

**RAMPART RANGE METROPOLITAN
DISTRICT NO. 1
Douglas County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2020

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Rampart Range Metropolitan District No. 1
Douglas County, Colorado

We have audited the accompanying financial statements of the governmental activities and each major fund of Rampart Range 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 of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free 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 that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Rampart Range Metropolitan District No. 1, as of December 31, 2020, and the respective changes in financial position thereof, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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Fiscal Focus Partners, LLC

Other Matters

Required Supplementary Information

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

Other Information

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

Fiserv Focus Partners, LLC

Greenwood Village, Colorado
September 27, 2021

BASIC FINANCIAL STATEMENTS

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
STATEMENT OF NET POSITION
DECEMBER 31, 2020

	Governmental Activities
ASSETS	
Cash and Investments	\$ 963,885
Cash and Investments - Restricted	14,236,583
Receivables	481,629
Due from District No. 2	9,763
Due from District No. 7	80,777
Due from District No. 5	191,159
Capital Assets, Net:	
Land Improvements	3,071,128
Parking Structure	6,027,551
Infrastructure Assets - West Side	12,781,761
Construction in Progress	17,559,146
Total Assets	55,403,382
LIABILITIES	
Accounts Payable	123,223
Accrued Interest Payable - 2017 Bonds	575,805
Accrued Interest Payable - 2019 Note	16,899
Due to BBVA Compass Bank	725,520
Noncurrent Liabilities:	
Due Within One Year	4,384,000
Due in More Than One Year	193,279,849
Total Liabilities	199,105,296
NET POSITION	
Net investment in Capital Assets	4,242,425
Restricted for:	
Emergency Reserves	80,000
Debt Service	1,049,057
Unrestricted	(149,073,396)
Total Net Position	\$ (143,701,914)

See accompanying Notes to Basic Financial Statements.

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
FUNCTIONS/PROGRAMS	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Government Activities:					
General Government	\$ 1,557,660	\$ -	\$ 2,659,892	\$ -	\$ 1,102,232
Public Works	1,046,033	-	-	161,580	(884,453)
Dedication of Capital Assets to Other Entities	7,546,916	-	-	-	(7,546,916)
Interest and Related Costs on Long-Term Debt	7,051,106	-	10,539,891	-	3,488,785
Total Governmental Activities	\$ 17,201,715	\$ -	\$ 13,199,783	\$ 161,580	(3,840,352)
GENERAL REVENUES					
					88,781
					1,316,929
					1,405,710
SPECIAL ITEMS					
					(3,692,412)
					(15,857,987)
					54,153,215
					34,602,816
CHANGE IN NET POSITION					32,168,174
					(175,870,088)
NET POSITION - END OF YEAR					\$ (143,701,914)

See accompanying Notes to Basic Financial Statements.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020**

	General	Debt Service	Capital Projects - West Side	Capital Projects - East Side	Total Governmental Funds
ASSETS					
Cash and Investments	\$ 963,885	\$ -	\$ -	\$ -	\$ 963,885
Cash and Investments - Restricted	80,000	13,716,672	439,911	-	14,236,583
PIF/STRR Receivable	-	479,593	-	-	479,593
Due from District No. 2	2,092	7,671	-	-	9,763
Due from District No. 7	17,309	63,468	-	-	80,777
Accounts receivable - Reimbursements	2,036	-	-	-	2,036
Due from Rampart Range MD No. 5	-	-	191,159	-	191,159
	<u>\$ 1,065,322</u>	<u>\$ 14,267,404</u>	<u>\$ 631,070</u>	<u>\$ -</u>	<u>\$ 15,963,796</u>
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accounts Payable	\$ 16,898	\$ 6,123	\$ 100,202	\$ -	\$ 123,223
Due to BBVA Compass Bank	-	725,520	-	-	725,520
Total Liabilities	<u>16,898</u>	<u>731,643</u>	<u>100,202</u>	<u>-</u>	<u>848,743</u>
FUND BALANCES					
Restricted for:					
Emergency Reserves	80,000	-	-	-	80,000
Debt Service	-	13,535,761	-	-	13,535,761
Assigned for:					
Capital Projects	-	-	530,868	-	530,868
Unassigned	968,424	-	-	-	968,424
Total Fund Balances	<u>1,048,424</u>	<u>13,535,761</u>	<u>530,868</u>	<u>-</u>	<u>15,115,053</u>
Total Liabilities and Fund Balances	<u>\$ 1,065,322</u>	<u>\$ 14,267,404</u>	<u>\$ 631,070</u>	<u>\$ -</u>	
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.					39,439,586
Long-term liabilities, including bonds and loans payable, are not due and payable in the current period and, therefore, are not reported in the funds.					
Bonds and Loans Payable					(192,005,388)
Accrued Interest on Bonds and Loans					(592,704)
Developer Advances Payable and Associated Accrued Interest					(5,658,461)
Net Position of Governmental Activities					<u>\$ (143,701,914)</u>

See accompanying Notes to Basic Financial Statements.

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2020

	General	Debt Service	Capital Projects - West Side	Capital Projects - East Side	Total Governmental Funds
REVENUES					
IGA Revenue #2 - Property Taxes (Net)	\$ 237,773	\$ 963,608	\$ -	\$ -	\$ 1,201,381
IGA Revenue #2 - Specific Ownership Taxes	23,337	85,571	-	-	108,908
IGA Revenue #2 - Contractual Obligation (Net)	25,029	-	-	-	25,029
IGA Revenue #2 - Property Tax Interest	-	16	-	-	16
IGA Revenue #7 - Property Taxes (Net)	1,946,905	7,890,090	-	-	9,836,995
IGA Revenue #7 - Specific Ownership Taxes	193,080	707,961	-	-	901,041
IGA Revenue #7 - Contractual Obligation (Net)	204,937	-	-	-	204,937
IGA Revenue #7 - Property Tax Interest	-	428	-	-	428
IGA Revenue #7 - Development Fees	-	-	161,580	-	161,580
Other Income	24,550	-	-	-	24,550
Charging Stations Income	4,281	-	-	-	4,281
PIF Revenue	-	1,316,929	-	-	1,316,929
Sales Tax Rebate Revenue	-	892,217	-	-	892,217
Net Investment Income	4,047	81,463	3,271	-	88,781
Total Revenues	2,663,939	11,938,283	164,851	-	14,767,073
EXPENDITURES					
Current:					
Accounting and Audit	327,930	-	-	-	327,930
Directors Fees	1,400	-	-	-	1,400
District Management	88,403	-	9,778	-	98,181
Dues and Licenses	3,005	-	-	-	3,005
Election Expense	1,437	-	-	-	1,437
Financial Analysis / Debt Restructuring	3,426	-	-	-	3,426
Insurance and Surety Bonds	33,001	-	-	-	33,001
Legal	57,870	-	-	-	57,870
Miscellaneous	2,778	-	-	-	2,778
Paying Agent Fees - Series 2017 Bonds	-	2,500	-	-	2,500
Payment to City (1.0 Mill Regional ML)	229,964	-	-	-	229,964
PIF Collection Expense	-	31,990	-	-	31,990
Schweiger Ranch Foundation Donation	25,000	-	-	-	25,000
Construction Management	-	-	5,078	-	5,078
Irrigation and Monument Lighting	390,023	-	-	-	390,023
Landscape Maintenance	538,947	-	-	-	538,947
Planning / Design	-	-	13,649	-	13,649
Charging Stations Expenses	13,218	-	-	-	13,218
Snow Removal	58,786	-	-	-	58,786
Street Lights	12,436	-	-	-	12,436
Debt Service:					
Bond Interest - Series 2017	-	7,028,797	-	-	7,028,797
Bond Principal - Series 2017 Bonds	-	3,945,000	-	-	3,945,000
Loan Interest - Series 2019 Note	-	419,520	-	-	419,520
Loan Principal - Series 2019 Note	-	306,000	-	-	306,000
Capital Outlay	-	-	1,475,207	-	1,475,207
Total Expenditures	1,787,624	11,733,807	1,503,712	-	15,025,143

See accompanying Notes to Basic Financial Statements.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS (CONTINUED)
YEAR ENDED DECEMBER 31, 2020**

	General	Debt Service	Capital Projects - West Side	Capital Projects - East Side	Total Governmental Funds
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 876,315	\$ 204,476	\$ (1,338,861)	\$ -	\$ (258,070)
OTHER FINANCING SOURCES (USES)					
Developer Advances	-	-	1,565,500	-	1,565,500
Transfers to Rampart Range MD No. 5	-	-	-	(3,692,412)	(3,692,412)
Total Other Financing Sources (Uses)	-	-	1,565,500	(3,692,412)	(2,126,912)
NET CHANGE IN FUND BALANCES	876,315	204,476	226,639	(3,692,412)	(2,384,982)
Fund Balances - Beginning of Year	172,109	13,331,285	304,229	3,692,412	17,500,035
FUND BALANCES - END OF YEAR	<u>\$ 1,048,424</u>	<u>\$ 13,535,761</u>	<u>\$ 530,868</u>	<u>\$ -</u>	<u>\$ 15,115,053</u>

See accompanying Notes to Basic Financial Statements.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 1
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020**

Net Change in Fund Balances - Governmental Funds \$ (2,384,982)

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

Governmental funds report capital outlays as expenditures. The statement of activities does not report capital outlay 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. Therefore, the following are the amounts of capital outlay in the current period:

Capital Outlay - West Side	1,475,207
Depreciation Expense	(787,564)

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

Current Year Developer Advances, Net	(1,565,500)
Bond Principal Payments	3,945,000
Loan Principal Payments	306,000
Transfer of Developer Advances - Principal to District No. 5	37,872,095
Transfer of Developer Advances - Interest to District No. 5	16,281,120

Certain 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 Advances - Change in Liability	(142,186)
Accrued Interest on Bonds - Change in Liability	573,887
Dedication of Assets to Other Governments	(7,546,916)
Transfer of Capital Assets to District No. 5	<u>(15,857,987)</u>

