EXPENDITURES			
Current:			
Accounting	24,366	-	24,366
Audit	4,400	-	4,400
County Treasurer's Fees	400	-	400
Directors' Fees	2,400	-	2,400
Election Costs	282	-	282
Dues and Licenses	317	-	317
Insurance and Bonds	2,510	-	2,510
Legal	5,383	-	5,383
Payroll Taxes	184	-	184
Debt Service:			
County Treasurer's Fees	-	7,999	7,999
Interest - Series 2018	-	400,138	400,138
Paying Agent Fees	-	400	400
Principal - Series 2018	-	120,000	120,000
Total Expenditures	40,242	528,537	568,779
NET CHANGE IN FUND BALANCE	27,797	6,437	34,234
Fund Balances - Beginning of Year	46,666	166,393	213,059
FUND BALANCES - END OF YEAR	\$ 74,463	\$ 172,830	\$ 247,293

See accompanying Notes to Basic Financial Statements.

**AURORA SINGLE TREE METROPOLITAN DISTRICT
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, 2020**

Net Change in Fund Balances - Governmental Funds	\$	34,234
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Amounts reported for governmental activities in the statement of activities are different because:

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. The net effect of these differences in the treatment of long-term debt is as follows.

Current Year Bond Principal Payment		120,000
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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.

Accrued Interest on Bonds - Change in Liability Series 2018		500
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Change in Net Position of Governmental Activities	\$	<u>154,734</u>
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**AURORA SINGLE TREE METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 26,640	\$ 26,639	\$ (1)
Specific Ownership Tax	44,755	41,056	(3,699)
Net Investment Income	400	344	(56)
Total Revenues	<u>71,795</u>	<u>68,039</u>	<u>(3,756)</u>
EXPENDITURES			
Accounting	32,000	24,366	7,634
Audit	4,300	4,400	(100)
County Treasurer's Fee	400	400	-
Directors' Fees	2,400	2,400	-
Election Costs	1,000	282	718
Payroll Taxes	200	184	16
Insurance and Bonds	3,000	2,510	490
Legal	12,000	5,383	6,617
Dues and Licenses	500	317	183
Miscellaneous	4,200	-	4,200
Total Expenditures	<u>60,000</u>	<u>40,242</u>	<u>19,758</u>
NET CHANGE IN FUND BALANCE	11,795	27,797	16,002
Fund Balance - Beginning of Year	<u>35,029</u>	<u>46,666</u>	<u>11,637</u>
FUND BALANCE - END OF YEAR	<u>\$ 46,824</u>	<u>\$ 74,463</u>	<u>\$ 27,639</u>

See accompanying Notes to Basic Financial Statements.

**AURORA SINGLE TREE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 1 DEFINITION OF REPORTING ENTITY

Aurora Single Tree Metropolitan District (the District), a quasi-municipal corporation, was organized in December 1998 and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located entirely in the City of Aurora (the City) in Adams County, Colorado. The District was established to provide facilities for sanitation, water, drainage, street improvements, and park and recreation. Upon completion, the facilities were transferred to the City of Aurora, Colorado for ownership and maintenance.

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 contracts for all of its management and professional services.

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 and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the assets, deferred outflow of resources, liabilities, and deferred inflow of resources of the District is reported as net position.

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

**AURORA SINGLE TREE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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. Redemption of bonds are recorded as a reduction in liabilities

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 government considers revenues to be available if they are collected within 60 days of the end of the current fiscal year. 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. 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 general obligation debt of the governmental funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

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.

**AURORA SINGLE TREE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Pooled Cash

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

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April 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 inflow 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/Outflow 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.

**AURORA SINGLE TREE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

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.

