

**THE RIDGE AT HARMONY ROAD
METROPOLITAN DISTRICT NO. 1
Weld County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2020

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Independent Auditor's Report

Board of Directors
The Ridge at Harmony Road Metropolitan District No. 1
Weld County, Colorado

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of The Ridge at Harmony Road Metropolitan District No. 1 (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; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of The Ridge at Harmony Road Metropolitan District No. 1 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.

Other Matters

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

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

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

Sincerely,



Wipfli LLP
Lakewood, Colorado

September 29, 2021

BASIC FINANCIAL STATEMENTS

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
STATEMENT OF NET POSITION
DECEMBER 31, 2020

	Governmental Activities
ASSETS	
Cash and Investments	\$ 8,503
Cash and Investments - Restricted	498,414
Accounts Receivable - County Treasurer	6
Accounts Receivable	8,855
Due from The Ridge at Harmony Road Metropolitan District No. 2	463
Due from The Ridge at Harmony Road Metropolitan District No. 3	92
Due from The Ridge at Harmony Road Metropolitan District No. 4	302
Property Taxes Receivable	17,790
Capital Assets, Net	3,502,386
Total Assets	4,036,811
LIABILITIES	
Accounts Payable	15,275
Prepaid Dues	12,335
Due to The Ridge at Harmony Road Metropolitan District No. 2	62,013
Due to The Ridge at Harmony Road Metropolitan District No. 3	145,506
Noncurrent Liabilities:	
Due in More Than One Year	7,617,153
Total Liabilities	7,852,282
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	17,790
Total Deferred Inflows of Resources	17,790
NET POSITION	
Net Investment in Capital Assets	3,010,205
Restricted for:	
Emergency Reserves	7,900
Unrestricted	(6,851,366)
Total Net Position	\$ (3,833,261)

See accompanying Notes to Basic Financial Statements.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020

		Program Revenues			Net Revenue (Expense) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
FUNCTIONS/PROGRAMS					
Primary Government:					
Government Activities:					
General Government, Including					
Depreciation	\$ 359,043	\$ 101,120	\$ 157,811	\$ -	\$ (100,112)
Conveyance of Capital Assets to City	21,205,256	-	-	-	(21,205,256)
Interest on Long-Term Debt	2,761,005	-	-	-	(2,761,005)
Total Government Activities	<u>\$ 24,325,304</u>	<u>\$ 101,120</u>	<u>\$ 157,811</u>	<u>\$ -</u>	<u>(24,066,373)</u>
 GENERAL REVENUES					
Property Taxes					1,740
Specific Ownership Taxes					83
Total General Revenues					1,823
Special Items:					
Transfer from District No. 3 - Bonds					19,500,000
Total Special Items					19,500,000
 CHANGE IN NET POSITION					
					(4,564,550)
Net Position - Beginning of Year					731,289
 NET POSITION - END OF YEAR					
					<u>\$ (3,833,261)</u>

See accompanying Notes to Basic Financial Statements.

**THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020**

	General	Capital Projects	Total Governmental Funds
ASSETS			
Cash and Investments	\$ 8,503	\$ -	\$ 8,503
Cash and Investments - Restricted	7,900	490,514	498,414
Accounts Receivable - County Treasurer	6	-	6
Accounts Receivable	8,855	-	8,855
Due from Ridge at Harmony Road MD District No. 2	463	-	463
Due from Ridge at Harmony Road MD District No. 3	92	-	92
Due from Ridge at Harmony Road MD District No. 4	302	-	302
Property Taxes Receivable	4,562	13,228	17,790
Total Assets	\$ 30,683	\$ 503,742	\$ 534,425
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 15,275	\$ -	\$ 15,275
Prepaid Dues	12,335	-	12,335
Due to Ridge at Harmony Road MD District No. 2	-	62,013	62,013
Due to Ridge at Harmony Road MD District No. 3	-	145,506	145,506
Total Liabilities	27,610	207,519	235,129
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax Revenue	4,562	13,228	17,790
Total Deferred Inflows of Resources	4,562	13,228	17,790
FUND BALANCES			
Restricted for:			
Emergencies (TABOR)	7,900	-	7,900
Capital Projects	-	282,995	282,995
Unassigned	(9,389)	-	(9,389)
Total Fund Balances	(1,489)	282,995	281,506
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 30,683	\$ 503,742	