Change in Net Position of Governmental Activities \$ 32,168,174

**RAMPART RANGE METROPOLITAN DISTRICT NO. 1
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
IGA Revenue #2 - Property Taxes (Net)	\$ 241,116	\$ 237,773	\$ (3,343)
IGA Revenue #2 - Specific Ownership Taxes	24,350	23,337	(1,013)
IGA Revenue #2 - Contractual Obligation (Net)	25,381	25,029	(352)
IGA Revenue #7 - Property Taxes (Net)	1,994,854	1,946,905	(47,949)
IGA Revenue #7 - Specific Ownership Taxes	201,457	193,080	(8,377)
IGA Revenue #7 - Contractual Obligation (Net)	209,984	204,937	(5,047)
Other income	-	24,550	24,550
Charging Stations Income	1,858	4,281	2,423
Net Investment Income	19,000	4,047	(14,953)
Total Revenues	2,718,000	2,663,939	(54,061)
EXPENDITURES			
General and Administrative:			
Accounting and Audit	242,400	327,930	(85,530)
Directors Fees	3,000	1,400	1,600
District Management	84,000	88,403	(4,403)
Dues and Licenses	3,600	3,005	595
Election Expense	10,000	1,437	8,563
Financial Analysis / Debt Restructuring	40,000	3,426	36,574
Insurance and Surety Bonds	50,000	33,001	16,999
Legal	77,000	57,870	19,130
Miscellaneous	15,000	2,778	12,222
Payment to City (1.0 Mill Regional ML)	235,365	229,964	5,401
Schweiger Ranch Foundation Donation	25,000	25,000	-
Operations and Maintenance:			
Irrigation and Monument Lighting	250,000	390,023	(140,023)
Landscape Maintenance	550,000	538,947	11,053
Landscape Maintenance - Meridian Reimbursement	10,000	-	10,000
Parking Garage Maintenance	200,000	-	200,000
Sign and "Upgrades" Maintenance	10,000	-	10,000
Charging Stations Expenses	-	13,218	(13,218)
Snow Removal	100,000	58,786	41,214
Storm Drainage Facilities Maintenance	40,000	-	40,000
Street Lights	8,000	12,436	(4,436)
Contingency	16,635	-	16,635
Total Expenditures	1,970,000	1,787,624	182,376
NET CHANGE IN FUND BALANCE	748,000	876,315	128,315
Fund Balance - Beginning of Year	152,000	172,109	20,109
FUND BALANCE - END OF YEAR	\$ 900,000	\$ 1,048,424	\$ 148,424

See accompanying Notes to Basic Financial Statements.

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 1 DEFINITION OF REPORTING ENTITY

Rampart Range Metropolitan District No. 1 (the District or District No. 1), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the Douglas County District Court on March 12, 2001, concurrently with five other districts, Rampart Range Metropolitan District Nos. 2 - 6, and is governed pursuant to provisions of the Colorado Special Districts Act (Title 32, Article 1, Colorado Revised Statutes). In 2005, Rampart Range Metropolitan District Nos. 7 - 9 (together with District Nos. 1 - 6, the Districts) were also organized. The District's service area is located entirely within the City of Lone Tree (the City) in Douglas County, Colorado. Commencing on January 1, 2020, for operational purposes, the Rampart Range Districts were separated into two groups. Rampart Range Metropolitan District Nos. 1, 2, 3, and 7 (the West Side Districts) are responsible for providing the operations and funding for the service area located on the west side of Interstate I-25 (the West Side), and Rampart Range Metropolitan District Nos. 4, 5, 6, 8, and 9 (the East Side Districts) are responsible for providing the operations and funding for the service area located on the east side of Interstate I-25 (the East Side).

The District operates under an Amended and Restated Service Plan approved by the City on April 19, 2005. The West Side Districts were established to provide financing for the design, acquisition, installation and construction of water and irrigation systems, streets, traffic and safety controls, fire protection and emergency medical services, television relay and translator facilities, transportation systems, parks and recreation facilities, sanitation facilities, and mosquito and pest control. The District, acting as the "West Side Operating District", is responsible for managing the construction and operation of facilities and services of the West Side Districts and for issuing debt. District Nos. 2 and 7 (the West Side Taxing Districts) are responsible for providing the funding and tax base needed to support the debt issued by the District for the West Side capital improvements and continuous operations. Pursuant to their respective Service Plans, the West Side Taxing Districts are obligated to impose a Regional Improvements Mill Levy, which is currently equal to 1.000 mill, and convey the revenue to the City to be used for the planning, constructing or acquiring of regional improvements. In addition, commencing in the tax collection year 2024, the West Side Taxing Districts will be obligated to impose an additional Operational Mill Levy in the amount of 1.000 mill, which shall be paid to the City to be used for the maintenance and repair of existing and future street/sidewalk improvements.

As of December 1, 2019, Rampart Range Metropolitan District No. 5 (District No. 5) became the Operating District for the East Side Districts. As of January 1, 2020, East Side fixed assets that were capitalized by District No. 1, were transferred to District No. 5, and accordingly, East Side Developer advance liabilities outstanding on District No. 1's balance sheet as of December 31, 2019, as well as other applicable assets and liabilities, were assigned to and assumed by District No. 5.

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

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 1 DEFINITION OF REPORTING ENTITY (CONTINUED)

governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

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

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

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 taxes and intergovernmental revenues.

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 as general revenues.

Separate financial statements are provided for 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

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

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, specific ownership taxes, Public Improvement Fees, and Sales Tax Rebate Revenue. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred, or the long-term obligation is due.

The District reports the following major governmental funds:

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

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

The Capital Projects Funds are used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities. The District accounts for capital activities in two capital projects funds: Capital Projects – West Side Fund (Capital Projects West) for West Side capital items and Capital Projects – East Side Fund (Capital Projects East) for East Side capital items.

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.

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property Taxes

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

Public Improvements Fee

On June 29, 2004, the Declaration of Covenants Imposing and Implementing the RidgeGate Public Improvements Fee (PIF) was made by the Developer. The PIF is imposed on each sale or exchange of goods or services for money that occurs within the West Side Districts, excluding residential property, and excluding the Sky Ridge Hospital complex properties as they were purchased before this time, upon which a sales tax would be payable to the City pursuant to the provisions of the City's Municipal Code.

The PIF is to be in an amount not to exceed 1.25% of the revenue generated by the sale, with such amount to be determined by the Designated Receiving Entity in its sole discretion. The District is the Designated Receiving Entity. The District has set the PIF rate at 1.25%. During 2020, the District recorded \$1,316,929 in PIF revenue.

Sales Tax Rebate Revenue

Another significant revenue source for the District is "Sales Tax Rebate Revenue" (STRR) or Sales Tax Rebates, which is defined in detail under Note 9 – Agreements, per both of the sections - Sales Tax Sharing Agreement as well as RidgeGate West Side Agreement Regarding Dedication, Acceptance and Maintenance of Public Improvements and Sales Tax Sharing. The obligation of the City to make payments of Sales Tax Rebate Revenue to the District commenced with regards to "Sales Tax Revenues" (defined as sales tax, lodging tax, admissions tax, or use tax imposed by the City) earned for the period January 1, 2013, and runs through December 31, 2032. The percentage of Sales Tax Revenue to be rebated by the City to the District was 45% of collections for the period of January 1, 2014, through December 31, 2018; however, the District now receives 25% of collections for the period of January 1, 2019, through December 31, 2023. The City makes payments of STRR quarterly within 60 days of each calendar quarter. During 2020, the District recorded \$892,217 in Sales Tax Rebate Revenue.

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.

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

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

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.

Currently, the District has assets that are being treated as construction in progress and assets that are being depreciated. For 2020, all capital infrastructure assets that were added by the District were added to construction in progress or were conveyed to the City.

During 2018 and 2019, some major repairs that are considered to be operational maintenance work that had been delayed on the District's parking garage, and did not necessarily extend its useful life, were completed. During these repairs, more damage was found in the parking garage than was anticipated, and according to the District's engineers and consultants, it was doubtful that the garage will have a 50 year estimated life. Therefore, in 2018, the District revalued the total estimated useful life on the parking garage from 50 years to 30 years. The parking garage was placed in service in 2005, so the revised estimated useful life will extend to 2034.

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

Parking Garage	30 Years
Infrastructure Assets – West Side:	
Storm Drainage System	40 Years
Parks, Trails, and Pedestrian	
Underpass Facilities	40 Years
Retaining Walls (Cabela's Area)	30 Years
Communication Systems (CINET)	20 Years

The District will convey the capital assets recorded in construction in progress to the City and other governmental entities. The District removes the assets from its property records once initial acceptance has taken place. Prior to January 1, 2015, the City would not accept for maintenance any assets constructed by the District since the inception of construction in 2001. With the December 2014 signing of the new Ridgeway West Side Agreement Regarding Dedication, Acceptance and Maintenance of Public Improvements and Sales Tax Sharing (which is defined in detail under Note 9 – Agreements) among RidgeGate, the District and the City, the City accepted ownership of all previously constructed and currently existing streets, sidewalks, street lighting, traffic signals and related landscaping effective as of January 1, 2015. On page 17, capital assets reflected as being dedicated to the City during 2020, include \$7,790,029 of costs, net of \$484,853 of previously recorded depreciation, which in addition to other assets, included most of the West Side parks improvements. In addition, capital assets reflected as being dedicated to Southgate Water & Sanitation District during 2020, include \$241,740 of costs.

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Water Rights

The cost of water rights includes acquisition cost, legal and engineering costs related to the development and augmentation of those rights. Since the rights have a perpetual life, they are not amortized. All other costs, including costs incurred for the protection of those rights, were expensed by District No. 1 in prior years. The associated Developer advances payable were transferred to District No. 5 as of January 1, 2020.

Amortization

Original Issue Discount/Premium

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the government'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 is 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.

**RAMPART RANGE 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.

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	\$ 963,885
Cash and Investments - Restricted	14,236,583
Total and Cash and Investments	\$ 15,200,468

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

Deposits with Financial Institutions	\$ 1,660,361
Investments	13,540,107
Total Cash and Investments	\$ 15,200,468

Deposits with Financial Institutions

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

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

At December 31, 2020, the District’s cash deposits had a bank balance of \$1,660,361 and a carrying balance of \$1,660,361.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 1
 NOTES TO BASIC FINANCIAL STATEMENTS
 DECEMBER 31, 2020**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

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 the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted Average Under 60 Days	\$ 13,540,107

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE

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

NOTE 4 RELATED PARTIES

Prior to December 31, 2007, the Developer of the property which constitutes the Districts was Colony Investments, Inc. (Colony). Effective July 1, 2007, Colony created a new corporation, RidgeGate Investments, Inc. (RidgeGate) which, as of December 31, 2007, is the entity that is developing the property. Collectively, RidgeGate and Colony are referred to herein as the "Developer". Certain members of the Board of Directors of the District are employees, owners or otherwise associated with the Developer, and may have conflicts of interest in dealing with the District. See Note 6 – Long Term Obligations concerning advances made by the Developer.

