

**Ritiro Metropolitan District
Elbert County, Colorado**

FINANCIAL STATEMENTS

With Independent Auditor's Report

December 31, 2020

Ritoro Metropolitan District

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December 31, 2020

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Ritoro Metropolitan District
Elbert County, Colorado

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

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express 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 Ritoro Metropolitan District, 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.

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 supplemental 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 supplemental information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the 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.

Fiscal Focus Partners, LLC

Greenwood Village, Colorado
July 27, 2021

Ritoro Metropolitan District
STATEMENT OF NET POSITION
December 31, 2020

**Governmental
Activities**

ASSETS

Cash and investments	\$	5,966
Cash and investments - Restricted		1,007,000
Receivable - County Treasurer		2,215
Prepaid expenses		2,509
Property taxes receivable		327,313
Capital assets, not being depreciated		11,426,584
Total assets		12,771,587

LIABILITIES

Accounts payable		2,357
Accrued interest payable		34,146
Noncurrent liabilities:		
Due in more than one year		13,932,940
Total liabilities		13,969,443

DEFERRED INFLOWS OF RESOURCES

Deferred property tax revenue		327,313
Total deferred inflows of resources		327,313

NET POSITION

Restricted for:		
Emergency reserves		1,700
Debt service		973,000
Unrestricted		(2,499,869)
Total net position	\$	(1,525,169)

The accompanying Notes to the Financial Statements are an integral part of these statements.

Ritoro Metropolitan District
STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2020

<u>Functions/Programs</u>	Program Revenue			Net (Expense) Revenue and Changes in Net Position
<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government				
General government	\$ 60,494	\$ -	\$ -	\$ (60,494)
Interest on long-term debt and related costs	795,840	-	-	(795,840)
Total governmental activities	\$ 856,334	\$ -	\$ -	(856,334)
General revenues:				
				151,455
				24,564
				10,412
Special item:				
				243,440
				429,871
				(426,463)
				(1,098,706)
				\$ (1,525,169)

The accompanying Notes to the Financial Statements are an integral part of these statements.

Ritoro Metropolitan District

**BALANCE SHEET
GOVERNMENTAL FUNDS**

December 31, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash and investments	\$ 5,966	\$ -	\$ -	\$ 5,966
Cash and investments - Restricted	1,700	1,005,300	-	1,007,000
Receivable - County Treasurer	369	1,846	-	2,215
Prepaid expenses	2,509	-	-	2,509
Property taxes receivable	54,549	272,764	-	327,313
Total assets	<u>\$ 65,093</u>	<u>\$ 1,279,910</u>	<u>\$ -</u>	<u>\$ 1,345,003</u>
LIABILITIES				
Accounts payable	2,357	-	-	2,357
Total liabilities	<u>2,357</u>	<u>-</u>	<u>-</u>	<u>2,357</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred property tax revenue	54,549	272,764	-	327,313
Total deferred inflows of resources	<u>54,549</u>	<u>272,764</u>	<u>-</u>	<u>327,313</u>
FUND BALANCES				
Nonspendable:				
Prepaid expenses	2,509	-	-	2,509
Restricted for:				
Emergencies	1,700	-	-	1,700
Debt service	-	1,007,146	-	1,007,146
Unassigned	3,978	-	-	3,978
Total fund balances	<u>8,187</u>	<u>1,007,146</u>	<u>-</u>	<u>1,015,333</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 65,093</u>	<u>\$ 1,279,910</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.	11,426,584
Long-term liabilities, including bonds payable, developer advances and accrued interest are not due and payable in the current period and therefore are not reported in the funds.	
Bonds payable	(10,385,000)
Developer advances	(3,060,249)
Accrued interest payable - bonds	(326,233)
Accrued interest payable - developer advances	(195,604)
Net position of governmental activities	<u>\$ (1,525,169)</u>

The accompanying Notes to the Financial Statements are an integral part of these statements.