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Capital Outlay, Net 3,502,386

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

Developer Advance Payable (4,852,559)

Accrued Interest Payable - Developer Advances (2,764,594)

Net Position of Governmental Activities \$ (3,833,261)

See accompanying Notes to Basic Financial Statements.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2020

	General	Capital Projects	Total Governmental Funds
REVENUES			
Property Taxes	\$ 1,740	\$ -	\$ 1,740
Specific Ownership Taxes	83	-	83
District Operating Fees	76,000	-	76,000
Homeowner Setup Fee	16,500	-	16,500
Homeowner Status Letter Fee	2,800	-	2,800
Homeowner Design Review Fee	5,820	-	5,820
Intergovernmental Revenue	157,811	19,500,000	19,657,811
Total Revenues	260,754	19,500,000	19,760,754
EXPENDITURES			
Current:			
Accounting	20,708	-	20,708
Audit	9,500	-	9,500
Insurance and Bonds	8,470	-	8,470
Legal	22,701	-	22,701
Management	45,370	-	45,370
County Treasurer's Fees	26	-	26
Dues and Licenses	474	-	474
Homeowner Setup Fee	16,500	-	16,500
Homeowner Status Letter Fee	2,800	-	2,800
Homeowner Design Review Fee	5,770	-	5,770
Landscape Maintenance Contract	46,650	-	46,650
Non-Contract Landscaping	4,710	-	4,710
Irrigation Maintenance and Repairs	15,742	-	15,742
Dog Waste Station Maintenance	1,725	-	1,725
Landscape Water	68,668	-	68,668
Streetlights	6,662	-	6,662
Snow Removal	4,544	-	4,544
Capital Projects:			
Capital Outlay	-	24,332,096	24,332,096
Total Expenditures	281,020	24,332,096	24,613,116
EXCESS OF REVENUES OVER (UNDER)			
EXPENDITURES	(20,266)	(4,832,096)	(4,852,362)
OTHER FINANCING SOURCES			
Developer Advance	-	24,332,096	24,332,096
Repay Developer Advance	-	(19,500,000)	(19,500,000)
Transfer (to) from Other Funds	14,000	(14,000)	-
Total Other Financing Sources	14,000	4,818,096	4,832,096
NET CHANGE IN FUND BALANCES	(6,266)	(14,000)	(20,266)
Fund Balances - Beginning of Year	4,777	296,995	301,772
FUND BALANCES - END OF YEAR	\$ (1,489)	\$ 282,995	\$ 281,506

See accompanying Notes to Basic Financial Statements.

**THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
RECONCILIATION OF THE STATEMENTS 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 - Total Governmental Funds \$ (20,266)

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

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

Capital Outlay	24,332,096
Depreciation Expense	(78,023)
Conveyance of Capital Assets to City	(21,205,256)