NOTE 5 CAPITAL ASSETS

As of January 1, 2020, all East Side capital assets, all East Side retainage payable amounts, and all East Side Developer advances and the related accrued interest amounts (see Note 6 – Long Term Obligations) which were recorded on District No. 1's financial statements as of December 31, 2019, were assigned to and assumed by District No. 5.

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

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 5 CAPITAL ASSETS (CONTINUED)

	Balance - December 31, 2019	Transfers To Rampart Range MD No. 5	Increases	Dedication to Other Entities	Balance - December 31, 2020
Capital Assets, Not Being Depreciated:				(See Note 2 - Capital Assets)	
Land Improvements	\$ 3,071,128	\$ -	\$ -	\$ -	\$ 3,071,128
<u>Construction in Progress - West</u>					
Streets	859,962	-	255,571	664,770	450,763
Streets - RidgeGate Parkway Expansion	7,840,926	-	940,959	-	8,781,885
Streets - SkyRidge Bridge	7,656,725	-	-	-	7,656,725
Water	241,140	-	-	241,140	-
Storm Drainage	84,535	-	-	14,535	70,000
Sanitary Sewer	600	-	-	600	-
Landscaping	308,217	-	271,727	293,212	286,732
Parks, Trails, and Open Space	1,810,779	-	-	1,758,412	52,367
Communication Systems	67,039	-	6,950	-	73,989
Public Transportation	186,685	-	-	-	186,685
Subtotal - West-Side Assets	<u>22,127,736</u>	<u>-</u>	<u>1,475,207</u>	<u>2,972,669</u>	<u>20,630,274</u>
<u>Construction in Progress - East</u>					
East-Side - Planning/Design	2,249,083	2,249,083	-	-	-
East-Side - Capital Assets	71,840	71,840	-	-	-
East-Side - Sanitary Sewer	3,904,324	3,904,324	-	-	-
Streets - RidgeGate Parkway Expansion	3,722,957	3,722,957	-	-	-
Streets - RG Station TOD Improvements	175,119	175,119	-	-	-
Streets - SkyRidge Bridge	1,743,360	1,743,360	-	-	-
Water - RidgeGate Parkway Water Main	3,986,929	3,986,929	-	-	-
East-Side - Water	4,375	4,375	-	-	-
Subtotal - East-Side Assets	<u>15,857,987</u>	<u>15,857,987</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Capital Assets, Not Being Depreciated	37,985,723	15,857,987	1,475,207	2,972,669	20,630,274
Capital Assets, Being Depreciated:					
Parking Garage	9,686,716	-	-	-	9,686,716
<u>Infrastructure assets - West</u>					
Storm Drainage	8,666,433	-	-	1,052,861	7,613,572
Parks, Trails, and Open Space	5,157,460	-	-	4,006,239	1,151,221
Pedestrian Underpass-Parks	2,520,198	-	-	-	2,520,198
Retaining Walls	3,067,590	-	-	-	3,067,590
Communication Systems	214,306	-	-	-	214,306
Subtotal - West-Side Assets	<u>19,625,987</u>	<u>-</u>	<u>-</u>	<u>5,059,100</u>	<u>14,566,887</u>
Total Capital Assets, Being Depreciated	29,312,703	-	-	5,059,100	24,253,603
Less: Accumulated Depreciation for:					
Parking Garage	(3,228,626)	-	(430,539)	-	(3,659,165)
Infrastructure Assets - West	(1,912,954)	-	(357,025)	(484,853)	(1,785,126)
Total Accumulated Depreciation	<u>(5,141,580)</u>	<u>-</u>	<u>(787,564)</u>	<u>(484,853)</u>	<u>(5,444,291)</u>
Total Capital Assets, Being Depreciated, Net	<u>24,171,123</u>	<u>-</u>	<u>(787,564)</u>	<u>4,574,247</u>	<u>18,809,312</u>
Capital Assets, Net	<u>\$ 62,156,846</u>	<u>\$ 15,857,987</u>	<u>\$ 687,643</u>	<u>\$ 7,546,916</u>	<u>\$ 39,439,586</u>

Depreciation expense was charged to functions/programs of the primary government as follows:
Public Works

\$ 787,564

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 6 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 - December 31, 2019	Transfers to Rampart Range MD No. 5	Additions	Deletions	Balance - December 31, 2020	Due Within One Year
<u>Governmental Activities:</u>						
Limited Tax Supported and Special Revenue Refunding and Improvement Bonds - Series 2017 Original Issue Premium - Series 2017 Bonds	\$ 177,200,000	\$ -	\$ -	\$ 3,945,000	\$ 173,255,000	\$ 4,060,000
	<u>10,419,766</u>	<u>-</u>	<u>-</u>	<u>563,378</u>	<u>9,856,388</u>	<u>-</u>
Total Bonds Payable	187,619,766	-	-	4,508,378	183,111,388	4,060,000
Notes from Direct Borrowings and Direct Placements -						
Series 2019 Sub. Loan	9,200,000	-	-	306,000	8,894,000	324,000
Developer Advances Capital						
Projects - West-Side - A	3,933,256	-	1,565,500	-	5,498,756	-
Developer Advances Water						
Rights - B	8,143,469	8,143,469	-	-	-	-
Developer Advances Water						
(East-Side) Capital Advances - B	13,187,812	13,187,812	-	-	-	-
Developer Advances Capital						
Projects - East-Side - C	16,540,814	16,540,814	-	-	-	-
Accrued Interest on Developer Advances - Capital Projects -						
West-Side - A	17,519	-	142,186	-	159,705	-
Accrued Interest on Developer Advances - Water Rights - B						
	9,540,903	9,540,903	-	-	-	-
Accrued Interest on Developer Advances - Water (East-Side)						
Capital Advances - B	5,829,226	5,829,226	-	-	-	-
Accrued Interest on Developer Advances - Capital Projects -						
East-Side - C	<u>910,991</u>	<u>910,991</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Governmental Activities Long-Term Obligations	<u>\$ 254,923,756</u>	<u>\$ 54,153,215</u>	<u>\$ 1,707,686</u>	<u>\$ 4,814,378</u>	<u>\$ 197,663,849</u>	<u>\$ 4,384,000</u>

A = Developer advances identified as “-A” refer to the Restated 2007 Capital Agreement – West Side discussed below

B = Developer advances identified as “-B” refer to the Assigned 2007 PWSD Funding Agreement discussed below

C = Developer advances identified as “-C” refer to the 2017 East Side Capital Agreement discussed below

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

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

Bonds and Loans

Series 2017 Bonds

On October 24, 2017, the District issued the Rampart Range Metropolitan District No. 1 Limited Tax Supported and Special Revenue Refunding and Improvement Bonds, Series 2017 (Series 2017 Bonds), with a par amount of \$184,020,000, and with the original issuance premium on the Series 2017 Bonds of \$11,631,889, a total bond proceeds amount of \$195,651,889. The Series 2017 Bonds held ratings by Moody's of "A2" and by S&P of "AA" at their issuance based on an insurance policy provided by Assured Guaranty Municipal Corp. The Series 2017 Bonds consist of three term bonds, each of which are subject to mandatory redemption. The first term bond issued in the original amount of \$99,305,000 is due annually through December 1, 2037 with an interest rate of 3.02%. There are also two term bonds with an interest rate of 5.00% each, issued in the original amounts of \$37,215,000 and \$47,500,000 due December 1, 2042 and December 1, 2047, respectively, which are also insured by Assured Guaranty Municipal Corp., the "Insured Bonds". Bonds maturing on and after December 1, 2028 are callable at the option of the District, on any interest payment date on and after December 1, 2027, upon payment of par and accrued interest, without redemption premium.

The proceeds of the Series 2017 Bonds were used as follows. 1) To redeem and refund in full the outstanding Series 2013A and 2013B Loans with US Bank dated September 12, 2013, in the principal amounts of \$48,520,000 and \$66,195,000, respectively. 2) To terminate a Swap hedging the 2013B Loan held by US Bank, with a termination fee of \$9,644,650. 3) To fully redeem the Series 2010A Bond held by the Developer, paying accrued and outstanding interest of \$4,830,181 and total principal of \$13,183,000. 4) To make a payment-in-full towards all outstanding developer advances from the Capital Funding and Reimbursement Agreement – West-Side, principal of \$32,208,466 and total accrued and outstanding interest of \$5,700,317. In addition, proceeds of the Series 2017 Bonds were used to: 5) fund a Debt Service Reserve Fund of \$10,974,000; 6) to fund a new money Project Fund of \$5,480,000 for remaining West-Side improvement costs, which was closed out in 2019; and 7) to pay all related costs of issuance.

The Series 2017 Bonds are secured by and payable from the "Pledged Revenue", which includes revenues generated from District Nos. 2 and 7 from the following sources, net of any collection costs: 1) all Capital Levies Revenue, 2) all Specific Ownership Taxes which are attributable to the collected Capital Levies Revenue, 3) all Pledged PIF Revenue, 4) all Sales Tax Rebate Revenue received pursuant to an agreement with the City, 5) all PILOT revenues, and 6) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund. The Series 2017 Bonds are also secured by amounts held by the Trustee in the Debt Service Reserve Fund. The Capital Levies Revenue means an ad valorem property tax mill levy imposed by each Taxing District at a rate agreed to with the District pursuant to the Third Amended and Restated Capital Pledge Agreement (see Note 9 – Agreements). The Insured Bonds are further secured by a municipal insurance policy provided by Assured Guaranty Municipal Corp.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2017 Bonds (Continued)

According to the Indenture of Trust dated as of October 1, 2017, between the District and UMB Bank, N.A. (the Trustee), (the Indenture), the District may retain all Pledged Revenue received in a "Revenue Fund", which shall be held, maintained and administered by the District. Not less than five business days prior to each bond interest payment date of June 1 and December 1, annually, starting on June 1, 2018, through full maturity on December 1, 2047, the District shall deposit with the Trustee, from Pledged Revenue on deposit in the Revenue Fund, an amount into the Bond Fund, which will make the amounts available in the Bond Fund sufficient to pay the accrued interest on the Series 2017 Bonds, plus any principal amount due on such bond interest payment date. During 2020, the required funds were transferred from the Revenue Fund to the Bond Fund held by the Trustee, from which the total bond interest amount of \$7,028,797 was paid on the Series 2017 Bonds, and on December 1, 2020, a principal amount of \$3,945,000 was also paid.

