

**REMUDA RANCH METROPOLITAN
DISTRICT
Douglas County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2020

**REMUDA RANCH METROPOLITAN DISTRICT
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YEAR ENDED DECEMBER 31, 2020**

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Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Remuda Ranch Metropolitan District
Douglas County, Colorado

We have audited the accompanying financial statements of the governmental activities and each major fund of the Remuda Ranch Metropolitan District as of and for the year 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.

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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 the Remuda Ranch Metropolitan District, as of December 31, 2020, and the respective changes in financial position 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.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Remuda Ranch Metropolitan District's basic financial statements. The Supplementary Information and the Other Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The Supplementary Information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Other Information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Duggio & Associates, P.C.

August 17, 2021

BASIC FINANCIAL STATEMENTS

**REMUDA RANCH METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2020**

	Governmental Activities
ASSETS	
Cash and Investments - Restricted	\$ 2,156,016
Property Taxes Receivable	3,155
Capital Assets, Not Being Depreciated	8,499,538
Total Assets	10,658,709
LIABILITIES	
Accrued Interest Payable	16,349
Noncurrent Liabilities:	
Due in More Than One Year	12,880,253
Total liabilities	12,896,602
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	3,155
Total Deferred Inflows of Resources	3,155
NET POSITION	
Unrestricted	(2,241,048)
Total Net Position	\$ (2,241,048)

See accompanying Notes to Basic Financial Statements.

**REMUDA RANCH METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	\$ 258,988	\$ -	\$ -	\$ -	\$ (258,988)
Interest and Related Costs on Long-Term Debt	1,982,251	-	-	-	(1,982,251)
	<u>\$ 2,241,239</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(2,241,239)</u>
 GENERAL REVENUES					
					191
					<u>191</u>
 CHANGE IN NET POSITION					
					(2,241,048)
					<u>-</u>
 NET POSITION - END OF YEAR					
					<u>\$ (2,241,048)</u>

See accompanying Notes to Basic Financial Statements.

**REMUDA RANCH METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments - Restricted	\$ -	\$ 1,724,091	\$ 431,925	\$ 2,156,016
Property Taxes Receivable	631	2,524	-	3,155
Total Assets	\$ 631	\$ 1,726,615	\$ 431,925	\$ 2,159,171
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Total Liabilities	\$ -	\$ -	\$ -	\$ -
DEFERRED INFLOWS OF RESOURCES				
Property Tax Revenue	631	2,524	-	3,155
Total Deferred Inflows of Resources	631	2,524	-	3,155
FUND BALANCES				
Restricted:				
Debt Service	-	1,724,091	-	1,724,091
Capital Projects	-	-	431,925	431,925
Total Fund Balances	-	1,724,091	431,925	2,156,016
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 631	\$ 1,726,615	\$ 431,925	
Amounts reported for governmental activities in the statement of net position are different because:				
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.				
Capital Assets				8,499,538
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not recorded as liabilities in the funds.				
Bonds Payable				(9,042,000)
Developer Advance Payable				(3,834,609)
Accrued Interest Payable				(19,993)
Net Position of Governmental Activities				\$ (2,241,048)

See accompanying Notes to Basic Financial Statements.

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

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Net Investment Income	\$ -	\$ 81	\$ 110	\$ 191
Total Revenues	-	81	110	191
EXPENDITURES				
General Government:				
Accounting	10,030	-	-	10,030
Dues and Licenses	1,100	-	-	1,100
Insurance and Bonds	11,462	-	-	11,462
Legal Services	236,135	-	-	236,135
Miscellaneous	261	-	-	261
Capital Projects:				
Capital Outlay	-	-	8,499,538	8,499,538
Bond Issue Costs	-	-	457,786	457,786
Organization Costs	-	-	500	500
Total Expenditures	258,988	-	8,957,824	9,216,812
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(258,988)	81	(8,957,714)	(9,216,621)
OTHER FINANCING SOURCES (USES)				
Transfers to/from Other Funds	-	1,724,010	(1,724,010)	-
Developer Advance	258,988	-	8,537,989	8,796,977
Repay Developer Advance	-	-	(6,466,340)	(6,466,340)
Bond Issuance - Series 2020A	-	-	7,895,000	7,895,000
Bond Issuance - Series 2020B	-	-	1,147,000	1,147,000
Total Other Financing Sources (Uses)	258,988	1,724,010	9,389,639	11,372,637
NET CHANGE IN FUND BALANCES	-	1,724,091	431,925	2,156,016
Fund Balances - Beginning of Year	-	-	-	-
FUND BALANCES - END OF YEAR	\$ -	\$ 1,724,091	\$ 431,925	\$ 2,156,016

See accompanying Notes to Basic Financial Statements.