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

Developer Advance	(24,332,096)
Repay Developer Advance	19,500,000

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 Developer Advance - Change in Liability	<u>(2,761,005)</u>
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Change in Net Position of Governmental Activities	<u><u>\$ (4,564,550)</u></u>
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**THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 1,740	\$ 1,740	\$ 1,740	\$ -
Specific Ownership Taxes	104	83	83	-
District Operating Fees	75,000	76,000	76,000	-
Intergovernmental Revenue from RHR MD No. 2	132,988	131,406	131,406	-
Intergovernmental Revenue from RHR MD No. 3	26,416	26,103	26,103	-
Intergovernmental Revenue from RHR MD No. 4	306	302	302	-
Homeowner Setup Fee	16,000	16,500	16,500	-
Homeowner Status Letter Fee	12,000	2,800	2,800	-
Homeowner Design Review Fee	4,000	5,820	5,820	-
Total Revenues	268,554	260,754	260,754	-
EXPENDITURES				
Current:				
Accounting	12,000	20,708	20,708	-
Audit	10,500	9,500	9,500	-
Insurance and Bonds	7,500	8,470	8,470	-
Legal	17,000	22,701	22,701	-
Management	40,500	45,370	45,370	-
County Treasurer's Fees	26	26	26	-
Dues and Licenses	2,000	474	474	-
Homeowner Setup Fee	16,000	16,500	16,500	-
Homeowner Status Letter Fee	12,000	2,800	2,800	-
Homeowner Design Review Fee	4,000	5,770	5,770	-
Landscape Maintenance Contract	47,000	46,650	46,650	-
Non-Contract Landscaping	6,000	4,710	4,710	-
Irrigation Maintenance and Repairs	10,000	15,742	15,742	-
Dog Waste Station Maintenance	2,500	1,725	1,725	-
Tree Maintenance and Replacement	5,000	-	-	-
Drainage Maintenance	4,000	-	-	-
Landscape Water	20,000	68,668	68,668	-
Streetlights	10,000	6,662	6,662	-
Snow Removal	2,000	4,544	4,544	-
Contingency	1,974	3,980	-	3,980
Total Expenditures	230,000	285,000	281,020	3,980
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	38,554	(24,246)	(20,266)	3,980
OTHER FINANCING SOURCES (USES)				
Transfer to Other Fund	-	20,000	14,000	(6,000)
Total Other Financing Sources (Uses)	-	20,000	14,000	(6,000)
NET CHANGE IN FUND BALANCE	38,554	(4,246)	(6,266)	(2,020)
Fund Balance - Beginning of Year	(22,400)	4,777	4,777	-
FUND BALANCE - END OF YEAR	\$ 16,154	\$ 531	\$ (1,489)	\$ (2,020)

See accompanying Notes to Basic Financial Statements.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 1 DEFINITION OF REPORTING ENTITY

The Ridge at Harmony Road Metropolitan District No. 1 (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, which was organized by order and decree of Weld County District Court on February 26, 2015 and is organized concurrently with The Ridge at Harmony Road Metropolitan District Nos. 2-3 and The Ridge at Harmony Road Metropolitan District No. 4 that was organized on November 20, 2019 (collectively the Districts) is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes) and the service plan approved by the Town of Windsor, Colorado on September 8, 2014 and as amended on February 25, 2019. The District serves as the Coordinating District, along with The Ridge at Harmony Road Metropolitan District Nos 2-4 whom operate as the Financing Districts. The Districts' service area is located in the Town of Windsor, Colorado within Weld County (the County), and Colorado.

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

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

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

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

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

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

The District reports the following major governmental funds:

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

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

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

The District has amended its annual budget for the year ended December 31, 2020.

Pooled Cash and Investments

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

Property Taxes

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

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

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. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Parks and Recreation	40 Years
Storm Drainage	20 Years

Deferred Inflow of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

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

Fund Balance

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

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

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.

**THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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.

Deficits

The General Fund reported a deficit in the fund financial statements as of December 31, 2020. The deficit will be eliminated with the receipt of property tax revenue in 2021.

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	\$ 8,503
Cash and Investments - Restricted	<u>498,414</u>
Total	<u><u>\$ 506,917</u></u>

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

Deposits with Financial Institutions	<u><u>\$ 506,917</u></u>
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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.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions (Continued)

At December 31, 2020, the District had cash deposits and a bank balance of \$547,383 and carrying balance of \$506,917.

Investments

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

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

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

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

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

As of December 31, 2020, the District had no investments.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 4 CAPITAL ASSETS

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

	Balance - December 31, 2019	Additions	Decreases	Balance - December 31, 2020
Capital Assets, Not Being Depreciated:				
Construction in Progress:				
Streets	\$ -	\$ 10,721,153	\$ 10,721,153	\$ -
Traffic and Safety Protection	-	276,300	276,300	-
Sanitation and Sewer	-	6,355,199	6,355,199	-
Non-Portable Water	-	867,972	867,972	-
Water System	-	2,984,632	2,984,632	-
Total Capital Assets, Not Being Depreciated	-	21,205,256	21,205,256	-
Capital Assets, Being Depreciated:				
Storm Drainage	468,200	-	-	468,200
Parks and Recreation	-	3,126,840	-	3,126,840
Total Capital Assets, Being Depreciated	468,200	3,126,840	-	3,595,040
Less Accumulated Depreciation for:				
Storm Drainage	14,631	23,410	-	38,041
Parks and Recreation	-	54,613	-	54,613
Total Accumulated Depreciation	14,631	78,023	-	92,654
Total Capital Assets, Being Depreciated, Net	453,569	3,048,817	-	3,502,386
Total Capital Assets	<u>\$ 453,569</u>	<u>\$ 24,254,073</u>	<u>\$ 21,205,256</u>	<u>\$ 3,502,386</u>

During 2020, a significant portion of the capital assets acquired by the District were conveyed to the City. The cost of all capital assets transferred to other government entities were removed from the District's financial records. There is a two-year warranty period on the capital assets conveyed to the City. The District anticipates that the costs, if any, associated with the warranty will be insignificant.