The District's debt maturities for the Series 2017 Bonds as of December 31, 2020, are as follows:

Maturities for the Period <u>Ending December 1.</u>	Bond <u>Principal</u>	Bond <u>Interest</u>	Total <u>Debt Service</u>
2021	\$ 4,060,000	\$ 6,909,658	\$ 10,969,658
2022	4,185,000	6,787,046	10,972,046
2023	4,310,000	6,660,659	10,970,659
2024	4,440,000	6,530,497	10,970,497
2025	4,575,000	6,396,409	10,971,409
2026 - 2030	25,035,000	29,824,104	54,859,104
2031 - 2035	29,050,000	25,808,410	54,858,410
2036 - 2040	34,120,000	20,738,135	54,858,135
2041 - 2045	43,080,000	11,772,500	54,852,500
2046 - 2047	20,400,000	1,542,500	21,942,500
Total	<u>\$ 173,255,000</u>	<u>\$ 122,969,918</u>	<u>\$ 296,224,918</u>

Events of default under the Indenture include: the failure or refusal of the District to apply the Pledged Revenue as required by the Indenture, or the failure or refusal of a Taxing District to impose the applicable Capital Levy as required by the terms of the Capital Pledge Agreement; as well as the failure to observe or perform any other of the material covenants, agreements, duties or conditions of the financing documents; and filing a petition for bankruptcy. Upon the occurrence and continuance of an event of default, the Trustee may pursue the right of receivership or may proceed to protect and enforce the rights of the bond holders by suit for judgement or by mandamus or such other suit, action, or proceeding at law or in equity, to enforce all rights of the bond holders. However, acceleration of the bonds shall not be an available remedy for an event of default.

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2019 Subordinate Loan

On May 14, 2019, District No. 1 entered into a loan agreement with Compass Mortgage Corporation (2019 Loan Agreement), which direct loan is evidenced by a promissory note, the Rampart Range Metropolitan District No. 1 Subordinate Limited Tax Supported and Special Revenue Loan, Series 2019 (2019 Note), evidencing a term loan in the original principal amount of \$9,200,000 (2019 Subordinate Loan). The proceeds of the 2019 Subordinate Loan were used to make a payment-in-full of \$8,073,353 towards all outstanding developer advances documented in the Fourth Amendment to Amended and Restated Capital Funding and Reimbursement Agreement – West-Side related to a portion of the costs for the Sky Ridge Bridge Extension Project, principal of \$7,656,725 and total accrued and outstanding interest of \$416,628. In addition, proceeds of the 2019 Subordinate Loan were used to fund a Reserve Fund of \$920,000, held by BBVA Compass Bank, and to pay all related costs of issuance.

The 2019 Note evidenced an eleven year loan with a Maturity Date of December 15, 2030, with an interest rate of 4.56%. Interest payments on the 2019 Note are calculated on the basis of a 360-day year consisting of twelve 30-day months and are due annually on December 15, commencing on December 15, 2019, along with principal payments also due on December 15, which commence on December 15, 2020. The 2019 Subordinate Loan is secured by and payable from the same Pledged Revenue which funds the Series 2017 Bonds. Once the total annual debt service requirements for the Series 2017 Bonds have been deposited into the Revenue Fund maintained by the District, then District No. 1 is required to make monthly transfers by the end of each month to the 2019 Subordinate Loan Payment Fund held by BBVA Compass Bank, until the amount on deposit within that account is equal to the principal of and interest on the 2019 Subordinate Loan coming due on December 15th of that same year. Prepayments on the 2019 Loan may not be made until May 14, 2026, and then any date thereafter. During 2020, the required funds were transferred from the Revenue Fund to the 2019 Subordinate Loan Payment Fund, from which the total bond interest amount of \$419,520 and a principal amount of \$306,000 was paid on the 2019 Subordinate Loan. BBVA Compass Bank did not actually withdraw these funds from the 2019 Subordinate Loan Payment Fund until January 8, 2021, due to internal bank issues, but the funds are posted as paid on a timely basis as of December 15, 2020.

Events of default under the 2019 Loan Agreement include: the failure or refusal of the District to apply the Subordinate Pledged Revenue as required, or the failure or refusal of a Taxing District to impose the applicable Capital Levy as required by the terms of the Capital Pledge Agreement; as well as the failure to observe or perform any other of the material covenants, agreements, duties or conditions of the financing documents; and filing a petition for bankruptcy. Upon the occurrence and continuance of an event of default, Compass Mortgage Corporation may at its option, do any or all of the following: impose the default rate on the loan; may apply the available funds in the loan accounts against the amounts owed; may proceed to protect and enforce its rights under the financing documents; and may proceed by mandamus or any other suit, action, or proceeding at law or in equity, to enforce its rights.

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NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

Developer Advances

Capital Funding and Reimbursement Agreement – West Side

On December 31, 2007, the District, Colony, and RidgeGate entered into a Capital Funding and Reimbursement Agreement – West-Side (the 2007 Capital Agreement – West Side). This agreement was amended on December 31, 2008, then on November 18, 2009, and again on November 24, 2010. The 2007 Capital Agreement was amended and restated on November 30, 2012, and further revised with a first amendment on September 22, 2014, pursuant to which prior capital advances and repayments were acknowledged and RidgeGate agreed to advance up to \$80,000,000 to the District through December 31, 2016. In addition, this first amendment also specified that repayments made against the outstanding West Side advances were to be made against each advance individually, on a first in, first out (FIFO) basis, first being applied towards accrued and outstanding interest and then to principal. A second amendment on September 23, 2015 reduced the interest rate – these advances will bear an interest rate of 8% per annum, compounded annually, through December 31, 2014; however, commencing on January 1, 2015, interest accrued at the higher of 3% per annum or the applicable short term federal interest rate in effect as of the first day of each year. Furthermore, if all outstanding principal and accrued interest has not been repaid in full to the Developer as of December 31, 2019, the interest rate will increase. A third amendment to the amended and restated agreement on November 21, 2016 (together with all amendments and/or restatements, the Restated 2007 Capital Agreement – West Side), extended the date RidgeGate agreed to provide funding to December 31, 2017, without changing the maximum funding amount.

Beginning in 2016, construction on the District's Sky Ridge Bridge Extension Project (the Bridge Project) began, which is an automobile, bike and walking bridge constructed over Interstate-25, parallel to the RTD SERE Project light-rail bridge that connects the west and east sides of the RidgeGate Development. The Bridge Project costs were being paid through Developer Advances under the Amended 2017 East-Side Capital Agreement (see below). In early 2019, the District engaged Ranger Engineering, LLC to conduct a cost benefit analysis on the Bridge Project. Ranger Engineering's final report, dated April 30, 2019, recommended a total Bridge Project costs allocation split of 80% to the West Side Districts and 20% to the East Side Districts. Eighty percent of the total estimated Bridge Project costs amounted to \$7,656,725. Therefore, the District entered into a Fourth Amendment to the Amended and Restated Capital Funding and Reimbursement Agreement – West Side simultaneously with a Second Amendment to the Capital Funding and Reimbursement Agreement – East Side, both dated April 24, 2019, and effective as of May 14, 2019, to transfer \$7,656,725 of Developer Advance principal amounts and the related accrued and outstanding interest from the Amended 2017 East Side Capital Agreement to the Restated 2007 Capital Agreement – West Side. The Fourth Amendment also extended the date RidgeGate agreed to provide funding to December 31, 2019, without changing the maximum funding amount of \$80,000,000.

In like manner, during 2019, construction on the District's RidgeGate Parkway Expansion Project (the RG Parkway Project) began on the East Side of the RidgeGate Development. The RG Parkway Project costs were being paid through Developer Advances under the Amended 2017 East Side Capital Agreement. On July 8, 2019, the District received a cost benefit analysis report from Ranger Engineering, LLC which recommended a total RG

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NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

Capital Funding and Reimbursement Agreement – West Side (Continued)

Parkway Project costs allocation split of 75% to the West Side Districts and 25% to the East Side Districts. As the RG Parkway Project will extend through 2020, the total amount of related costs was not known. Therefore, the District entered into a Fifth Amendment to the Amended and Restated Capital Funding and Reimbursement Agreement – West Side simultaneously with a Third Amendment to the Capital Funding and Reimbursement Agreement – East Side, both approved on October 23, 2019, and effective as of October 31, 2019, to transfer \$6,420,513 in principal of Developer Advances which are associated with the RG Parkway Project and \$125,802 of related accrued and outstanding interest from the Amended 2017 East Side Capital Agreement to the Restated 2007 Capital Agreement – West Side. In addition, it was determined that future RG Parkway Project costs will be funded from capital advances according to the same allocation of 75% to the West Side Districts and 25% to the East Side Districts. The Fifth Amendment also increased the maximum funding amount to \$90,000,000 through December 31, 2019.

A sixth amendment to the Restated 2007 Capital Agreement – West Side dated February 12, 2020, and effective as of January 1, 2020, further extended the funding term for Advances through December 31, 2021, without changing the maximum funding amount of \$90,000,000. Finally, on May 27, 2020, and effective as of January 1, 2020, a Seventh Amendment moved the date of full repayment before an interest rate increase goes into affect from December 31, 2019 to December 31, 2022.

