

CRYSTAL CROSSING METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2020

with

Independent Auditor's Report

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Independent Auditor's Report

Board of Directors
Crystal Crossing Metropolitan District
Douglas County, Colorado

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Crystal Crossing Metropolitan District (the "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 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 of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

We believe 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 Crystal Crossing 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

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.

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

Wipfli LLP
Wipfli LLP
Lakewood, Colorado

December 6, 2021

Crystal Crossing Metropolitan District

BALANCE SHEET/STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
December 31, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS						
Cash and investments	\$ 33,381	\$ -	\$ -	\$ 33,381	\$ -	\$ 33,381
Cash and investments - restricted	6,103	913,318	-	919,421	-	919,421
Receivable County Treasurer	1,442	4,811	-	6,253	-	6,253
Property taxes receivable	185,080	617,686	-	802,766	-	802,766
Prepaid expenses	5,506	-	-	5,506	-	5,506
Capital assets not being depreciated	-	-	-	-	12,714,383	12,714,383
Total Assets	<u>231,512</u>	<u>1,535,815</u>	<u>-</u>	<u>1,767,327</u>	<u>12,714,383</u>	<u>14,481,710</u>
DEFERRED OUTFLOWS OF RESOURCES						
Deferred loss on refunding	-	-	-	-	216,098	216,098
Total Deferred Inflows of Resources	-	-	-	-	216,098	216,098
Total Assets and Deferred Inflows of Resources	<u>\$ 231,512</u>	<u>\$ 1,535,815</u>	<u>\$ -</u>	<u>\$ 1,767,327</u>		
LIABILITIES						
Accounts payable	\$ 4,141	\$ -	\$ -	\$ 4,141	-	4,141
Retainage payable	4,214	-	-	4,214	-	4,214
Accrued interest on bonds	-	-	-	-	35,047	35,047
Long-term liabilities:						
Due within one year	-	-	-	-	155,000	155,000
Due in more than one year	-	-	-	-	22,521,470	22,521,470
Total Liabilities	<u>8,355</u>	<u>-</u>	<u>-</u>	<u>8,355</u>	<u>22,711,517</u>	<u>22,719,872</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred property taxes	<u>185,080</u>	<u>617,686</u>	<u>-</u>	<u>802,766</u>	<u>-</u>	<u>802,766</u>
Total Deferred Inflows of Resources	<u>185,080</u>	<u>617,686</u>	<u>-</u>	<u>802,766</u>	<u>-</u>	<u>802,766</u>
FUND BALANCE						
Nonspendable:						
Prepays	5,506	-	-	5,506	(5,506)	-
Restricted:						
Emergencies	6,103	-	-	6,103	(6,103)	-
Debt service	-	918,129	-	918,129	(918,129)	-
Unassigned	<u>26,468</u>	<u>-</u>	<u>-</u>	<u>26,468</u>	<u>(26,468)</u>	<u>-</u>
Total Fund Balances	<u>38,077</u>	<u>918,129</u>	<u>-</u>	<u>956,206</u>	<u>(956,206)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 231,512</u>	<u>\$ 1,535,815</u>	<u>\$ -</u>	<u>\$ 1,767,327</u>		
NET POSITION						
Restricted for:						
Emergencies					6,103	6,103
Debt service					883,082	883,082
Unrestricted					<u>(9,714,015)</u>	<u>(9,714,015)</u>
Total Net Position (Deficit)					<u>\$ (8,824,830)</u>	<u>\$ (8,824,830)</u>