During 2020, depreciation of \$78,023 was charged to the general government function.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2019	Additions	Retirements	Balance at December 31, 2020	Due Within One Year
Developer Advances:					
Developer Advances - Capital	\$ -	\$ 24,332,096	\$ 19,500,000	\$ 4,832,096	\$ -
Accrued Interest on Developer Advances - Capital	-	2,759,852	-	2,759,852	-
Developer Advances - Operating	20,463	-	-	20,463	-
Accrued Interest on Developer Advances - Operating	3,589	1,153	-	4,742	-
Total	<u>\$ 24,052</u>	<u>\$ 27,093,101</u>	<u>\$ 19,500,000</u>	<u>\$ 7,617,153</u>	<u>\$ -</u>

Developer Advances

The District has entered into Funding and Reimbursement Agreements with Eagle Development Company (Developer) as follows:

Funding and Reimbursement Agreement for Operations and Maintenance Costs

On May 5, 2015, the District entered into a Funding and Reimbursement Agreement for Operations and Maintenance (O&M Agreement) with the Developer. The O&M Agreement was amended on April 13, 2020. The O&M Agreement is subject to renewal on an annual basis as deemed appropriate by the Developer. Such advances include an interest rate of 2.00% plus the current Federal Reserve Board Prime rate and are to be reimbursed by the District with the proceeds of any future bond issues or any other available revenues by the District. Any reimbursement is subject to annual appropriation by the District and is contingent upon the District's ability to generate sufficient revenues, after payment of annual operating expenditures and debt service requirements. This O&M Agreement matures on April 13, 2021 and was extended through December 31, 2021. As of December 31, 2020, outstanding principal for operations and maintenance advances totaled \$20,463 and accrued interest due totaled \$4,742.

Funding and Reimbursement Agreement for Capital Costs

On May 5, 2015, the District entered into a Funding and Reimbursement Agreement for Capital Costs (Capital Agreement) with the Developer. The Capital Agreement is subject to renewal on an annual basis as deemed appropriate by the Developer. Such advances include an interest rate of 2.00% plus the current Federal Reserve Board Prime rate and are to be reimbursed by the District with the proceeds of any future bond issues or any other available revenues by the District. Any reimbursement is subject to annual appropriation by the District and is contingent upon the District's ability to generate sufficient revenues, after payment of annual operating expenditures and debt service requirements. This Capital Agreement matures on April 13, 2021 and was extended through December 31, 2021. As of December 31, 2020, outstanding principal for Capital advances totaled \$4,832,096 and accrued interest due totaled \$2,759,852.

**THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

On November 4, 2014, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$320,000,000 at an interest rate not to exceed 18% per annum. At December 31, 2020, the District has authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Authorized November 4, 2014 Election	Authorization Used	Authorized But Unissued
Street Improvements	\$ 20,000,000	\$ -	\$ 20,000,000
Parks and Recreation	20,000,000	-	20,000,000
Sanitation/Storm Sewer	20,000,000	-	20,000,000
Water	20,000,000	-	20,000,000
Transportation	20,000,000	-	20,000,000
Mosquito Control	20,000,000	-	20,000,000
Safety Protection	20,000,000	-	20,000,000
Fire Protection	20,000,000	-	20,000,000
Television Relay and Translation	20,000,000	-	20,000,000
Security	20,000,000	-	20,000,000
Operations and Maintenance Debt	20,000,000	-	20,000,000
Refunding Debt	20,000,000	-	20,000,000
District Intergovernmental Agreements as Debt	20,000,000	-	20,000,000
District Private Agreements as Debt	20,000,000	-	20,000,000
In-District Special Assessment Debt	20,000,000	-	20,000,000
Mortgage	20,000,000	-	20,000,000
Total	<u>\$ 320,000,000</u>	<u>\$ -</u>	<u>\$ 320,000,000</u>