During 2010, all outstanding West Side Developer Advances principal and accrued and unpaid interest balances were discharged with the issuance of the Series 2010B Junior Revenue Bond on November 30, 2010. The principal amount reflected as paid was \$30,726,413 and the accrued interest reflected as paid was \$6,475,024. On March 28, 2012, and on June 6, 2014, two additional payments were made against the Restated 2007 Capital Agreement – West Side of \$9,927,025 (total accrued interest of \$1,263,508 and principal of \$8,663,517). On October 24, 2017, with the issuance of the Series 2017 Bonds, all of the outstanding balances under the Restated 2007 Capital Agreement – West Side were paid in full, accrued interest of \$5,700,317 and outstanding principal of \$32,208,466. On May 14, 2019, with the issuance of the 2019 Subordinate Loan, all of the outstanding balances allocated to the Restated 2007 Capital Agreement – West Side with the Fourth Amendment were paid in full, outstanding principal of \$7,656,725, and accrued interest of \$416,628. Finally, on October 31, 2019, the effective date of the Fifth Amendment, a partial payment in the amount of \$3,888,059 was made against the outstanding balances allocated to the Restated 2007 Capital Agreement – West Side from the Fifth Amendment, all accrued interest of \$125,802 and outstanding principal of \$3,762,257. Until the District has repaid to RidgeGate all funds outstanding under the Restated 2007 Capital Agreement – West Side, to the extent that Pledged Revenue remains on an annual basis after the debt service requirements of the Series 2017 Bonds and the 2019 Subordinate Loan have been fulfilled, a portion of, or all of, the remaining funds should be applied as a payment to RidgeGate. As of December 31, 2020, the principal and accrued interest amounts balances outstanding under the Restated 2007 Capital Agreement – West Side were \$5,498,756 and \$159,705, respectively. The remaining balance of the funding obligation under the Restated 2007 Capital Agreement – West Side available for use as of December 31, 2020 was \$1,483,866 from the \$90,000,000 maximum funding.

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
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NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

Capital Funding and Reimbursement Agreement for Water and Sewer Service through Parker Water and Sanitation District

On December 31, 2007, the District, Colony and RidgeGate entered into the 2007 Capital Funding and Reimbursement Agreement for Water and Sewer Service through Parker Water and Sanitation District (PWSD) (2007 PWSD Funding Agreement). The 2007 PWSD Funding Agreement establishes the obligation of RidgeGate to fund, and the District to reimburse RidgeGate, \$9,385,033 for advances previously made, including \$8,143,469 for certain water rights conveyed from Colony to the District, and up to an additional \$5,000,000 per year for advances made for construction of water and sewer improvements required by the PWSD IGA (discussed below in Note 9 – Agreements). Amounts due under the 2007 PWSD Funding Agreement are to be reimbursed, with 8% interest (including interest from the date of advance on advances made prior to December 31, 2007), until such time as the District's existing financial obligations are satisfied, or the District has issued bonds for such purpose, as further set forth in the 2007 PWSD Funding Agreement.

On September 23, 2015, a "First Amendment" revised certain terms of the agreement and reduced the interest rate. Advances made according to the amended 2007 PWSD Funding Agreement will bear an interest rate of 8% per annum, compounded annually, through December 31, 2014; however, commencing on January 1, 2015, interest shall accrue at the higher of 3% per annum or the applicable short term federal interest rate in effect as of the first day of each year. Furthermore, if all outstanding principal and accrued interest has not been repaid in full to the Developer as of December 31, 2019, the interest rate will increase. On December 9, 2016, a second amendment to this agreement revised the definition of the "improvements" under the agreement to include street improvements of the Sky Ridge Bridge Extension Project. On February 22, 2017, concurrent with the drafting of the 2017 East Side Capital Agreement (see below), and effective as of January 1, 2017, a third amendment transferred certain principal and accrued interest balances related to all East Side improvements and put them under the new Capital Funding and Reimbursement Agreement – East Side. These transferred balances were removed in their totality from the Amended 2007 PWSD Funding Agreement, and the third amendment further revised the definition of the "improvements" under the agreement to exclude street improvements of the Sky Ridge Bridge Extension Project, which had been added with the second amendment. On May 27, 2020, with an effective date of January 1, 2020, a fourth amendment to the 2007 PWSD Funding Agreement (together with the original agreement and all amendments, the Amended 2007 PWSD Funding Agreement) extended the period by which full repayment needed to take place under the First Amendment or the interest rate would increase, from December 31, 2019 to December 31, 2022.

On March 24, 2021, with an effective date of January 1, 2020, an Assignment and Assumption of 2007 Capital Funding and Reimbursement Agreement for Water and Sewer Service through PWSD was entered into (the PWSD Assignment) to assign all of the rights and obligations under the Amended 2007 PWSD Funding Agreement, including the obligation to reimburse RidgeGate for amounts advanced to the District and still outstanding, from District No. 1 to District No. 5, and District No. 5 agreed to assume all such rights and obligations, (together with the original agreement and all prior and future amendments, the Assigned 2007 PWSD Funding Agreement). In addition, pursuant to the PWSD Assignment,

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NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

Capital Funding and Reimbursement Agreement for Water and Sewer Service through Parker Water and Sanitation District (Continued)

District No. 1 agreed to transfer or direct to District No. 5 any and all payments made for water resource credits allocated to District No. 1 pursuant to the PWSD IGA (see Note 9 – Agreements) (Water Resource Credits) purchased by a developer or builder in the East Side Property (Water Resource Credit Payments).

Finally, on March 24, 2021, with an effective date of January 1, 2020, a fifth amendment to the Assigned 2007 PWSD Funding Agreement amended and clarified the priority of payment of reimbursement rights and obligations under the Assigned 2007 PWSD Funding Agreement and the East Side Agreement (see below) from either an East Side bond issuance or from Water Resource Credit Payments.

Capital Funding and Reimbursement Agreement – East Side

On March 2, 2017, the District and RidgeGate entered into a Capital Funding and Reimbursement Agreement – East Side (the 2017 East Side Capital Agreement), with an effective date of January 1, 2017. This agreement sets forth the terms by which RidgeGate will advance funds to the District for costs incurred on the properties to be served by PWSD, which are within the boundaries of Rampart Range Metropolitan District Nos. 3 – 6, 8, and 9 (the East Side CFRA Properties). The 2017 East Side Capital Agreement identified and “Transferred” prior capital advances in the principal amount of \$3,743,052 plus accrued interest of \$60,685, which were initially funded under the Amended 2007 PWSD Funding Agreement to the 2017 East Side Capital Agreement, where such advances were deemed to be more appropriately accounted for. These costs include general planning expenses and preliminary design costs associated with the East Side CFRA Properties, as well as costs associated with the Sky Ridge Bridge Extension Project. Under the 2017 East Side Capital Agreement, RidgeGate agreed to advance up to \$30,000,000 to the District through December 31, 2020. These advances will accrue interest at the higher rate of 3% per annum or the applicable short term federal interest rate in effect as of the first day of each year, compounded annually. Furthermore, if all outstanding principal and accrued interest has not been repaid in full to the Developer as of December 31, 2020, the interest rate will increase. On August 22, 2018, a first amendment (together with the original agreement and all amendments, the Amended 2017 East Side Capital Agreement) increased the funding amount through December 31, 2020 up to \$65,000,000.

As discussed in more detail above under the Capital Funding and Reimbursement Agreement – West Side, the Bridge Project costs were being paid through Developer Advances under the Amended 2017 East Side Capital Agreement; however, Ranger Engineering, LLC recommended a total Bridge Project costs allocation split of 80% to the West Side Districts and 20% to the East Side Districts. Therefore, the District entered into a Second Amendment to the Capital Funding and Reimbursement Agreement – East Side simultaneously with a Fourth Amendment to the Amended and Restated Capital Funding and Reimbursement Agreement – West Side, both dated April 24, 2019, and effective as of May 14, 2019, to transfer \$7,656,725 of Developer Advance principal amounts and \$416,628 of the related accrued and outstanding interest from the Amended 2017 East Side Capital Agreement to the Restated 2007 Capital Agreement – West Side. Furthermore, the

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NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

Capital Funding and Reimbursement Agreement – East Side (Continued)

80% of the Bridge Project funding principal amounts transferred to the West Side will no longer be considered as East Side advances or as part of the maximum funding amount under the Amended 2017 East Side Capital Agreement.

Likewise, as discussed in more detail above under the Capital Funding and Reimbursement Agreement – West Side, also in 2019, Ranger Engineering, LLC recommended a total RG Parkway Project costs allocation split of 75% to the West Side Districts and 25% to the East Side Districts. Therefore, the District entered into a Third Amendment to the Capital Funding and Reimbursement Agreement – East Side simultaneously with a Fifth Amendment to the Amended and Restated Capital Funding and Reimbursement Agreement – West Side, both approved on October 23, 2019, and effective as of October 31, 2019, to transfer \$6,420,513 of Developer Advance principal amounts and \$125,802 of the associated accrued and outstanding interest from the Amended 2017 East Side Capital Agreement to the Restated 2007 Capital Agreement – West Side. Furthermore, the 80% of the Bridge Project funding principal amounts transferred to the West Side will no longer be considered as East Side advances or as part of the maximum funding amount under the Amended 2017 East Side Capital Agreement. In addition, future RG Parkway Project costs will be funded from capital advances according to the same allocation of 75% to the West Side Districts and 25% to the East Side Districts.

This Agreement was “Terminated” on January 1, 2020, see second paragraph of the following agreement.

East Side Capital Funding and Reimbursement Agreement

On October 23, 2019, to be effective December 1, 2019, District No. 5 and RidgeGate entered into the East Side Capital Funding and Reimbursement Agreement (the East Side CF&R Agreement). This agreement sets forth the terms by which RidgeGate will advance funds to District No. 5 for costs incurred for the design, testing, engineering, construction, installation, and/or acquisition of public improvements on the East Side Properties. The East Side CF&R Agreement acknowledges and agrees to reimburse RidgeGate for “Prior Advances and Expenditures” under the Amended 2017 East Side Capital Agreement, the amount of which will be agreed to in an amendment to this Agreement, as well as for capital advances made by RidgeGate according to the East Side CF&R Agreement. For the period beginning December 1, 2019 and ending December 31, 2022, RidgeGate agreed to advance up to \$65,000,000 to the District under the East Side CF&R Agreement.