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 CASH AND INVESTMENTS

Cash and investments as of December 31, 2020, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 68,911
Cash and Investments - Restricted	173,130
Total Cash and Investments	<u><u>\$ 242,041</u></u>

**AURORA SINGLE TREE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Cash and investments as of December 31, 2020, consist of the following:

Deposits with Financial Institutions	\$ 7,911
Investments	<u>234,130</u>
Total Cash and Investments	<u><u>\$ 242,041</u></u>

Deposits with Financial Institutions

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

At December 31, 2020, the District's cash deposits had a bank and carrying balance of \$7,911.

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.

**AURORA SINGLE TREE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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, 2020, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	\$ 234,063
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	67
Total		<u>\$ 234,130</u>

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities 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 any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

**AURORA SINGLE TREE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds, and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard & Poor's. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

NOTE 4 LONG-TERM OBLIGATIONS

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2020:

	Balance - December 31, 2019	Additions	Retirements/ Refunding	Balance - December 31, 2020	Due Within One Year
\$8,965,000 Limited Tax G.O. Refunding Bonds, Series 2018	\$ 8,855,000	\$ -	\$ 120,000	\$ 8,735,000	\$ 130,000
Total	<u>\$ 8,855,000</u>	<u>\$ -</u>	<u>\$ 120,000</u>	<u>\$ 8,735,000</u>	<u>\$ 130,000</u>

The details of the District's long-term obligations are as follows:

Series 2018, \$8,965,000 Limited Tax General Obligation Refunding Bonds, dated December 18, 2018. On December 18, 2018 the District issued \$8,965,000 of Limited Tax General Obligation Refunding Bonds (the 2018 Bonds). The Series 2018 Bonds are series bonds in the original amounts of \$110,000, due December 1, 2019, \$120,000, due December 1, 2020, \$130,000, due December 1, 2021, \$135,000, due December 1, 2022, \$140,000, due December 1, 2023, \$150,000, due December 1, 2024, \$155,000 due December 1, 2025, and term bonds in the original amounts of \$1,510,000, due December 1, 2033, \$1,225,000, due December 1, 2038, \$1,525,000, due December 1, 2043, and \$3,765,000, due December 1, 2052. The 2018 Bonds were issued with interest rates of 4.125%-5.000% per annum. Interest is payable semi-annually on June 1 and December 1, commencing on June 1, 2019. Bonds maturing on or after December 1, 2029 are subject to redemption prior to maturity at the option of the District.

**AURORA SINGLE TREE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

The 2018 Bonds are secured by (1) the Required Mill Levy, and (2) any other legally available moneys which the District determines in its sole discretion to apply as pledged revenue. Proceeds of the 2018 bonds were used to (1) refund the 2006 General Obligation Bonds, and (2) pay the costs of issuing the 2018 Bonds.

The Required Mill Levy shall be an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient, when combined with other legally available moneys in the Bond Fund, to pay the principal of, premium if any, and interest on the Bonds as the same become due and payable, but not in excess of forty (40) mills (as adjusted). Such maximum and minimum mill levies are subject to adjustment per the Gallagher Amendment from April 19, 1999 and are currently 54.110 mills. For purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation.

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

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 130,000	\$ 394,138	\$ 524,138
2022	135,000	387,637	522,637
2023	140,000	380,888	520,888
2024	150,000	373,888	523,888
2025	155,000	366,388	521,388
2026-2030	885,000	1,722,857	2,607,857
2031-2035	1,085,000	1,524,087	2,609,087
2036-2040	1,335,000	1,268,993	2,603,993
2041-2045	1,665,000	941,774	2,606,774
2046-2050	2,080,000	522,856	2,602,856
2051-2052	975,000	68,219	1,043,219
Total	<u>\$ 8,735,000</u>	<u>\$ 7,951,725</u>	<u>\$ 16,686,725</u>

Debt Authorization

On November 3, 1998, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$9,700,000 at an interest rate not to exceed 15% per annum. At December 31, 2020, the District had authorized but unissued indebtedness in the following amounts for the following purposes:

	Authorized November 3, 1998 Election	Authorization Used, Series 2000 Bonds	Authorization Used, Series 2003 Bonds	Authorization Used, Subordinate Note	Authorization Used, Series 2006 Bonds	Authorization Used, Series 2018 Bonds	Remaining at December 31, 2020
Streets	\$ 4,500,000	\$ 1,050,000	\$ 1,429,000	\$ 1,137,117	\$ 588,023	\$ 295,860	\$ -
Water	1,000,000	-	1,000,000	-	-	-	-
Storm Sewer	2,500,000	525,000	923,000	-	699,835	352,165	-
Parks and Recreation	1,200,000	-	253,000	-	630,025	126,975	190,000
Operations	500,000	-	-	-	-	-	500,000
Total	<u>\$ 9,700,000</u>	<u>\$ 1,575,000</u>	<u>\$ 3,605,000</u>	<u>\$ 1,137,117</u>	<u>\$ 1,917,883</u>	<u>\$ 775,000</u>	<u>\$ 690,000</u>

**AURORA SINGLE TREE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$6,975,000, with exception being made by the City to issue indebtedness in excess of this amount. The issuance of the Series 2006 Bonds was authorized by the City. On November 19, 2018 the City of Aurora approved an amendment to the District's service plan, which increased the District's debt limit to \$8,965,000.

NOTE 5 NET POSITION

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

Restricted assets include net position that are restricted for use either externally imposed by auditors, 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, 2020, as follows:

Restricted For:	
Emergency Reserve	\$ 2,100
Debt Servie	139,985
Unrestricted	<u>(8,662,637)</u>
Total Net Posision	<u><u>\$ (8,520,552)</u></u>

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements conveyed to other governmental entities

NOTE 6 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 (the 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 liability, property, and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**AURORA SINGLE TREE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 7 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.

On November 3, 1998, the District voters passed an election question to increase property taxes \$100,000 annually as adjusted for inflation, without limitation of rate, to pay the District's operations, maintenance, and other expenses. Additionally, the District's electors authorized the District to collect, retain and spend all revenue, other than ad valorem taxes, 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

**AURORA SINGLE TREE METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 532,798	\$ 532,782	\$ (16)
Net Investment Income	1,500	2,192	692
Total Revenues	<u>534,298</u>	<u>534,974</u>	<u>676</u>
EXPENDITURES			
County Treasurer's Fees	7,992	7,999	(7)
Principal - Series 2018	120,000	120,000	-
Interest - Series 2018	400,138	400,138	-
Paying Agent Fee	600	400	200
Total Expenditures	<u>528,730</u>	<u>528,537</u>	<u>193</u>
NET CHANGE IN FUND BALANCE	5,568	6,437	869
Fund Balance - Beginning of Year	<u>165,704</u>	<u>166,393</u>	<u>689</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 171,272</u></u>	<u><u>\$ 172,830</u></u>	<u><u>\$ 1,558</u></u>

**AURORA SINGLE TREE METROPOLITAN DISTRICT
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED
 DECEMBER 31, 2020**

<u>Year Ended December 31</u>		Assessed Valuation for Property Tax Levy	Mills Levied	<u>Total Property Taxes</u>		Percent Collected to Levied
<u>Assessment Year</u>	<u>Collection Year</u>			<u>Levied</u>	<u>Collected</u>	
2015	2016	\$ 8,376,000	48.944	\$ 409,955	\$ 409,955	100.00 %
2016	2017	8,365,070	48.944	409,420	409,419	100.00
2017	2018	11,055,870	54.110	598,233	598,233	100.00
2018	2019	11,580,010	45.868	531,152	531,152	100.00
2019	2020	13,319,960	42.000	559,438	559,421	100.00
Estimated for the Year Ending December 31, 2020		2021	\$ 14,182,990	42.000	\$ 595,686	

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

**AURORA SINGLE TREE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2020**

\$8,965,000
Series 2018 Limited Tax General Obligation
Refunding Bonds
Dated December 18, 2018
Interest Rate 4.125%-5.000%
Interest Due June 1 and December 1
Principal Due December 1