**REMUDA RANCH METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES –
YEAR ENDED DECEMBER 31, 2020**

Net Change in Fund Balances - Governmental Funds \$ 2,156,016

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

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

Capital outlay 8,499,538

The issuance of long-term debt (e.g., bonds) 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 transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Developer Advance	(8,796,977)
Accrued Interest on Developer advance	(1,503,972)
Repayment of Developer Advance - Principal	5,467,271
Repayment of Developer Advance - Interest	999,069
Series 2020A G.O. Bonds - Proceeds	(7,895,000)
Series 2020B G.O. Bonds - Proceeds	(1,147,000)

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

Accrued Interest - Change in Liability (19,993)

Change in Net Position of Governmental Activities \$ (2,241,048)

**REMUDA RANCH METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Total Revenues	\$ -	\$ -	\$ -	\$ -
EXPENDITURES				
General and administrative				
Accounting	22,000	11,000	10,030	970
Dues and Licenses	500	1,100	1,100	-
Insurance and Bonds	2,500	12,000	11,462	538
Legal Services	22,000	237,000	236,135	865
Miscellaneous	-	18,900	261	18,639
Contingency	3,000	-	-	-
Total Expenditures	50,000	280,000	258,988	21,012
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(50,000)	(280,000)	(258,988)	21,012
OTHER FINANCING SOURCES (USES)				
Developer Advances	50,000	280,000	258,988	(21,012)
Total Other Financing Sources (Uses)	50,000	280,000	258,988	(21,012)
NET CHANGE IN FUND BALANCES	-	-	-	-
Fund Balances - Beginning of Year	-	-	-	-
FUND BALANCES - END OF YEAR	\$ -	\$ -	\$ -	\$ -

See accompanying Notes to Basic Financial Statements.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 1 DEFINITION OF REPORTING ENTITY

Remuda Ranch Metropolitan District (District), a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Douglas County, Colorado, on November 13, 2008 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was organized to provide Public Improvements and services for the benefit of all anticipated inhabitants and taxpayers of the District, either within or without its boundaries as they may change by virtue of inclusions of property. The District also serves to finance and oversee the construction of these Public Improvements and, if appropriate, to dedicate the Public Improvements to other public entities or to provide for ongoing operations and maintenance. The District's service area is located in Douglas County, Colorado.

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

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

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

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

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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. Internally dedicated resources are reported as general revenues rather than program revenues. Taxes and other items not properly included among program revenues are reported instead as general revenues.

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

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

The District reports the following major governmental funds:

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

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

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

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

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

Pooled Cash and Investments

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

Property Taxes

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

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

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the 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.

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

Deferred Inflow of Resources

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

Equity

Net Position

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

In the government-wide financial statements, fund equity is classified as net position. Net position may be classified into three components: net investment in capital assets, restricted and unrestricted.

Fund Balance

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

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

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

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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

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

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

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

NOTE 3 CASH AND INVESTMENTS

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

Statement of Net Position:

Cash and Investments - Restricted	\$ 2,156,016
Total Cash and Investments	<u><u>\$ 2,156,016</u></u>

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

Investments	\$ 2,156,016
Total Cash and Investments	<u><u>\$ 2,156,016</u></u>

Deposits With Financial Institutions

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

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits With Financial Institutions (Continued)

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

At December 31, 2020, the District's cash deposits had a bank and carrying balance of \$-0-.