Ritiro Metropolitan District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS

For the Year Ended December 31, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
Revenues				
Property taxes	\$ 25,241	\$ 126,214	\$ -	\$ 151,455
Specific ownership taxes	4,419	20,145	-	24,564
Investment earnings	348	9,529	535	10,412
Total revenues	<u>30,008</u>	<u>155,888</u>	<u>535</u>	<u>186,431</u>
Expenditures				
Current				
Audit	6,500	-	-	6,500
Elections	35	-	-	35
Engineering	-	-	11,139	11,139
Insurance and dues	3,314	-	-	3,314
Legal	19,301	-	-	19,301
Management and accounting	14,440	-	-	14,440
Miscellaneous	7	982	223	1,212
Treasurer fees	759	3,794	-	4,553
Debt service				
Bond interest	-	409,750	-	409,750
Trustee fees	-	7,000	-	7,000
Total expenditures	<u>44,356</u>	<u>421,526</u>	<u>11,362</u>	<u>470,744</u>
Excess of revenues over (under) expenditures	<u>(14,348)</u>	<u>(265,638)</u>	<u>(10,827)</u>	<u>(284,313)</u>
Other financing sources (uses)				
Reimbursement to developer	-	-	(1,154,048)	(1,154,048)
Transfers in (out)	(12,229)	-	12,229	-
Total other financing sources and (uses)	<u>(12,229)</u>	<u>-</u>	<u>(1,141,819)</u>	<u>(1,154,048)</u>
Net change in fund balances	(26,577)	(265,638)	(1,152,646)	(1,444,861)
Fund balances - beginning	<u>34,764</u>	<u>1,272,784</u>	<u>1,152,646</u>	<u>2,460,194</u>
Fund balances - ending	<u>\$ 8,187</u>	<u>\$ 1,007,146</u>	<u>\$ -</u>	<u>\$ 1,015,333</u>

The accompanying Notes to the Financial Statements are an integral part of these statements.

Ritoro Metropolitan District

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2020

Net change in fund balances - governmental funds: \$ (1,444,861)

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

The issuance of long-term debt (e.g., bond, leases) 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.

Forgiveness of accrued interest	243,440
Repayment developer advance	1,154,048

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 bond interest payable - Change in liability	(193,843)
Accrued interest payable developer advances - Change in liability	(185,247)

Change in net position of governmental activities	<u>\$ (426,463)</u>
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Ritiro Metropolitan District

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - GENERAL FUND

For the Year Ended December 31, 2020

	Original Budget Amounts	Final Budget Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES				
Property taxes	\$ 25,141	\$ 25,141	\$ 25,241	\$ 100
Specific ownership taxes	1,508	4,100	4,419	319
Interest income	1,500	25	348	323
Total revenues	<u>28,149</u>	<u>29,266</u>	<u>30,008</u>	<u>742</u>
EXPENDITURES				
Audit	8,000	6,500	6,500	-
Elections	100	50	35	15
Insurance and dues	3,600	3,500	3,314	186
Legal	12,000	20,000	19,301	699
Management and accounting	12,000	14,000	14,440	(440)
Miscellaneous	200	65	7	58
Treasurer fees	750	750	759	(9)
Emergency reserves	1,500	1,500	-	1,500
Total expenditures	<u>38,150</u>	<u>46,365</u>	<u>44,356</u>	<u>2,009</u>
Excess of revenues over expenditures	<u>(10,001)</u>	<u>(17,099)</u>	<u>(14,348)</u>	<u>2,751</u>
OTHER FINANCING SOURCES (USES)				
Transfer in(out)	-	(12,229)	(12,229)	-
Total other financing sources (uses)	<u>-</u>	<u>(12,229)</u>	<u>(12,229)</u>	<u>-</u>
Net change in fund balances	(10,001)	(29,328)	(26,577)	2,751
Fund balances - beginning	<u>29,495</u>	<u>29,495</u>	<u>34,764</u>	<u>5,269</u>
Fund balances - ending	<u>\$ 19,494</u>	<u>\$ 167</u>	<u>\$ 8,187</u>	<u>\$ 8,020</u>

The accompanying Notes to the Financial Statements are an integral part of these statements.

Ritiro Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

Note 1 – Definition of Reporting Entity

Ritiro Metropolitan District (the District) is a quasi-municipal corporation and political subdivision of the State of Colorado, was created by order and decree of the Elbert County District Court on June 12, 2008 and recorded with the County Clerk on June 24, 2008, and is governed pursuant to provisions of the Colorado Special Districts Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located within the Town of Elizabeth (the Town) in Elbert County, Colorado. The District operates under an Amended and Restated Service Plan approved by the Town on September 27, 2016. The District was organized to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, operation and maintenance of public infrastructure improvements within and without the boundaries of the District. The District shall be authorized to operate and maintain public improvements not conveyed to the Town or other governmental entities having proper jurisdiction. To the extent that the District retains ownership and/or maintenance responsibilities of any public improvements, the District shall be authorized to enter into one or more agreements with owners' associations pursuant to which an owners' association may operate and maintain such improvements.