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

Crystal Crossing Metropolitan District

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES						
Accounting and audit	\$ 7,434	\$ 4,722	\$ -	\$ 12,156	\$ -	\$ 12,156
Insurance	7,222	-	-	7,222	-	7,222
Legal	6,915	-	-	6,915	-	6,915
Management fees	18,165	-	-	18,165	-	18,165
Miscellaneous expenses	448	-	-	448	-	448
Treasurer's fees	2,798	9,338	-	12,136	-	12,136
Utilities	55,319	-	-	55,319	-	55,319
Landscape maintenance and repairs	111,368	-	-	111,368	-	111,368
Repay Developer advance	-	-	57,047	57,047	(57,047)	-
Interest on developer advance	-	-	325,493	325,493	331,126	656,619
Paying agent fees	-	2,500	-	2,500	-	2,500
Bond interest	-	424,838	-	424,838	13,221	438,059
Bond principal	-	95,000	-	95,000	(95,000)	-
Total Expenditures	<u>209,669</u>	<u>536,398</u>	<u>382,540</u>	<u>1,128,607</u>	<u>192,300</u>	<u>1,320,907</u>
GENERAL REVENUES						
Property taxes	186,433	622,201	-	808,634	-	808,634
Specific ownership taxes	16,081	53,670	-	69,751	-	69,751
Interest and other income	5,901	5,405	-	11,306	-	11,306
Reimbursements	-	-	382,540	382,540	-	382,540
Total General Revenues	<u>208,415</u>	<u>681,276</u>	<u>382,540</u>	<u>1,272,231</u>	<u>-</u>	<u>1,272,231</u>
NET CHANGE IN FUND BALANCES	(1,254)	144,878	-	143,624	(143,624)	
CHANGE IN NET POSITION					(48,676)	(48,676)
FUND BALANCE/NET POSITION:						
BEGINNING OF YEAR	<u>39,331</u>	<u>773,251</u>	<u>-</u>	<u>812,582</u>	<u>(9,588,736)</u>	<u>(8,776,154)</u>
END OF YEAR	<u>\$ 38,077</u>	<u>\$ 918,129</u>	<u>\$ -</u>	<u>\$ 956,206</u>	<u>\$ (9,781,036)</u>	<u>\$ (8,824,830)</u>

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

Crystal Crossing Metropolitan District

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL FUND
For the Year Ended December 31, 2020

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES			
Property taxes	\$ 186,433	\$ 186,433	\$ -
Specific ownership taxes	15,847	16,081	234
Interest and other income	<u>4,000</u>	<u>5,901</u>	<u>1,901</u>
Total Revenues	<u>206,280</u>	<u>208,415</u>	<u>2,135</u>
EXPENDITURES			
Accounting and audit	7,000	7,434	(434)
Insurance	7,000	7,222	(222)
Legal	21,000	6,915	14,085
Management fees	18,565	18,165	400
Election	1,000	-	1,000
Miscellaneous expenses	500	448	52
Treasurer's fees	2,796	2,798	(2)
Utilities	30,000	55,319	(25,319)
Landscape maintenance and repairs	61,000	111,368	(50,368)
Fence painting	15,000	-	15,000
Improvements	50,000	-	50,000
Planning and engineering	2,000	-	2,000
Emergency reserve	6,476	-	6,476
Contingency	<u>14,248</u>	<u>-</u>	<u>14,248</u>
Total Expenditures	<u>236,585</u>	<u>209,669</u>	<u>26,916</u>
NET CHANGE IN FUND BALANCE	(30,305)	(1,254)	29,051
FUND BALANCE			
BEGINNING OF YEAR	<u>30,305</u>	<u>39,331</u>	<u>9,026</u>
END OF YEAR	<u>\$ -</u>	<u>\$ 38,077</u>	<u>\$ 38,077</u>

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

CRYSTAL CROSSING METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2020

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Crystal Crossing Metropolitan District (the “District”), located in the Town of Castle Rock (the “Town”) in Douglas County, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized on December 11, 2002, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established to provide and develop infrastructure to support the extension of urban services to the Heckendorf Ranch, (AKA Crystal Crossing). The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

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

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

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

Basis of Presentation

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

CRYSTAL CROSSING METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2020

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

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

The District reports the following major governmental funds:

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

CRYSTAL CROSSING METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2020

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

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

Budgetary Accounting

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

Subsequent to year end, the District amended its total appropriations in the Capital Projects Fund from \$0 to \$382,540 primarily due to repayments of developer advances.

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

The District's financial instruments include cash and cash equivalents, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2020, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Deposits and Investments

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

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

CRYSTAL CROSSING METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2020

Estimates

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

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

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

Long-Term Obligations

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

Loss on Refunding

Loss on Refunding on the 2016 Bonds is being amortized over the term of the refunded bonds using the straight-line method. Accumulated amortization of the Loss on Refunding amounted to \$66,753 at December 31, 2020.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

CRYSTAL CROSSING METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2020

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated. The District anticipates transfer of all capital assets to the Town.

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

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

Fund Equity

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

Nonspendable Fund Balance

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

The nonspendable fund balance in the general funds represents prepaid insurance.

Restricted Fund Balance

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

CRYSTAL CROSSING METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2020

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$6,103 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$918,129 is restricted for the payment of the debt service costs associated with the General Obligation bonds (see Note 4).