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 Local Government	Weighted Average	
Liquid Asset Trust (COLOTRUST)	Under 60 Days	<u>\$ 2,156,016</u>

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

COLOTRUST

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

NOTE 4 CAPITAL ASSETS

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

	Balance at December 31, 2019	Increases	Decreases	Balance at December 31, 2020
<u>Governmental Activities:</u>				
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ -	\$ 8,499,538	\$ -	\$ 8,499,538
Total Capital Assets, Not Being Depreciated	<u>\$ -</u>	<u>\$ 8,499,538</u>	<u>\$ -</u>	<u>\$ 8,499,538</u>

Upon completion, a significant portion of capital assets will be conveyed by the District to other local governments. The District will not be responsible for the maintenance of those assets. Upon acceptance of the improvements by other local governments, the District will remove the cost of construction from its capital assets.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance December 31, 2019	Additions	Deletions	Balance December 31, 2020	Due Within One Year
Bonds Payable					
Limited Tax General Obligation Bonds:					
Series 2020A	\$ -	\$ 7,895,000	\$ -	\$ 7,895,000	\$ -
Series 2020B	-	1,147,000	-	1,147,000	-
Accrued Interest - Series 2020B	-	3,644	-	3,644	-
Subtotal	-	9,045,644	-	9,045,644	-
Developer Advance:					
Advance & Reimbursement Facilities					
Acquisition Agreement - 12/31/2008					
Operations	-	227,490	-	227,490	-
Operations - Interest	-	170,140	-	170,140	-
Capital	-	1,383,929	-	1,383,929	-
Capital - Interest	-	991,486	663,101	328,385	-
Advance & Reimbursement Facilities					
Acquisition Agreement - 09/19/2019					
Operations	-	31,498	-	31,498	-
Operations - Interest	-	1,572	-	1,572	-
Capital	-	7,154,060	5,467,271	1,686,789	-
Capital - Interest	-	340,774	335,968	4,806	-
Subtotal	-	10,300,949	6,466,340	3,834,609	-
Total	\$ -	\$ 19,346,593	\$ 6,466,340	\$ 12,880,253	\$ -

The details of the District's general obligation bonds outstanding during 2020 are as follows:

Limited Tax General Obligation Bonds, Series 2020A (the Senior Bonds) and **Subordinate Limited Tax General Obligation Bonds, Series 2020B** (the Subordinate Bonds, and together with the Senior Bonds, the Bonds)

Bond Proceeds

The District issued the Bonds on December 16, 2020, in the par amounts of \$7,895,000 for the Senior Bonds and \$1,147,000 for the Subordinate Bonds.

Proceeds from the sale of the Senior Bonds were used to: (i) pay or reimburse Project Costs which are costs properly attributable to the Project or any part thereof, including reimbursement or payment of such costs in accordance with the Developer Reimbursement Agreement or any other similar agreements pursuant to which the District is bound; (ii) fund capitalized interest on the Senior Bonds; (iii) fund the Reserve Fund; and (iv) pay the costs of issuance of the Bonds. Proceeds of the Subordinate Bonds were used to: (i) pay a portion of the Project Costs and (ii) pay certain costs of issuance of the Subordinate Bonds.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Senior Bonds Details

The Senior Bonds bear interest at 5.000% per annum and are payable semiannually on June 1 and December 1, beginning on June 1, 2021, to the extent of available Senior Pledged Revenue. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2025. The Senior Bonds mature on December 1, 2050.

Senior Bonds Details (Continued)

To the extent principal of any Senior Bond is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Senior Bond. To the extent interest on any Senior Bond is not paid when due, such interest shall compound on each interest payment date at the rate then borne by the Senior Bond.

Senior Pledged Revenue

The Senior Bonds are secured by and payable from Senior Pledged Revenue, which means the moneys derived by the District from the following sources, net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County: (a) the Senior Required Mill Levy; (b) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Senior Required Mill Levy; and (c) the Capital Fees, if any, and (d) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

Capital Fees means the Facilities Fee and all other fees of a capital nature (excluding periodic, recurring service charges) imposed before and after the issuance of the Bonds. The District imposes a Facilities Fee of \$3,000 per residential unit to be constructed within the District. The Facilities Fee is due and payable to the District no later than 180 days after the closing on the sale of any parcel of property from the Developer to a non-affiliated entity or individual or upon issuance of a building permit for construction of structures on property within the District, whichever is sooner.