District No. 5 entered into two agreements with RidgeGate on March 24, 2021, each with an effective date of January 1, 2020. (A) First, the Transfer Of Prior Advances and Expenditures And Termination of Capital Funding And Reimbursement Agreement – East Side (the Transfer Agreement), wherein the outstanding balances of the Prior Advances and Expenditures under the Amended 2017 East Side Capital Agreement in the principal amount of \$16,540,814 plus accrued interest of \$910,990 to be repaid by District No. 1 were “Transferred” to the East Side CF&R Agreement, where all such advances will now be repaid by District No. 5. These costs include general planning expenses and preliminary design costs associated with the East Side Properties, as well as costs associated with the Sky Ridge Bridge Extension Project. After completion of the above, the Capital Funding and

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NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

East Side Capital Funding and Reimbursement Agreement (Continued)

Reimbursement Agreement – East Side was terminated. (B) The second agreement, a first amendment to the East Side CF&R Agreement (together with the original agreement and the Transfer Agreement, the Amended East Side CF&R Agreement) reaffirmed the original East Side CF&R Agreement and reconfirmed the amounts identified in the Transfer Agreement and the rights and obligations of the Prior Advances and Expenditures as to repayment.

NOTE 7 DEBT AUTHORIZATION

On May 4, 2004, a majority of the District’s qualified electors authorized the issuance of indebtedness in an amount not to exceed \$882,250,000 at an interest rate not to exceed 18% per annum. On November 1, 2005, the District’s electors authorized the issuance of additional indebtedness in an amount not to exceed \$5,505,000,000 at an interest rate not to exceed 18% per annum. At December 31, 2020, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Authorized May 4, 2004 Election	Authorized November 1, 2005 Election	Total Authorized	Authorization Used	Remaining at December 31, 2020
Emergency Medical Facilities and Fire Protection	\$ 14,700,000	\$ 500,000,000	\$ 514,700,000	\$ -	\$ 514,700,000
Intergovernmental Agreements	-	500,000,000	500,000,000	-	500,000,000
Mosquito Control	-	500,000,000	500,000,000	-	500,000,000
Operating Expenses	-	5,000,000	5,000,000	-	5,000,000
Parks and Recreation	214,470,000	500,000,000	714,470,000	27,071,954	687,398,046
Refund Debt	-	500,000,000	500,000,000	78,157,325	421,842,675
Sanitary Sewer (Includes Storm)	126,030,000	500,000,000	626,030,000	21,264,514	604,765,486
Streets	306,920,000	500,000,000	806,920,000	123,005,295	683,914,705
Television Relay and Communication Systems	14,700,000	500,000,000	514,700,000	437,979	514,262,021
Traffic and Safety Control	22,050,000	500,000,000	522,050,000	2,703,046	519,346,954
Transportation System	14,700,000	500,000,000	514,700,000	401,922	514,298,078
Water Facilities	168,680,000	500,000,000	668,680,000	8,959,965	659,720,035
Election Authorization Totals	<u>\$ 882,250,000</u>	<u>\$ 5,505,000,000</u>	<u>\$ 6,387,250,000</u>	<u>\$ 262,002,000</u>	<u>\$ 6,125,248,000</u>
Service Plan Debt Totals			<u>\$ 500,000,000</u>	<u>\$ 262,002,000</u>	<u>\$ 237,998,000</u>

Pursuant to the Service Plan, the District is limited to issuing \$500,000,000 in total debt, regardless of individual debt category line amounts. In addition, the maximum debt service mill levy for the District is 50 mills, as adjusted for changes in the ratio of actual value to assessed value of property within the District. The residential assessment rate changed from 7.20% to 7.15% for assessed valuations certified in 2019. However, the District has no residential assessed valuation; therefore, the maximum mill levy for the District remains at 50 mills.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District’s service area.

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
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NOTE 8 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 balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2020, the District had net investment in capital assets, calculated as follows:

Net Investment in Capital Assets:	
Depreciable Capital Assets	\$ 18,809,312
Noncurrent Portion of Long-Term Obligations	(14,566,887)
Net Investment in Capital Assets	<u>\$ 4,242,425</u>

Restricted net position includes 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:

Restricted Net Position:	
Emergency Reserves - TABOR	\$ 80,000
Debt Service	1,049,057
Total Restricted Net Position	<u>\$ 1,129,057</u>

The District had a deficit unrestricted net position as of December 31, 2020. This deficit amount is a result of the District being responsible for the repayment of debt issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District’s financial records.

NOTE 9 AGREEMENTS

Annexation and Development Agreement

Colony Investments, Inc. entered into an Annexation and Development Agreement with the City, which was recorded by the Douglas County Clerk on September 5, 2000 (the Annexation Agreement), which sets forth and establishes an overall plan for the provision of capital infrastructure (including but not limited to financing, development, operations, maintenance, repair and replacement) to assist in development of property within the service area of the Districts, also known as the RidgeGate planned development (the Property). Although the Districts were not organized until after the Annexation Agreement was executed, the Annexation Agreement did anticipate that certain rights and obligations would be assigned to the Districts upon their organization. The Annexation Agreement establishes obligations of the Developer and/or the District to provide certain on-site Improvements and off-site Improvements, which are needed for the development of the Property. In consideration for the obligation to provide the Improvements to the Property, the

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
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NOTE 9 AGREEMENTS (CONTINUED)

Annexation and Development Agreement (Continued)

Annexation Agreement sets forth the City's agreement to pay certain Shared Sales Taxes to the Developer. The agreement to provide such Shared Sales Taxes is further clarified in the Sharing Agreement (described below), and the right to receive such Shared Sales Taxes has been assigned to the District and is now pledged towards the payment of the District's Series 2017 Bonds. Also per the Annexation Agreement, the City's obligation is to provide various Municipal Services, identified in the Annexation Agreement, including public safety/police protection; residential trash collection; and public road and bridge maintenance, cleaning, snow removal, and repairs. The term of the Annexation Agreement shall last until December 31, 2040, after which time certain provisions of the Annexation Agreement shall be deemed terminated and of no further force and effect. Effective as of January 1, 2015, a first amendment to the Annexation Agreement, executed simultaneously with the West Side Agreement (see below), removed all West Side Property (see below) from the Sales Tax Sharing provisions of the Annexation Agreement.

On November 21, 2017, an Amended and Restated Annexation and Development Agreement with Respect to the East Side Property was entered into between RidgeGate and the City (the Amended and Restated Annexation Agreement – East Side), which was executed simultaneously with the Mill Levy Pledge Agreement. The Amended and Restated Annexation Agreement – East Side amends and restates the Annexation Agreement with respect to all Rampart Range Metropolitan Districts properties located east of I-25 (the East-Side Property), the term of which expires on December 31, 2055, but does not in any way alter or amend the Annexation Agreement with respect to all properties located west of I-25 that reside within the Rampart Range Metropolitan Districts (the West Side Property).

Sales Tax Sharing Agreement

On September 18, 2001, the Developer entered into a Sales Tax Sharing Agreement with the City, wherein the City agreed to share certain Sales Tax Revenues with the Developer to fund public infrastructure improvements (the Sharing Agreement). Per the Sharing Agreement, "Sales Tax Revenues" means any sales tax, lodging tax, admissions tax or use tax imposed by, or on behalf of, the City upon taxable transactions occurring on the Property, specifically excluding ad valorem property taxes.

On an annual basis, the Sales Tax Revenues are to be allocated 60% to the District, and 40% to the City (with the exception of certain Sales Tax Revenues from Cabela's Wholesale, Inc. associated specifically with a Memorandum of Understanding dated May 1, 2012, between the District, RidgeGate, and the City – the "Cabela's Sales Tax"), which provisions commenced on January 1, 2013, and extend for a term of 20 years from such date. The City agreed to pay the District's portion of the Sales Tax Revenues to the District - the "Sales Tax Rebates". Effective as of January 1, 2015, an amendment to the Sharing Agreement, executed simultaneously with the West Side Agreement (see below), removed all West Side Property from the Sharing Agreement, as revised sales tax sharing provisions were included in the West Side Agreement. The Amended and Restated Annexation Agreement – East Side terminates the Sharing Agreement, stating that other than the revenue pledged in the Mill Levy Pledge Agreement, there shall be no other revenue sharing for the East Side property.

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
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NOTE 9 AGREEMENTS (CONTINUED)

Ridgegate West Side Agreement Regarding Dedication, Acceptance, and Maintenance of Public Improvements and Sales Tax Sharing

On December 23, 2014, the Douglas County Clerk recorded the Ridgegate West Side Agreement Regarding Dedication, Acceptance and Maintenance of Public Improvements and Sales Tax Sharing (the West Side Agreement) among RidgeGate, the District, and the City which became effective as of January 1, 2015. Simultaneously with the execution of the West Side Agreement, RidgeGate and the City entered into amendments to the Annexation Agreement and the Sharing Agreement that exclude all of the West Side Property from both of these Agreements. The West Side Agreement shall terminate as to RidgeGate on December 31, 2032.

The West Side Agreement provided direction regarding various West Side Property issues as follows: 1) on January 1, 2015, the District dedicated to the City and the City accepted all currently existing streets, sidewalks, street lighting and signals for perpetual ownership, repair, replacement and maintenance (including snow removal on streets only) from the District and released both the District and RidgeGate from any future costs associated with the same, except for improvements that are defined in the agreement as “Upgrades”; 2) the City will accept all future streets, sidewalks, street lighting and signals, in accordance with certain standards and procedures adopted by the City, at the time of dedication; 3) the District and the City acknowledge that the District has constructed and will construct certain improvements that will not be offered to the City, and the District shall remain responsible for the operation, maintenance, repair and replacement of such improvements; and 4) in order to offset costs incurred by the City in connection with references (1) and (2) above, (a) during the years 2015 through 2019 the District shall make five annual Maintenance Cost Payments to the City in the amount of \$250,000 each by July 1 of each such year, and (b) commencing in tax collection year 2024, the District will impose an additional “Operational Mill Levy” in the amount of one mill which shall be paid to the City.