Committed Fund Balance

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

Assigned Fund Balance

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

Unassigned Fund Balance

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

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

Net Position

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

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows or resources related to those assets.

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

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

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

CRYSTAL CROSSING METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020

Note 2: Cash and Investments

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

Statement of Net Position:

Cash and Investments	\$ 33,381
Cash and Investments - Restricted	<u>919,421</u>
Total	<u>\$ 952,802</u>

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

Deposits with financial institutions	\$ 1,820
Investments - COLOTRUST	24,629
Investments - CSAFE	<u>926,353</u>
	<u>\$ 952,802</u>

Custodial Credit Risk

The Colorado Public Deposit Protection Act, ("PDPA") requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

Investments

Credit Risk

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

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

Interest Rate Risk

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

CRYSTAL CROSSING METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2020

Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investments are not required to be categorized within the fair value hierarchy. The COLOTRUST's investment value is calculated using the net asset value method (NAV) per share and CSAFE's investment value is calculated using the amortized cost method.

As of December 31, 2020, the District had the following investments:

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST") is rated AAAM by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing COLOTRUST. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of \$1.00. COLOTRUST offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. Designated custodian banks provide safekeeping and depository services to COLOTRUST. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians' internal records identify the investments owned by COLOTRUST. At December 31, 2020, the District had \$24,629 invested in COLOTRUST.

CSAFE

The local government investment pool Colorado Surplus Asset Fund Trust ("CSAFE"), is rated AAAM by Standard and Poor's with a weighted average maturity of under 60 days. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. CSAFE 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 CSAFE. CSAFE 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 custodian agreements. 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 custodians' internal records identify the investments owned by CSAFE. At December 31, 2020, the District had \$926,353 invested in CSAFE.

CRYSTAL CROSSING METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020

Note 3: Capital Assets

An analysis of the changes in capital assets for the year ended December 31, 2020 follows:

<u>Governmental Type Activities:</u>	<u>Balance</u> <u>1/1/2020</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2020</u>
<u>Capital assets not being depreciated:</u>				
Construction in progress	\$ 12,714,383	\$ -	\$ -	\$ 12,714,383
Government type assets, net	<u>\$ 12,714,383</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,714,383</u>

Upon completion and acceptance, all capital assets will be conveyed by the District to other local governments. The District will not be responsible for maintenance.

Note 4: Long Term Debt

A description of the long-term obligations as of December 31, 2020, is as follows:

General Obligation Limited Tax Refunding Bonds, Series 2016

On January 28, 2016, the District issued General Obligation Limited Tax Refunding Bonds, Series 2016 (“Series 2016 Bonds”) in the amount of \$8,500,000 to advance refund the District’s General Obligation Limited Tax Bonds Series 2006, current refund the District’s Taxable Subordinate Limited Tax Bond, Series 2012, fund the Debt Service Reserve Fund for the Series 2016 Bonds, and pay the costs of the issuance of the Series 2016 Bonds. The Bonds bear interest at rates from 4.5% to 5.25% and are payable on June 1 and December 1, each year, commencing June 1, 2016 and mature on December 1, 2040. The Series 2016 Bonds are payable from the Required Mill Levy, specific ownership taxes and any other legally available moneys which the District determines, in its sole discretion, to credit to the Bond Fund. The Required Mill Levy imposed will be sufficient to cover interest and principal as it becomes due but can not exceed 51.727 mills.

The Series 2016 Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2017 and are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$5,000, in any order of maturity and in whole or partial maturities, commencing on December 1, 2025, upon payment of par and accrued interest, without redemption premium.

CRYSTAL CROSSING METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020

As a result of the issuance of the Series 2016 Bonds, the refunded bonds are considered to be defeased and the liabilities have been removed from the governmental activities column of the statement of net position. The reacquisition price of the old debt exceeded the net carrying amount by \$282,851. This amount is recorded as a deferred outflow and is being amortized over the original remaining life of the refunded bonds. The refunding resulted in an economic gain of \$254,897 due to the average interest rate of the Series 2016 Bonds being lower than the refunded bonds.