Senior Required Mill Levy

The District has covenanted to impose a Senior Required Mill Levy on all taxable property of the District each year in an amount sufficient to pay the Senior Bonds when due, and if necessary, an amount sufficient to replenish the Reserve Fund to the amount of the Reserve Requirement, but (i) not in excess of 40 mills (subject to adjustment for changes in the method of calculating assessed valuation after August 26, 2008), and (ii) if the amount on deposit in the Surplus Fund is less than the Maximum Surplus Amount, not less than 40 mills (subject to adjustment), or such lesser mill levy which will pay the Senior Bonds when due, will replenish the Reserve Fund to the amount of the Reserve Requirement, and will fund the Surplus Fund up to the Maximum Surplus Amount.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Additional Security for Senior Bonds

The Senior Bonds are also secured by capitalized interest which was funded from proceeds of the Senior Bonds in the amount of \$1,102,010, the Reserve Fund which was funded from proceeds of the Senior Bonds in the amount of the Reserve Requirement of \$622,000, and the Surplus Fund which is to be funded from excess Senior Pledged Revenue, if any, up to the Maximum Surplus Amount of \$789,500. The balance in the capitalized interest account as of December 31, 2020, is \$1,102,062.

Subject to the receipt of sufficient Senior Pledged Revenue, the Reserve Fund is to be maintained in the amount of the Reserve Requirement for as long as any Senior Bonds are outstanding. The balance in the Reserve Fund as of December 31, 2020, is \$622,029.

Senior Pledged Revenue that is not needed to pay debt service of the Senior Bonds in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus Amount. Subject to the receipt of sufficient Senior Pledged Revenue, the Surplus Fund is to be maintained for as long as any Senior Bonds are outstanding. All amounts, if any, remaining after payment in full of the Senior Bonds, are pledged by the District as Subordinate Pledged Revenue. The balance in the Surplus Fund as of December 31, 2020, is \$-0-.

Subordinate Bonds Details

The Subordinate Bonds bear interest at the rate of 7.625% per annum and are payable annually on December 15, beginning December 15, 2021, from, and to the extent of, available Subordinate Pledged Revenue, if any, and mature on December 15, 2050. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. In the event that any amount of principal or interest on the Subordinate Bonds remains unpaid on December 15, 2050, the Subordinate Bonds will be deemed discharged.

Subordinate Pledged Revenue

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue which means the moneys derived by the District from the following sources, net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County: (a) the Subordinate Required Mill Levy; (b) the portion of the Specific Ownership Tax resulting from imposition of the Subordinate Required Mill Levy; (c) the Subordinate Capital Fee Revenue which means the Capital Fees remaining after deduction of all amounts applied to the payment of the Senior Bonds, if any, and any other then outstanding senior bonds; (d) all amounts remaining in the Surplus Fund, if any, after payment in full of the Senior Bonds; and (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Subordinate Required Mill Levy

The District has covenanted to impose a Subordinate Required Mill Levy in the amount of 40 mills (subject to adjustment for changes in the method of calculating assessed valuation occurring after August 26, 2008) less the Senior Bond Mill Levy, or such lesser mill levy that will pay the Subordinate Bonds in full. Senior Bond Mill Levy means the mill levy required to be imposed for payment of the Senior Bonds and any other mill levy required to be imposed for the payment of other outstanding senior bonds.

Optional Redemption

The Senior Bonds and the Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2025, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2025, to November 30, 2026	3.00%
December 1, 2026, to November 30, 2027	2.00
December 1, 2027, to November 30, 2028	1.00
December 1, 2028, and thereafter	0.00

Senior Bonds Debt Service

The outstanding principal and interest of the Senior Bonds are due as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ -	\$ 378,302	\$ 378,302
2022	-	394,750	394,750
2023	-	394,750	394,750
2024	-	394,750	394,750
2025	20,000	394,750	414,750
2026-2030	615,000	1,912,250	2,527,250
2031-2035	920,000	1,729,750	2,649,750
2036-2040	1,335,000	1,460,250	2,795,250
2041-2045	1,845,000	1,078,500	2,923,500
2046-2049	3,160,000	551,750	3,711,750
Total	<u>\$ 7,895,000</u>	<u>\$ 8,689,802</u>	<u>\$ 16,584,802</u>

The annual debt service requirements of the Subordinate Bonds are not currently determinable since they are payable only from available Subordinate Pledged Revenue.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

On November 4, 2008, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$180,000,000 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:

	Amount Authorized on 11/4/2008	Amount Used by 2020A Senior Bonds	Amount Used by 2020B Subordinate Bonds	Authorized Amount Remaining
Streets	\$ 15,000,000	\$ 2,282,653	\$ 331,628	\$ 12,385,719
Parks and Recreation	15,000,000	1,059,007	153,855	13,787,138
Potable and Non-Potable Water	15,000,000	1,511,087	219,533	13,269,380
Sanitary Sewer	15,000,000	3,042,253	441,984	11,515,763
Public Transportation	15,000,000	-	-	15,000,000
Mosquito and Pest Control	15,000,000	-	-	15,000,000
Traffic and Safety	15,000,000	-	-	15,000,000
Television Relay and Translation	15,000,000	-	-	15,000,000
Operations and Maintenance	15,000,000	-	-	15,000,000
Refunding, Refinancing, or Defeasance	15,000,000	-	-	15,000,000
Intergovernmental Agreements	15,000,000	-	-	15,000,000
Reimbursement Agreements	15,000,000	-	-	15,000,000
Total	<u>\$ 180,000,000</u>	<u>\$ 7,895,000</u>	<u>\$ 1,147,000</u>	<u>\$ 170,958,000</u>

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$15,000,000. In the future, the District may issue a portion or all of the remaining but unissued general obligation debt for purposes of providing public improvements to support the development as it occurs within the District's service area.

NOTE 6 NET POSITION

The District has a deficit in unrestricted net position. This deficit is a result of the District being responsible for the repayment of bonds issue for public improvements that are anticipated to be conveyed to other governmental entities.

NOTE 7 RELATED PARTY

The developer of the property which constitutes the District is Remuda Ranch Development, LLC. All members of the Board of Directors of the District are officers or employees of or related to the Developer or an entity affiliated with the Developer, and may have conflicts of interest in dealing with the District.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 8 ECONOMIC DEPENDENCY

The District has not yet established a revenue base sufficient to pay operational expenditures. Until an independent revenue base is established, continuation of operations in the District will be dependent upon funding by the Developer.

NOTE 9 AGREEMENTS

Advance and Reimbursement Facilities Acquisition Agreements – Wiens Ranch Company, Inc.

On December 31, 2008, the District entered into an Advance and Reimbursement and Facilities Acquisition Agreement with Wiens Ranch Company, Inc. (“Wiens Ranch”). Wiens Ranch has incurred certain costs related to organizational, maintenance and operational costs for the benefit of the District. The District has agreed to reimburse Wiens Ranch for organization, maintenance, operations costs, together with an interest rate of eight percent (8%) per annum on such sums advanced. Interest shall accrue as of the date each Advance is made to the District, provided, however, that no interest shall begin to accrue on any advance made to the District prior to the date on which the District was officially formed.

Wiens Ranch has incurred actual capital construction costs related to improvements of the type authorized in the Service Plan. The District has agreed to reimburse Wiens Ranch for actual capital construction costs from the proceeds of the first series of Bonds or, if Bonds are not issued, from funds available pursuant to the terms of the agreement.

Advance and Reimbursement Facilities Acquisition Agreements – Remuda Ranch Development LLC

On September 3, 2019, the District entered into the Advance and Reimbursement and Facilities Acquisition Agreement with Remuda Ranch Development, LLC (“the Developer”). The Developer has incurred certain costs related to organizational, maintenance and operational costs for the benefit of the District. The District has agreed to reimburse the Developer for Advances for organization, maintenance, and operations costs, together with an interest rate of eight percent (8%) per annum on such sums advanced. Interest shall accrue as of the date each Advance is made to the District, provided, however, that no interest shall begin to accrue on any advance made to the District prior to the date on which the District was officially formed.

The Developer has incurred actual capital construction costs that are related to improvements of the type authorized by the Service Plan. The District has agreed to reimburse the Developer for Advances for actual capital construction costs at an interest rate of eight percent (8%) per annum on such sums advanced. Interest shall accrue as of the date each Advance is made to the District.

NOTE 10 INTERFUND TRANSFERS

The transfer of \$1,724,010 from the Capital Projects Fund to the Debt Service Fund is in connection with the Series 2020A and 2020B bond issuance.

**REMUDA RANCH METROPOLITAN DISTRICT
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 liability, property, public officials' liability, and workers' compensation 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.

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

On November 4, 2008, a majority of the District's electors authorized the District to collect and spend or retain, beginning in 2009 and for each subsequent year, all revenues of the District without regard to any limitations under TABOR.