As set forth in the District's 2014 and amended 2019 Service Plan, the City has limited the amount of debt to be issued by the District to a total of \$36,000,000 without future approval by the City. The District may levy up to 39.000 mills for debt service and up to 39.000 mills for general operations and administrative expenses due to the on-going operations and maintenance to be undertaken by the District subject to Gallagher adjustments.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 6 NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balance of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets. As of December 31, 2020, the District had the following net investment in capital assets, calculated as follows:

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	\$ 3,502,386
Noncurrent Portion of Long-Term Obligations	(492,181)
Net Investment in Capital Assets	\$ 3,010,205

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2020, as follows:

	Governmental Activities
Restricted Net Position:	
Emergency Reserves	\$ 7,900
Total Restricted Net Position	\$ 7,900

The District has a deficit in unrestricted net position. The deficit amount is a result of the District being responsible for the repayment of notes and other obligations issued for public improvements.

The unrestricted component of net position is the net amount of assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component of net position.

NOTE 7 RELATED PARTIES

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

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 8 AGREEMENTS

Master Intergovernmental Agreement

On May 5, 2015, the District entered into a Master Intergovernmental Agreement (IGA) with The Ridge at Harmony Road Metropolitan District Nos. 2 and 3 and was amended April 13, 2020, to include The Ridge at Harmony Road Metropolitan District No. 4. The amended 2020 IGA provides that the District No. 4 will serve as the operating district and will be responsible for managing the construction and operation of the facilities, and improvements for the Districts. Districts Nos. 1-3 will serve as the financing districts and are responsible for providing the funding and tax base needed to support the capital improvements.

NOTE 9 RISK MANAGEMENT

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

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

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. As of December 31, 2020, the District had provided, but did not adequately fund the reserve requirement, which may be a violation of the constitutional amendment.

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

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

On November 4, 2014, a majority of the District's electors authorized the District to collect and spend, or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under TABOR.

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

SUPPLEMENTARY INFORMATION

**THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original	Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental Revenues - RHR MD No. 3	\$ 19,224,019	\$ 19,500,000	\$ 19,500,000	\$ -
Total Revenues	19,224,019	19,500,000	19,500,000	-
EXPENDITURES				
Capital Outlay:				
Sewer and Drainage System	5,277,189	6,355,199	6,355,199	-
Water System	3,050,058	2,984,632	2,984,632	-
Non-Portable Water	245,756	867,972	867,972	-
Streets, Curb, Gutter, and Sidewalks	8,855,481	10,721,153	10,721,153	-
Traffic and Safety	276,975	276,300	276,300	-
Parks and Recreation	1,518,560	3,126,840	3,126,840	-
Contingency	-	9,886	-	9,886
Total Expenditures	19,224,019	24,341,982	24,332,096	9,886
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	(4,841,982)	(4,832,096)	9,886
OTHER FINANCING SOURCES				
Developer Advance	-	24,332,096	24,332,096	-
Repay Developer Advance	-	(19,500,000)	(19,500,000)	-
Transfer from Other Fund	-	(20,000)	(14,000)	6,000
Total Other Financing Sources	-	4,812,096	4,818,096	6,000
NET CHANGE IN FUND BALANCE	-	(29,886)	(14,000)	15,886
Fund Balance - Beginning of Year	555,818	296,995	296,995	-
FUND BALANCE - END OF YEAR	<u>\$ 555,818</u>	<u>\$ 267,109</u>	<u>\$ 282,995</u>	<u>\$ 15,886</u>

OTHER INFORMATION

**THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
 DECEMBER 31, 2020**

<u>Year Ended December 31,</u>	<u>Prior Year Assessed Valuation for Current Year Tax Levy</u>	<u>Mills Levied</u>	<u>Total Property Taxes</u>		<u>Percent Collected to Levied</u>
			<u>Levied</u>	<u>Collected</u>	
2020	\$ 40,070	43.418	\$ 1,740	\$ 1,740	N/A
<u>Estimated for the Year Ending December 31,</u>					
2021	\$ 409,730	43.418	\$ 17,790		

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