The following is an analysis of changes in long-term debt for the year ending December 31, 2020:

	Balance 1/1/2020	Additions	Deletions	Balance 12/31/2020	Current Portion
Limited Tax General Obligation					
Refunding Bonds, Series 2016	\$ 8,280,000	\$ -	\$ 95,000	\$ 8,185,000	\$ 155,000
Construction advances	3,137,920	-	-	3,137,920	-
Capital advances	4,101,468	-	57,047	4,044,421	-
Operating advances	288,035	-	-	288,035	-
Contributed property payable	825,367	-	-	825,367	-
Interest payable - contributed property	990,190	57,776	-	1,047,966	-
Interest payable - capital advances	1,688,163	324,703	325,493	1,687,373	-
Interest payable - operating advances	157,253	23,106	-	180,359	-
Interest payable- construction advances	3,028,995	251,034	-	3,280,029	-
	<u>\$ 22,497,391</u>	<u>\$ 656,619</u>	<u>\$ 477,540</u>	<u>\$ 22,676,470</u>	<u>\$ 155,000</u>

CRYSTAL CROSSING METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2020

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2016 Bonds.

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 155,000	\$ 420,563	\$ 575,563
2022	180,000	413,588	593,588
2023	190,000	405,488	595,488
2024	215,000	396,938	611,938
2025	225,000	387,263	612,263
2026-2030	1,485,000	1,750,013	3,235,013
2031-2035	2,185,000	1,293,338	3,478,338
2036-2040	<u>3,550,000</u>	<u>623,175</u>	<u>4,173,175</u>
	<u>\$ 8,185,000</u>	<u>\$ 5,690,363</u>	<u>\$ 13,875,363</u>

Debt Authorization

The District has voter authorized debt of \$81,000,000 of which \$73,670,000 remains outstanding as of December 31, 2020. The District has not budgeted to issue any new debt during 2021.

Note 5: Agreements

Capital Funding Acquisition and Reimbursement Agreements

On September 24, 2010 the District and Ryland Group, Inc and Standard Pacific of Colorado, Inc. (the “Developers”) entered into a Capital Funding and Reimbursement Agreement whereby the Developers agree to either advance funds to finance the costs associated with the completion of the public improvements called for in the service plan or construct the improvements for District’s acquisition. The District has agreed to repay such advances from available revenue with interest accrued at a rate of 8%. This Agreement shall not constitute debt or indebtedness of the District within the meaning of any constitutional or statutory provision, nor shall it constitute a multiple fiscal year debt as all reimbursements are subject to annual appropriation. The balances of advances and accrued interest outstanding are \$288,035 and \$180,359, respectively, as of December 31, 2020.

2011 Operations Funding Agreements

The District has entered into an operations and funding agreement for the year 2011 whereby the Developers will advance funds necessary to fund the Districts operations and maintenance expenses as needed. The District has agreed to repay such advances from available revenue after meeting its current obligations with interest accrued at a rate of 7%. This Agreement shall not constitute debt or indebtedness of the District within the meaning of any constitutional or statutory provision, nor shall it constitute a multiple fiscal year debt as all reimbursements are subject to annual appropriation. The balances of advances and accrued interest outstanding is \$4,044,421 and \$1,687,373, respectively, as of December 31, 2020.

CRYSTAL CROSSING METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2020

Lighting and Landscaping Project

The District entered into a Lighting and Landscaping Project (Lighting/Landscaping Project) with Lanterns Metropolitan District (“Lanterns”) and Crystal Valley Ranch Metropolitan District No. 1 dated February 17, 2009 (“the Lighting/Landscaping IGA”), concerning the design, construction and installation of street lighting, signalization, irrigation and landscaping within and along Crystal Valley Parkway from Denver and the Rio Grande Railroad eastern boundary to the west property line of the Crystal Valley Land and the allocation of related costs. On January 12, 2014, the District, Lanterns, Crystal Valley Metropolitan District No. 1 and Crystal Valley Metropolitan District No. 2 (collectively “Crystal Valley”), entered into the First Amendment to Development and Cost Reimbursement Agreement (Lighting/Landscaping Project) in order to specify the amounts due under this agreement. All parties agreed to the amounts of \$197,480 due from Lanterns to the District and \$22,284 due from Lanterns to Crystal Valley. No amounts are due from the District or Crystal Valley. Payments from Lantern are due within 7 days following the first recorded subdivision plat of the land within Lantern’s service plan. The full principal amount of \$197,480 plus interest of \$4,166 was received by the District in January 2020.