The West Side Agreement also replaced the provisions regarding sales tax sharing from that of the Sharing Agreement for the West Side Property only, as follows: 1) the concepts of Total Costs and Shortfalls as defined in the Annexation Agreement no longer exist for the West Side Property, and the City is no longer required to account for such costs separately; 2) the Sales Tax Rebates from the Sharing Agreement are calculated using a reducing allocation between the District and the City. For Sales Tax Revenues collected by the City, the District shall receive (a) 45% for the period of January 1, 2014, through December 31, 2018, (b) 25% for January 1, 2019, through December 31, 2023, (c) 15% for January 1, 2024, through December 31, 2028, and (d) 10% for January 1, 2029, through December 31, 2032; and 3) the Sales Tax Rebates owed to the District by the City shall be paid by the City within sixty days of each calendar quarter. (See Note 2 – Summary of Significant Accounting Policies - Sales Tax Rebate Revenue.)

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
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NOTE 9 AGREEMENTS (CONTINUED)

District Facilities Construction and Service Agreement

On April 30, 2007, the District entered into a Second Amended and Restated District Facilities Construction and Service Agreement among District Nos. 1 – 9 (Master IGA), to coordinate the construction, operation, maintenance, and financing of facilities that are intended to benefit the Districts. On December 1, 2019, the Master IGA was amended by that certain First Amendment, which removed Rampart Range Metropolitan District Nos. 4, 5, 6, 8, and 9 from the Master IGA (West Side Master IGA), and simultaneously with the First Amendment, these Districts entered into an East Side Master IGA. The West Side Master IGA is now among only the West Side Districts. In accordance with the West Side Master IGA, as the Operating District, the District agrees to construct, manage the financing, operate, and maintain the public facilities and services. As the West Side Taxing Districts, Rampart Range Metropolitan District Nos. 2, 3, and 7 agree to pay their respective shares of the costs of facilities and services provided by the District.

Capital Pledge Agreement

The District and District Nos. 2 and 7 entered into a Capital Pledge Agreement dated April 1, 2007, for the repayment of prior debt obligations. Pursuant to the agreement, District Nos. 2 and 7 agreed to pledge certain revenues to repay those prior debt obligations issued by the District. Pledged revenues included (1) District Nos. 2 and 7's covenant to levy the required mill levy, up to but not in excess of 50 mills, as adjusted for changes in the ratio of actual value to assessed value of property within each District under State statutes (the Residential Assessment Ratio) on all taxable property within District Nos. 2 and 7, net of reasonable operation and maintenance costs incurred by District Nos. 2 and 7, (2) seventy-five percent (75%) of the development fees collected by District Nos. 2 and 7, (3) all Public Improvement Fee revenue, and (4) a portion of the specific ownership taxes.

In order to pledge the revenues described above to more recent prior debt obligations, the District also entered into an Amended and Restated Capital Pledge Agreement dated March 28, 2012. This amended Capital Pledge Agreement pledged the same revenues as the original Capital Pledge Agreement dated April 1, 2007, with the exception of development fees, which were no longer pledged revenue. Then on September 12, 2013, the District, District No. 2 and District No. 7 entered into a Second Amended and Restated Capital Pledge Agreement.

In conjunction with the issuance of the Series 2017 Bonds, the District, District No. 2 and District No. 7 entered into a "Third Amended and Restated Capital Pledge Agreement" dated October 1, 2017, for the repayment of the Series 2017 Bonds. Pursuant to the Third Amended and Restated Capital Pledge Agreement the District agreed to pledge certain revenues to repay the Series 2017 Bonds and any additional bonds authorized thereunder and issued by District No. 1. Pledged revenues include (1) the District's covenant to levy the required mill levy, up to but not in excess of 50 mills, as adjusted for changes in the Residential Assessment Ratio on all taxable property within each District, net of reasonable operation and maintenance costs incurred by each District, and (2) a portion of the specific ownership taxes, of which some or all of these revenues are further pledged towards the payment of District No. 1's debt obligations, senior of which are the Series 2017 Bonds.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 9 AGREEMENTS (CONTINUED)

Operations Pledge Agreement

Additionally, on April 30, 2007, the District, District No. 2 and District No. 7 entered into an Operations Pledge Agreement whereby District Nos. 2 and 7 agreed to impose an operations mill levy in amounts determined as necessary by the District in order to pay their proportionate share of the District's administrative and operations and maintenance costs.

Water Rights and Wells Purchase Agreement with Colony Investments, Inc.

In October 2006, District No. 1 entered into a water rights and wells purchase agreement with Colony Investments, Inc. These water rights were subsequently conveyed to PWSD for the benefit of the properties on the East Side. The liability for repayment to the Developer was assumed by District No. 5 from District No. 1 as of January 1, 2020.

Intergovernmental Agreement for Water and Sewer Service

On December 13, 2006, the District approved an Intergovernmental Agreement (PWSD IGA) for water and sewer service with PWSD. Pursuant to the PWSD IGA, it is acknowledged that the area in District Nos. 3 through 6, 8, and 9 will be included into the service area for PWSD. The PWSD IGA addresses conveyance of certain water rights and well sites and clarifies the obligations for construction of the water and sewer improvements to serve the Districts within PWSD's service area. Such assets will ultimately be conveyed to PWSD for ownership and maintenance. The District was obligated to pay inclusion fees to PWSD over a ten-year period commencing December 2007 in exchange for PWSD providing water and sewer services to the Districts within its service area.

City IGAs Regarding the RidgeGate Parkway Widening Project

On September 18, 2018, the City entered into five consolidated Intergovernmental Agreements Regarding the RidgeGate Parkway Widening Project (RGPW Project), (City RG Parkway IGAs). The first of the City RG Parkway IGAs was a State of Colorado Intergovernmental Contract with the Colorado Department of Transportation (CDOT) for the construction of Phase 2 of the RGPW Project, establishing the City as the Local Agency. Three of the City RG Parkway IGAs were with individual partners to provide the local funding for the RGPW Project: Douglas County, the Southeast Public Improvement Metropolitan District (SPIMD), and the District. The District Intergovernmental Agreement Concerning Construction Funding and Management - RidgeGate Parkway Widening Project, the (District RGPW Funding IGA) identified that the "Total Construction Costs" for the RGPW Project were estimated at \$26,900,000, with the funding amounts to be provided by each participating party, the RRMD District Contribution was stated as being \$15,500,000. However, the District RGPW Funding IGA stated that prior to the award of the Phase 2 construction contract the District was to deposit funding to the City in the amount of the Total Construction Costs, less any funding partner contributions received by the City. The actual amount Rampart Range was required to fund was \$8,418,507.75, which was paid to the City on May 6, 2019.

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 9 AGREEMENTS (CONTINUED)

City IGAs Regarding the RidgeGate Parkway Widening Project (Continued)

In addition to the funding aspect, the District was also responsible for providing RGPW Project design right-of-way plans and bid documents, and continues to provide construction management, record keeping, materials testing, and other services, all to be provided at the District's own expense. The Total Construction Costs do not include costs for construction administration services to be performed by the City, and the District is to reimburse the City for such costs up to a maximum of \$100,000. The fifth of the City RG Parkway IGAs is the District Project Management Work Allocation Agreement – RidgeGate Parkway which further defines the responsibilities of the City and the District regarding certain aspects of the management associated with the RGPW Project.

As discussed above in the Capital Funding and Reimbursement Agreement – East Side section under Developer Advances (Note 6 – Long-Term Obligations), on July 8, 2019, the District received a cost benefit analysis report from Ranger Engineering recommending a total RGPW Project costs allocation split of 75% to the West Side Districts and 25% to the East Side Districts, and effective as of October 31, 2019, the District entered into a Third Amendment to the Capital Funding and Reimbursement Agreement – East Side along with a Fifth Amendment to the 2007 Capital Agreement – West Side, to re-allocate the funding amounts for the RGPW Project.

Total costs incurred on the RGPW Project during 2017 were \$415,782, and total costs incurred during 2018 were \$1,127,392, all of which were District provided design and construction management costs and were expensed in the District Capital Projects – East Side Fund. During 2019, total costs incurred on the RGPW Project equalled \$10,020,710, of which \$8,550,545 was actual construction costs, \$1,442,214 was District provided design and construction management costs and \$27,951 was construction administration services performed by the City and reimbursed by the District. Initially all of the costs incurred during 2019 were expensed in the District Capital Projects – East Side Fund, except for \$180 which was expensed in the District Capital Projects – West Side Fund. Total RGPW Project costs from inception in 2017 through December 31, 2019 were \$11,563,884; however, only \$10,454,568 of these costs were to be shared. During 2019, the District transferred expenses of \$7,840,746 to the Capital Projects – West Side Fund. As of December 31, 2019, total RGPW Project costs of \$7,840,926 were expensed in the District Capital Projects – West Side Fund, equal to 75% of the total costs to be shared since inception of the project.

During 2020, total costs incurred on the RGPW Project equalled \$1,258,309, of which \$1,222,319 was District provided design and construction management costs and \$35,990 was construction administration services performed by the City and reimbursed by the District. Of the total RGPW Project costs incurred during 2020, \$314,577 (25%) was expensed by District No. 5 and \$943,732 (75%) was to be expensed by District No. 1. The District No. 1 portion was reduced by two invoices to a particular vendor which were refunded to the District, so the total amount expensed by District No. 1 was \$940,959.

As of December 31, 2020, the RGPW Project is nearing completion and is expected to be under-budget, in which case any funding remaining and held by the City will be returned to District Nos. 1 and 5 according to their respective funding ratios.

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 9 AGREEMENTS (CONTINUED)

Cost Sharing IGA Regarding Crosswalk Improvements

Dated June 26, 2019, the District approved, and on August 5, 2019, the City accepted and approved the Cost Sharing Intergovernmental Agreement Regarding Crosswalk Improvements (the Crosswalk IGA). The West Side Agreement directed that the City accept all streets, sidewalks, etc., from the District and released the District from any future costs associated with the same, except for improvements that are defined in the agreement as Upgrades. During 2019, the City put together a multi-year plan to repair and/or replace many of the intersections or crosswalks within RidgeGate, establishing that these crosswalks are Upgrades, and that the District is responsible for the Marginal Costs. The Crosswalk IGA establishes the City's intent to make these repairs over time and releases the District from any future costs for this project for a one-time \$470,000 "Cash Contribution". The District paid \$470,000 to the City on September 13, 2019.