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, including the Town.

Note 2 – Summary of Significant Accounting Policies

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and 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.

Ritoro Metropolitan District

NOTES TO FINANCIAL STATEMENTS (continued)

December 31, 2020

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

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

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 revenue to be available if they are collected within 60 days of the end of the current fiscal period. The major source of revenue susceptible to accrual are property taxes and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

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

Ritoro Metropolitan District

NOTES TO FINANCIAL STATEMENTS (continued)

December 31, 2020

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 Project Fund is used to account for financial resources to be used for the acquisition and construction of capital facilities and other assets.

Budgetary Information

In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The 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 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 budgets in the General Fund, Debt Service Fund, and Capital Projects Fund 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 minimum number of bank accounts. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility.

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

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

Ritoro Metropolitan District

NOTES TO FINANCIAL STATEMENTS (continued)

December 31, 2020

Capital Assets

Capital assets, which include infrastructure (e.g., storm drainage, streets, and similar items), are reported in the applicable governmental activities column 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. Donated capital assets are recorded at acquisition value at the date of donation.

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.

Deferred Inflows 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.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires District management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

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.

Ritoro Metropolitan District

NOTES TO FINANCIAL STATEMENTS (continued)

December 31, 2020

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:

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

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

Committed fund balance – The portion of fund balance constrained for specific purposes according to limitations imposed by the District's highest level of decision making authority, the Board of Directors, prior to the end of the current fiscal year. 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 above criteria.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's policy 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:

Ritiro Metropolitan District

**NOTES TO FINANCIAL STATEMENTS
(continued)**

December 31, 2020

Statement of net position:

Cash and investments	\$ 5,966
Cash and investments-Restricted	<u>1,007,000</u>
Total cash and investments	<u><u>\$ 1,012,966</u></u>

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

Deposits with financial institutions	\$ 7,666
Investments	<u>1,005,300</u>
Total cash and investments	<u><u>\$ 1,012,966</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 equal to 102% of the aggregate uninsured deposits.

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

At December 31, 2020, the District's cash deposits had a bank balance of \$10,111 and a carrying balance of \$7,666.

Investments

The District has adopted an investment policy by which it follows state statute regarding investments.

The District generally limits its concentration of investments to those which are believed to have 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.

Ritiro Metropolitan District

**NOTES TO FINANCIAL STATEMENTS
(continued)**

December 31, 2020

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 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:

Investment	Amount
Colorado Liquid Asset Trust (Colotrust)	<u>\$ 1,005,300</u>
Total investments	<u><u>\$ 1,005,300</u></u>

Colotrust

The District invested in the Colorado Local Government Liquid Asset Trust (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 investment portfolios pursuant to custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. Colotrust is rated AAAM by Standard and 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.

Ritoro Metropolitan District
NOTES TO FINANCIAL STATEMENTS
(continued)

December 31, 2020

Note 4 – Capital assets

	Balance at December 31, 2019	Additions	Deletions	Balance at December 31, 2020
Capital assets, not being depreciated				
Construction in progress	\$ 11,426,584	\$ -	\$ -	\$ 11,426,584
Total capital assets, not being depreciated	11,426,584	-	-	11,426,584
Capital assets, net	\$ 11,426,584	\$ -	\$ -	\$ 11,426,584

Note 5 – Long-Term Obligations

Changes in long-term debt for the year ended December 31, 2020 are summarized as follows:

	Balance at December 31, 2019	Additions	Reductions	Balance at December 31, 2020	Due Within One Year
Governmental Activities:					
General Obligation Bonds:					
General Obligation Limited Tax					
Bonds - Series 2019A	\$ 8,195,000	\$ -	\$ -	\$ 8,195,000	\$ -
Subordinate General Obligation					
Limited Tax Bonds - Series 2019B	2,190,000	-	-	2,190,000	-
Accrued Interest Subordinate					
Bonds - Series 2019B	98,245	193,842	-	292,087	-
Other:					
Developer Advances - Operating	84,841	-	-	84,841	-
Accrued Interest - Operating	10,356	5,105	-	15,461	-
Developer Advances - Capital	4,129,456	-	1,154,048	2,975,408	-
Accrued Interest - Capital	243,440	180,143	243,440	180,143	-
	<u>\$ 14,951,338</u>	<u>\$ 379,090</u>	<u>\$ 1,397,488</u>	<u>\$ 13,932,940</u>	<u>\$ -</u>

Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2019A (Series 2019A Bonds) and Subordinate Limited Tax General Obligation Bonds, Series 2019B (Series 2019B Bonds, and together with the 2019A Senior Bonds, the 2019 Bonds) dated June 20, 2019

Bond Details

On June 20, 2019, the District issued Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds – Series 2019A (“2019A Bonds”) with a par amount of \$8,195,000. The 2019A Bonds were issued for the purposes of: (i) paying or reimbursing public improvements; (ii) paying capitalized interest on the 2019A Bonds; (iii) funding the Senior Reserve Fund; and (iv) paying other costs in connection with the issuance the 2019 Bonds.

Ritoro Metropolitan District

**NOTES TO FINANCIAL STATEMENTS
(continued)**

December 31, 2020

Interest on the 2019A Bonds is payable semiannually on June 1 and December 1 each year, commencing December 1, 2019 at the rate of 5.00% per annum. To the extent principal of any 2019A Bond is not paid when due, such principal is to remain outstanding until paid and is to continue to bear interest at the rate then borne by the 2019A Bonds. To the extent interest on any 2019A Bonds is not paid when due, such interest is to compound on each interest payment date, at the rate then borne by the 2019A Bonds. The District is not obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the 2019A Bonds, including all payments of principal, premium if any, and interest, and all 2019A Bonds will be deemed defeased and no longer outstanding upon the payment by the District of such amount.

On June 20, 2019, the District issued Subordinate Limited Tax General Obligation Bonds – Series 2019B (“2019B Bonds”) with a par amount of \$2,190,000. The 2019B Bonds were issued for the purposes of paying or reimbursing public improvements.

The 2019B Bonds bear interest 8.50% per annum payable on December 15 each year to the extent of Subordinate Pledged Revenue available therefore, commencing December 15, 2019. The 2019B Bonds are structured as “cash flow” bonds meaning that there are no scheduled payments of principal thereof prior to the final maturity date. To the extent principal of any 2019B Bonds 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 2019B Bonds. To the extent interest on any 2019B Bonds is not paid when due, such interest is to compound on each interest payment date, at the rate then borne by the 2019B Bonds. The District is not to be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the 2019B Bonds including all payments of principal, premium, if any, and interest and all 2019B Bonds will be deemed defeased and no longer outstanding upon the payment by the District of such amount. All of the 2019B Bonds and interest thereon will be deemed paid, satisfied, and discharged on December 15, 2058.

Optional Redemption

The 2019A Bonds are subject to redemption prior to maturity, at the option of the District on June 1, 2024, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium of a percentage of the principal amount so redeemed, as follows:

Ritoro Metropolitan District

**NOTES TO FINANCIAL STATEMENTS
(continued)**

December 31, 2020

<u>Date of Redemption</u>	<u>Redemption Premium</u>
June 1, 2024, to May 31, 2025	3.00%
June 1, 2025, to May 31, 2026	2.00%
June 1, 2026, to May 31, 2027	1.00%
June 1, 2027, and thereafter	0.00%

The 2019B Bonds are subject to redemption prior to maturity, at the option of the District on June 1, 2024, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium of a percentage of the principal amount so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
June 1, 2024, to May 31, 2025	3.00%
June 1, 2025, to May 31, 2026	2.00%
June 1, 2026, to May 31, 2027	1.00%
June 1, 2027, and thereafter	0.00%

Security

The 2019A Bonds are secured by and payable from the moneys derived by the District from the following sources, net of any costs of collection: (i) the Senior Property Tax Revenue; (ii) all Senior Specific Ownership Tax Revenue; and (iii) any other legally available money which the District determines, in its absolute discretion to credit to the Senior Bond Fund.

The 2019A Bonds are also secured by amounts on deposit in the Senior Reserve Fund in an amount equal to \$644,000, and amounts, if any, accumulated in the Senior Surplus Fund up to the Maximum Surplus Amount of \$819,500. As of December 31, 2019, the balance in the Senior Reserve Fund was \$644,214 and the balance in the Senior Surplus Fund was \$135,694.