Bonds and Interest Maturing in the Year Ending December 31,	Principal	Interest	Annual Debt Service
2021	\$ 130,000	\$ 394,138	\$ 524,138
2022	135,000	387,637	522,637
2023	140,000	380,888	520,888
2024	150,000	373,888	523,888
2025	155,000	366,388	521,388
2026	165,000	358,638	523,638
2027	170,000	351,831	521,831
2028	175,000	344,819	519,819
2029	185,000	337,600	522,600
2030	190,000	329,969	519,969
2031	200,000	322,131	522,131
2032	210,000	313,881	523,881
2033	215,000	305,219	520,219
2034	225,000	296,350	521,350
2035	235,000	286,506	521,506
2036	245,000	276,225	521,225
2037	255,000	265,506	520,506
2038	265,000	254,350	519,350
2039	280,000	242,756	522,756
2040	290,000	230,156	520,156
2041	305,000	217,106	522,106
2042	320,000	203,381	523,381
2043	330,000	188,981	518,981
2044	345,000	174,131	519,131
2045	365,000	158,175	523,175
2046	380,000	141,294	521,294
2047	395,000	123,719	518,719
2048	415,000	105,450	520,450
2049	435,000	86,256	521,256
2050	455,000	66,137	521,137
2051	475,000	45,094	520,094
2052	500,000	23,125	523,125
Total	<u>\$ 8,735,000</u>	<u>\$ 7,951,725</u>	<u>\$ 16,686,725</u>

**CONTINUING DISCLOSURE ANNUAL INFORMATION AS REQUIRED BY THE LIMITED TAX
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2018 (UNAUDITED)**

**AURORA SINGLE TREE METROPOLITAN DISTRICT
CONTINUING DISCLOSURE ANNUAL INFORMATION AS REQUIRED BY THE LIMITED TAX
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2018 (UNAUDITED)
DECEMBER 31, 2020**

2020 Assessed and "Actual" Valuation of Classes of Property in the District

Class	Assessed Valuation	Percent of Assessed Valuation	"Actual" Valuation	Percent of "Actual" Valuation
Residential	\$ 13,021,750	91.81%	\$ 182,114,825	99.98%
State Assessed Real Commercial ¹	10,530 1,610	0.07% 0.01%	28,793 -	0.02% -
State Assessed Property	1,149,100	8.10%	-	-
Total	<u>\$ 14,182,990</u>	<u>100.00%</u>	<u>\$ 182,143,618</u>	<u>100.00%</u>

¹Personal Property (Furnishings).

2020 Largest Taxpayers Within the District

Name	2020 Assessed Valuation	Percent of Total Assessed Valuation
Public Service Company of Colorado (Xcel)	\$ 1,159,630	8.18%
American homes 4 Rent Properties Nine LLC	102,010	5.37
DKC Properties LLC	50,550	5.31
2018-4 IH Borrower LP	44,330	4.65
Individuals	12,826,470	76.97
Total	<u>\$ 14,182,990</u>	<u>100.00%</u>

1 Based on the 2020 certified assessed valuation of \$14,182,990

District Historical Debt Ratios

	Fiscal Years Ended December 31				
	2016	2017	2018	2019	2020
General Obligation Debt Outstanding	\$ 8,190,000	\$ 8,190,000	\$ 8,965,000	\$ 8,855,000	\$ 8,735,000
Estimated Population	1,788	1,788	1,788	1788	1788
Debt Per Capita	4,581	4,581	5,014	4,952	4,885
District Assessed Value	8,365,070	11,055,870	11,580,010	13,319,960	14,182,990
Ratio of Debt to Assessed Value	97.91%	74.08%	77.42%	66.48%	61.59%
Personal Income Per Capita (Adams County)	38,378	Unavailable	Unavailable	Unavailable	Unavailable
Ratio of Debt Per Capita to Personal Income Per Capita (Adams County)	11.94%	Unavailable	Unavailable	Unavailable	Unavailable