First Amendment to Amended and Restated Development and Cost Reimbursement Agreement

The District, Crystal Valley Metropolitan District No. 1 and Lanterns originally entered in a Restated Development and Cost Reimbursement Agreement dated November 11, 2005, concerning the design and installation a four lane bridge over Plum Creek and Union Pacific Railroad Tracks, Douglas County Project no. CI-5-010 and the allocation of related costs. On June 12, 2014, the parties entered into a First Amendment this agreement in order to specify the amounts due from Lanterns to the District under the agreement and resolve all outstanding issues between the Parties. All parties agreed to the amounts of \$990,087 due from Lanterns to the Crystal Valley and \$180,065 due from Lanterns to the District. No amounts are due from the District or Crystal Valley. Payments from Lantern are due within 7 days following the first recorded subdivision plat of the land within Lantern’s service plan. During 2020, Lanterns paid the principal balance of \$180,065 in full plus accrued interest of \$829 for a total of \$180,894.

Note 6: Tax, Spending and Debt Limitations

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

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

CRYSTAL CROSSING METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2020

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

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

On November 2, 2004 a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Note 7: Risk Management

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

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

Note 8: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

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

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

CRYSTAL CROSSING METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020

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

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

SUPPLEMENTAL INFORMATION

Crystal Crossing Metropolitan District

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

For the Year Ended December 31, 2020

	Original & Final		Variance
	Budget	Actual	Favorable (Unfavorable)
REVENUES			
Property taxes	\$ 622,201	\$ 622,201	\$ -
Specific ownership taxes	52,887	53,670	783
Interest and other income	16,000	5,405	(10,595)
Total Revenues	691,088	681,276	(9,812)
EXPENDITURES			
Paying agent fees	2,500	2,500	-
Bond interest	424,838	424,838	-
Bond principal	95,000	95,000	-
Accounting and audit	5,000	4,722	278
Treasurer's fees	9,333	9,338	(5)
Total Expenditures	536,671	536,398	273
NET CHANGE IN FUND BALANCE	154,417	144,878	(9,539)
FUND BALANCE			
BEGINNING OF YEAR	767,587	773,251	5,664
END OF YEAR	\$ 922,004	\$ 918,129	\$ (3,875)

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

Crystal Crossing Metropolitan District

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

For the Year Ended December 31, 2020

	Original <u>Budget</u>	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES				
Reimbursements	\$ -	\$ 382,540	\$ 382,540	\$ -
Total Revenues	<u>-</u>	<u>382,540</u>	<u>382,540</u>	<u>-</u>
EXPENDITURES				
Interest on developer advance	-	-	325,493	(325,493)
Repay Developer advance	<u>-</u>	<u>382,540</u>	<u>57,047</u>	<u>325,493</u>
Total Expenditures	<u>-</u>	<u>382,540</u>	<u>382,540</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	-	-	-	-
FUND BALANCE				
BEGINNING OF YEAR	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

Crystal Crossing Metropolitan District

SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED

December 31, 2020

<u>Year Ended</u> <u>December 31,</u>	<u>Prior</u> <u>Year Assessed</u> <u>Valuation</u> <u>for Current</u> <u>Year Property</u> <u>Tax Levy</u>	<u>Mills Levied</u>		<u>Total Property Tax</u>		<u>Percent</u> <u>Collected</u> <u>to Levied</u>
		<u>General Fund</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
2011	\$ 2,161,790	7.500	42.500	\$ 108,090	\$ 108,102	100.01%
2012	\$ 1,898,340	8.500	51.730	\$ 114,337	\$ 113,935	99.65%
2013	\$ 2,566,900	9.500	51.730	\$ 157,171	\$ 157,175	100.00%
2014	\$ 4,258,040	10.500	51.730	\$ 264,978	\$ 262,147	98.93%
2015	\$ 6,061,080	10.500	51.730	\$ 377,181	\$ 375,039	99.43%
2016	\$ 8,914,590	10.500	51.730	\$ 554,755	\$ 554,756	100.00%
2017	\$ 9,318,810	15.500	51.730	\$ 626,504	\$ 626,350	99.98%
2018	\$ 9,851,430	17.082	57.009	\$ 729,902	\$ 729,903	100.00%
2019	\$ 9,898,520	17.089	57.033	\$ 733,698	\$ 732,891	99.89%
2020	\$ 10,835,960	17.205	57.420	\$ 808,634	\$ 808,634	100.00%
Estimated for year ending December 31, 2021	\$ 10,757,330	17.205	57.420	\$ 802,766		

NOTE

Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.