Maintenance Services and Reimbursement Agreement for Parks

On July 23, 2020, the District entered into the Maintenance Services and Reimbursement Agreement with South Suburban Park and Recreation District (SSPRD), (the Parks Agreement). Subsequent to the signing of this agreement, on August 18, 2020, the District deeded its largest park system to the City. This conveyance included Belvedere Park, Lincoln Commons Park, Promenade Park, and the Willow Creek Park channel, which tracts also included detention ponds 302 and 308, as well as some other large open space areas. The City took ownership of these parks and by separate agreement, retained SSPRD to maintain and operate them. The two detention ponds that the City took ownership of will continue to be maintained by the District.

The Parks Agreement with SSPRD, provided for an allocation of costs that both the District and SSPRD will be responsible for in relation to these parks due to the irrigation and lighting systems already in place. The District's main landscape maintenance contractor will continue to maintain these parks, with most of the parks related costs now being invoiced to SSPRD. The District will continue to pay all irrigation costs in the District, including those for these parks to Denver Water. However, four Denver Water accounts owned by the District were identified as being related to these parks, and the District is to invoice SSPRD 24.50% of the costs on these accounts on a quarterly basis for reimbursement. SSPRD is to provide its own electric metering system within the conveyed parks and invoice the District for 5.0% of the related costs. The term of this Parks Agreement commenced on July 23, 2020 and shall renew annually on January 1 of each year unless terminated by mutual agreement of the District and SSPRD.

NOTE 10 COMMITMENTS AND CONTINGENCIES

As of December 31, 2020, the District had no unexpended construction related contract commitments.

RAMPART RANGE METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 11 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 general liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE 12 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. On November 7, 2000, a majority of the District's electors approved an election question to remove limits on the amount of all revenues, excluding revenues generated from ad valorem taxes, the District is allowed to collect and spend or retain without regard to any limitations under TABOR.

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

On May 4, 2004, District voters passed an election question to increase property taxes \$500,000 annually, without limitation of rate, to pay the District's operational and maintenance costs. On November 1, 2005, District voters passed an election question to increase property taxes \$5,000,000 annually, without limitation of rate, to pay the District's operational and maintenance costs.

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

**RAMPART RANGE METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
IGA Revenue #2 - Property Taxes (Net)	\$ 977,154	\$ 963,608	\$ (13,546)
IGA Revenue #2 - Specific Ownership Taxes	89,283	85,571	(3,712)
IGA Revenue #2 - Property Tax Interest	1,310	16	(1,294)
IGA Revenue #7 - Property Taxes (Net)	8,084,406	7,890,090	(194,316)
IGA Revenue #7 - Specific Ownership Taxes	738,677	707,961	(30,716)
IGA Revenue #7 - Property Tax Interest	2,500	428	(2,072)
PIF Revenue	1,450,000	1,316,929	(133,071)
Sales Tax Rebate Revenue	750,000	892,217	142,217
Net Investment Income	356,670	81,463	(275,207)
Total Revenues	<u>12,450,000</u>	<u>11,938,283</u>	<u>(511,717)</u>
EXPENDITURES			
Accounting	20,000	-	20,000
Financial Analysis / Debt Restructuring	50,000	-	50,000
Note Bank Fees - Loan Series 2019	2,500	-	2,500
Paying Agent Fees - Series 2017 Bonds	2,500	2,500	-
PIF Collection Expense	40,000	31,990	8,010
Debt Service:			
Bond Interest - Series 2017	7,028,797	7,028,797	-
Bond Principal - Series 2017	3,945,000	3,945,000	-
Loan Interest - Series 2019 Note	419,520	419,520	-
Loan Principal - Series 2019 Note	306,000	306,000	-
Contingency	35,683	-	35,683
Total Expenditures	<u>11,850,000</u>	<u>11,733,807</u>	<u>116,193</u>
NET CHANGE IN FUND BALANCE	600,000	204,476	(395,524)
Fund Balance - Beginning of Year	<u>13,300,000</u>	<u>13,331,285</u>	<u>31,285</u>
FUND BALANCE - END OF YEAR	<u>\$ 13,900,000</u>	<u>\$ 13,535,761</u>	<u>\$ (364,239)</u>

**RAMPART RANGE METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS – WEST SIDE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
IGA Revenue #7 - Development Fees	\$ 128,880	\$ 161,580	\$ 32,700
Net Investment Income	4,120	3,271	(849)
Total Revenues	<u>133,000</u>	<u>164,851</u>	<u>31,851</u>
EXPENDITURES			
General and Administrative:			
Accounting	20,000	-	20,000
District Management	15,000	9,778	5,222
Legal	10,000	-	10,000
Capital Projects - West Side:			
Construction Management	10,000	5,078	4,922
Planning/Design	10,000	13,649	(3,649)
Capital Outlay - West Side:			
Communication Systems	-	6,950	(6,950)
Landscaping	280,000	271,727	8,273
Streets	100,000	51,242	48,758
Streets - RidgeGate Parkway Expansion	1,000,000	940,959	59,041
Streetscape	220,000	204,329	15,671
Contingency	15,000	-	15,000
Total Expenditures	<u>1,680,000</u>	<u>1,503,712</u>	<u>176,288</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(1,547,000)	(1,338,861)	208,139
OTHER FINANCING SOURCES (USES)			
Developer Advances	1,300,000	1,565,500	265,500
Total Other Financing Sources (Uses)	<u>1,300,000</u>	<u>1,565,500</u>	<u>265,500</u>
NET CHANGE IN FUND BALANCE	(247,000)	226,639	473,639
Fund Balance - Beginning of Year	<u>740,000</u>	<u>304,229</u>	<u>(435,771)</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 493,000</u></u>	<u><u>\$ 530,868</u></u>	<u><u>\$ 37,868</u></u>

**RAMPART RANGE METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS – EAST SIDE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Total Revenues	\$ -	\$ -	\$ -	\$ -
EXPENDITURES				
Total Expenditures	-	-	-	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	-	-
OTHER FINANCING SOURCES (USES)				
Transfers to Rampart Range MD No. 5	(3,200,000)	(3,710,000)	(3,692,412)	17,588
Total Other Financing Sources (Uses)	(3,200,000)	(3,710,000)	(3,692,412)	17,588
NET CHANGE IN FUND BALANCE	(3,200,000)	(3,710,000)	(3,692,412)	17,588
Fund Balance - Beginning of Year	3,200,000	3,710,000	3,692,412	(17,588)
FUND BALANCE - END OF YEAR	\$ -	\$ -	\$ -	\$ -

OTHER INFORMATION

**RAMPART RANGE METROPOLITAN DISTRICT NO. 1
DEBT SERVICE SCHEDULE OF BONDS OUTSTANDING
DECEMBER 31, 2020**

**LIMITED TAX SUPPORTED AND SPECIAL REVENUE
REFUNDING AND IMPROVEMENT BONDS, SERIES 2017**

\$99,305,000 Term Bond Due 12/01/2037 at Interest Rate of 3.020%
\$37,215,000 Term Bond Due 12/01/2042 at Interest Rate of 5.000%
\$47,500,000 Term Bond Due 12/01/2047 at Interest Rate of 5.000%
Interest calculated on a 360-day year of twelve 30-day months.
INTEREST PAYMENTS Due on JUNE 1 and DECEMBER 1
PRINCIPAL PAYMENTS Due on DECEMBER 1

Due Date	Principal	Interest Rate	Interest	Annual Debt Service
2021	\$ 4,060,000	3.020%	\$ 6,909,658	\$ 10,969,658
2022	4,185,000	3.020%	6,787,046	10,972,046
2023	4,310,000	3.020%	6,660,659	10,970,659
2024	4,440,000	3.020%	6,530,497	10,970,497
2025	4,575,000	3.020%	6,396,409	10,971,409
2026	4,715,000	3.020%	6,258,244	10,973,244
2027	4,855,000	3.020%	6,115,851	10,970,851
2028	5,000,000	3.020%	5,969,230	10,969,230
2029	5,155,000	3.020%	5,818,230	10,973,230
2030	5,310,000	3.020%	5,662,549	10,972,549
2031	5,470,000	3.020%	5,502,187	10,972,187
2032	5,635,000	3.020%	5,336,993	10,971,993
2033	5,805,000	3.020%	5,166,816	10,971,816
2034	5,980,000	3.020%	4,991,505	10,971,505
2035	6,160,000	3.020%	4,810,909	10,970,909
2036	6,345,000	3.020%	4,624,877	10,969,877
2037	6,540,000	3.020%	4,433,258	10,973,258
2038	6,735,000	5.000%	4,235,750	10,970,750
2039	7,075,000	5.000%	3,899,000	10,974,000
2040	7,425,000	5.000%	3,545,250	10,970,250
2041	7,795,000	5.000%	3,174,000	10,969,000
2042	8,185,000	5.000%	2,784,250	10,969,250
2043	8,595,000	5.000%	2,375,000	10,970,000
2044	9,025,000	5.000%	1,945,250	10,970,250
2045	9,480,000	5.000%	1,494,000	10,974,000
2046	9,950,000	5.000%	1,020,000	10,970,000
2047	10,450,000	5.000%	522,500	10,972,500
	\$ 173,255,000		\$ 122,969,918	\$ 296,224,918

**RAMPART RANGE METROPOLITAN DISTRICT NO. 1
DEBT SERVICE SCHEDULE OF LOAN OUTSTANDING
DECEMBER 31, 2020**

**SUBORDINATE LIMITED TAX SUPPORTED AND
SPECIAL REVENUE LOAN, SERIES 2019**
 \$9,200,000 Promissary Note Due 12/15/2030 at Interest Rate of 4.560%
 Interest calculated on a 360-day year of twelve 30-day months.
INTEREST and PRINCIPAL PAYMENTS Due on DECEMBER 15

Due Date	Principal	Interest Rate	Interest	Annual Debt Service
2021	\$ 324,000	4.560%	\$ 405,566	\$ 729,566
2022	572,000	4.560%	390,792	962,792
2023	599,000	4.560%	364,709	963,709
2024	548,000	4.560%	337,394	885,394
2025	572,000	4.560%	312,406	884,406
2026	844,000	4.560%	286,322	1,130,322
2027	885,000	4.560%	247,836	1,132,836
2028	1,180,000	4.560%	207,480	1,387,480
2029	1,070,000	4.560%	153,672	1,223,672
2030	2,300,000	4.560%	104,880	2,404,880
	\$ 8,894,000		\$ 2,811,058	\$ 11,705,058