**AURORA SINGLE TREE METROPOLITAN DISTRICT
CONTINUING DISCLOSURE ANNUAL INFORMATION AS REQUIRED BY THE LIMITED TAX
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2018 (UNAUDITED) (CONTINUED)
DECEMBER 31, 2020**

General Fund Statement of Revenues, Expenditures and Changes in Fund Balance

	2016	2017	2018	2019	2020
REVENUES					
Property Taxes	\$ -	\$ -	\$ -	\$ 23,160	\$ 26,639
Specific Ownership Taxes	33,787	39,514	51,587	43,632	41,056
Net Investment Income	58	123	3,650	540	344
Total Revenues	<u>33,845</u>	<u>39,637</u>	<u>55,237</u>	<u>67,332</u>	<u>68,039</u>
EXPENDITURES					
Accounting	16,599	20,683	27,561	31,374	24,366
Audit	4,000	4,100	4,100	4,200	4,400
Directors' Fees	185	800	2,900	2,200	2,400
County Treasurer's Fees	-	-	-	347	400
Election Costs	356	-	566	-	282
Dues and Licenses	-	-	-	305	317
Insurance and Bonds	2,764	2,763	2,488	2,508	2,510
Legal	4,546	4,843	16,331	8,029	5,383
Miscellaneous	-	-	600	-	-
Payroll Taxes	31	61	222	168	184
Total Expenditures	<u>28,481</u>	<u>33,250</u>	<u>54,768</u>	<u>49,131</u>	<u>40,242</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	5,364	6,387	469	18,201	27,797
OTHER FINANCING SOURCES (USES)					
Operating Transfers In (Out)	-	-	300	(191)	-
NET CHANGE IN FUND BALANCE	5,364	6,387	769	18,010	27,797
Fund Balances - Beginning of Year	<u>16,136</u>	<u>21,500</u>	<u>27,887</u>	<u>28,656</u>	<u>46,666</u>
FUND BALANCES - END OF YEAR	<u>\$ 21,500</u>	<u>\$ 27,887</u>	<u>\$ 28,656</u>	<u>\$ 46,666</u>	<u>\$ 74,463</u>

**AURORA SINGLE TREE METROPOLITAN DISTRICT
CONTINUING DISCLOSURE ANNUAL INFORMATION AS REQUIRED BY THE LIMITED TAX
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2018 (UNAUDITED) (CONTINUED)
DECEMBER 31, 2020**

Debt Service Fund Statement of Revenues, Expenditures and Changes in Fund Balance

	2016	2017	2018	2019	2020
REVENUES					
Property Taxes	\$ 409,955	\$ 409,419	\$ 598,233	\$ 507,992	\$ 532,782
Net Investment Income	1,033	1,872	1,765	8,098	2,192
Total Revenues	<u>410,988</u>	<u>411,291</u>	<u>599,998</u>	<u>516,090</u>	<u>534,974</u>
EXPENDITURES					
Bond Issue Costs	-	-	348,916	-	-
County Treasurer's Fees	6,155	6,148	8,982	7,629	7,999
Interest - 2006 Series Bonds	405,603	402,734	989,672	-	-
Interest - 2018 Series Bonds	-	-	-	386,482	400,138
Paying Agent Fees	608	300	300	-	400
Principal - 2006 Series Bonds	-	-	8,065,000	-	-
Principal - 2018 Series Bonds	-	-	-	110,000	120,000
Miscellaneous	3	-	-	-	-
Total Expenditures	<u>412,369</u>	<u>409,182</u>	<u>9,412,870</u>	<u>504,111</u>	<u>528,537</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(1,381)	2,109	(8,812,872)	11,979	6,437
OTHER FINANCING SOURCES (USES)					
Bond Proceeds	-	-	8,965,000	-	-
Operating Transfers In (Out)	-	-	(300)	191	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>8,964,700</u>	<u>191</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(1,381)	2,109	151,828	12,170	6,437
Fund Balances - Beginning of Year	<u>1,667</u>	<u>286</u>	<u>2,395</u>	<u>154,223</u>	<u>166,393</u>
FUND BALANCES - END OF YEAR	<u>\$ 286</u>	<u>\$ 2,395</u>	<u>\$ 154,223</u>	<u>\$ 166,393</u>	<u>\$ 172,830</u>