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

SUPPLEMENTARY INFORMATION

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

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Net Investment Income	\$ -	\$ 81	\$ 81
Total Revenues	<u>-</u>	<u>81</u>	<u>81</u>
EXPENDITURES			
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	81	81
OTHER FINANCING SOURCES (USES)			
Transfers From Other Funds	-	1,724,010	1,724,010
Total Other Financing Sources (Uses)	<u>-</u>	<u>1,724,010</u>	<u>1,724,010</u>
NET CHANGE IN FUND BALANCES	-	1,724,091	1,724,091
Fund Balances - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES - END OF YEAR	<u>\$ -</u>	<u>\$ 1,724,091</u>	<u>\$ 1,724,091</u>

**REMUDA RANCH METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Net Investment Income	\$ -	\$ 200	\$ 110	\$ (90)
Total Revenues	-	200	110	(90)
EXPENDITURES				
Bond Issue Costs	-	458,000	457,786	214
Organization Costs	-	-	500	(500)
Capital Outlay	-	8,500,000	8,499,538	462
Total Expenditures	-	8,958,000	8,957,824	176
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	(8,957,800)	(8,957,714)	86
OTHER FINANCING SOURCES (USES)				
Developer Advance	-	8,537,489	8,537,989	500
Repay Developer Advance	-	(6,500,000)	(6,466,340)	33,660
Bond Issuance - Series 2020A	-	7,895,000	7,895,000	-
Bond Issuance - Series 2020B	-	1,147,000	1,147,000	-
Transfers to Other Fund	-	(1,725,000)	(1,724,010)	990
Total Other Financing Sources (Uses)	-	9,354,489	9,389,639	35,150
NET CHANGE IN FUND BALANCES	-	396,689	431,925	35,236
Fund Balances - Beginning of Year	-	-	-	-
FUND BALANCES - END OF YEAR	\$ -	\$ 396,689	\$ 431,925	\$ 35,236

OTHER INFORMATION

**REMUDA RANCH METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2020**

\$7,895,000 Series 2020A
Limited Tax
General Obligation Bonds
Dated December 9, 2020
Principal due December 1
Interest Rate 5.0% Payable
June 1 and December 1

Year Ended December 31,	Principal	Interest	Annual Debt Service
2021	\$ -	\$ 378,302	\$ 378,302
2022	-	394,750	394,750
2023	-	394,750	394,750
2024	-	394,750	394,750
2025	20,000	394,750	414,750
2026	105,000	393,750	498,750
2027	110,000	388,500	498,500
2028	125,000	383,000	508,000
2029	130,000	376,750	506,750
2030	145,000	370,250	515,250
2031	155,000	363,000	518,000
2032	175,000	355,250	530,250
2033	180,000	346,500	526,500
2034	200,000	337,500	537,500
2035	210,000	327,500	537,500
2036	235,000	317,000	552,000
2037	245,000	305,250	550,250
2038	270,000	293,000	563,000
2039	280,000	279,500	559,500
2040	305,000	265,500	570,500
2041	320,000	250,250	570,250
2042	350,000	234,250	584,250
2043	365,000	216,750	581,750
2044	395,000	198,500	593,500
2045	415,000	178,750	593,750
2046	450,000	158,000	608,000
2047	470,000	135,500	605,500
2048	510,000	112,000	622,000
2049	535,000	86,500	621,500
2050	1,195,000	59,750	1,254,750
Total	<u>\$ 7,895,000</u>	<u>\$ 8,689,802</u>	<u>\$ 16,584,802</u>

**REMUDA RANCH METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2020**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Mills Levied	Total Property Taxes		Percent Collected to Levied
		General	Debt Service		Levied	Collected	
		Fund	Fund				
2016	\$ 5,810	0.000	0.000	0.000	\$ -	\$ -	- %
2017	5,810	0.000	0.000	0.000	-	-	-
2018	6,470	0.000	0.000	0.000	-	-	-
2019	6,470	0.000	0.000	0.000	-	-	-
2020	40,170	0.000	0.000	0.000	-	-	-
Estimated for the Year Ending December 31, 2021	\$ 56,670	11.132	44.531	55.663	\$ 3,155		

NOTE:

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