**AURORA SINGLE TREE METROPOLITAN DISTRICT
CONTINUING DISCLOSURE ANNUAL INFORMATION AS REQUIRED BY THE LIMITED TAX
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2018 (UNAUDITED) (CONTINUED)
DECEMBER 31, 2020**

General Fund Budget Summary and Comparison

	2019 Budget (as Adopted)	2020 Budget (as Adopted)	2020 Year-to- Date	2021 Budget (as Adopted)
BEGINNING OF FUND BALANCE	\$ 4,293	\$ 35,029	\$ 46,666	\$ 65,679
REVENUES				
Property Taxes	23,160	26,640	26,639	28,366
Specific Ownership Taxes	31,869	44,755	41,056	41,698
Net Investment Income	500	400	344	180
Total Revenues	<u>55,529</u>	<u>71,795</u>	<u>68,039</u>	<u>70,244</u>
EXPENDITURES				
Accounting	32,000	32,000	24,366	32,000
Audit	4,300	4,300	4,400	4,500
County Treasurer's Fees	347	400	400	425
Directors' Fees	2,400	2,400	2,400	2,400
Election Costs	-	1,000	282	-
Insurance and Bonds	3,000	3,000	2,510	3,000
Legal	12,000	12,000	5,383	12,000
Dues and Licenses	305	500	317	400
Miscellaneous	833	4,200	-	5,075
Payroll Taxes	120	200	184	200
Total Expenditures	<u>55,305</u>	<u>60,000</u>	<u>40,242</u>	<u>60,000</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER FINANCING	<u>224</u>	<u>11,795</u>	<u>27,797</u>	<u>10,244</u>
FUND BALANCES - END OF YEAR	<u>\$ 4,517</u>	<u>\$ 46,824</u>	<u>\$ 74,463</u>	<u>\$ 75,923</u>

**AURORA SINGLE TREE METROPOLITAN DISTRICT
CONTINUING DISCLOSURE ANNUAL INFORMATION AS REQUIRED BY THE LIMITED TAX
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2018 (UNAUDITED) (CONTINUED)
DECEMBER 31, 2020**

Debt Service Fund Budget Summary and Comparison

	2019 Budget (as Adopted)	2020 Budget (as Adopted)	2020 Year-to- Date	2021 Budget (as Adopted)
BEGINNING FUND BALANCE	\$ 66,828	\$ 165,704	\$ 166,393	\$ 172,661
REVENUES				
Property Taxes	507,992	532,798	532,782	567,320
Net Investment Income	1,500	1,500	2,192	500
Total Revenues	<u>509,492</u>	<u>534,298</u>	<u>534,974</u>	<u>567,820</u>
EXPENDITURES				
Interest - 2006 Series Bonds	386,482	400,138	400,138	-
Interest - 2018 Series Bonds	-	-	-	394,138
County Treasurer's Fees	7,620	7,992	7,999	8,510
Paying Agent Fees	600	600	400	600
Principal - 2006 Series Bonds	110,000	-	-	-
Principal - 2018 Series Bonds	-	120,000	120,000	130,000
Total Expenditures	<u>504,702</u>	<u>528,730</u>	<u>528,537</u>	<u>533,248</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER FINANCING	<u>4,790</u>	<u>5,568</u>	<u>6,437</u>	<u>34,572</u>
FUND BALANCES - END OF YEAR	<u>\$ 71,618</u>	<u>\$ 171,272</u>	<u>\$ 172,830</u>	<u>\$ 207,233</u>