The 2019B Bonds are secured by and payable from the moneys derived by the District from the following sources, net of any costs of collection: (i) all Subordinate Property Tax Revenue; (ii) all Subordinate Specific Ownership Tax Revenue; (iii) the amounts, if any, in the Senior Surplus Fund after the payment or defeasance of the 2019A Bonds; and (iv) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund.

Required Mill Levy

Pursuant to the Senior Indenture, the District has covenanted to impose a Senior Required Mill Levy in an amount sufficient to fund the Bond Fund for the relevant Bond

Ritiro Metropolitan District

**NOTES TO FINANCIAL STATEMENTS
(continued)**

December 31, 2020

Year and pay the Bonds as they come due, and if necessary, an amount sufficient to replenish the Reserve Fund to the amount of the Required Reserve, but (i) not in excess of 50 mills, and (ii) for so long as the Surplus Fund is less than the Maximum Surplus Amount, not less than 50 mills, or such lesser mill levy which will fund the Bond Fund for the relevant Bond Year and pay the Bonds as they become due, will replenish the Reserve Fund to the amount of the Required Reserve, and will fund the Surplus Fund up to the Maximum Surplus Amount. If after January 1, 2016, there are changes in the ratio of actual valuation to assessed valuation, then the minimum and maximum mill levies shall be increased or decreased to offset such changes.

The District's Amended and Restated Service Plan limits the District's imposition of ad valorem taxes for debt to 50 mills (subject to adjustment). The maximum Debt Mill Levy is 50 mills for so long as the total amount of aggregate debt of the District exceeds fifty percent of the District's assessed valuation.

Pursuant to the Subordinate Indenture, the District has covenanted to impose a Subordinate Required Mill Levy each year in the amount of 50 mills less the amount of the Senior Bond Mill Levy, or such lesser mill levy which will fund the Subordinate Bond Fund in an amount sufficient to pay all of the principal of and interest on the Bonds in full. If after January 1, 2016 there are changes in the actual valuation to assessed valuation the mill levy will be adjusted to offset such changes. It is the intent that if the Senior Bond Mill Levy equals or exceeds 50 mills in any year, adjusted for changes in the actual valuation to assessed valuation, the Subordinate Required Mill Levy for that year shall be zero.

Project Funds

Proceeds of \$6,277,135 from the sale of the 2019A Bonds have been deposited to a Senior Project Fund. The Project Fund is held by the Trustee and funds are only released to the District after a "Requisition" is submitted for reimbursement of approved project costs within the District in accordance with the Senior Indenture. Upon the receipt by the Trustee of a resolution of the District determining that all Project Costs have been paid from the Senior Project Fund, any balance remaining in the Project Fund shall be credited to the Senior Bond Fund. The Project Fund shall terminate at such time as no further moneys remain therein.

Ritoro Metropolitan District

**NOTES TO FINANCIAL STATEMENTS
(continued)**

December 31, 2020

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

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ -	\$ 409,750	\$ 409,750
2022	-	409,750	409,750
2023	25,000	409,750	434,750
2024	95,000	408,500	503,500
2025	100,000	403,750	503,750
2026-2030	690,000	1,930,750	2,620,750
2031-2035	1,015,000	1,727,750	2,742,750
2036-2040	1,465,000	1,431,000	2,896,000
2041-2045	2,020,000	1,012,500	3,032,500
2046-2049	2,785,000	404,250	3,189,250
	<u>\$ 8,195,000</u>	<u>\$ 8,547,750</u>	<u>\$ 16,742,750</u>

The annual debt service requirements on the 2019B Bonds are not currently determinable since they are payable only from available Subordinate Pledged Revenue.

Operation Funding Agreement

On December 20, 2016 (effective January 1, 2016), the District entered into the 2016-2017 Operation Funding Agreement (2016-2017 OFA) with MGL Ritoro, LLC (the Developer). The Developer agreed to advance funds for ongoing operations and maintenance expenses incurred by the District in an amount of \$50,000 (Shortfall Amount). The 2016-2017 OFA expired on March 15, 2018. This agreement was amended on December 11, 2017 to amend the title of the 2016-2017 OFA to the Operation Funding Agreement (OFA), increase the shortfall amount to \$75,000, and to extend the term of the OFA to March 15, 2019. The OFA was further amended on June 10, 2019 by a Second Amendment to the Operation Funding Agreement with an effective date of January 1, 2016. Per the Second Amendment to the OFA, the Developer agrees to advance funds for ongoing operations and maintenance expenses incurred by the District through December 31, 2019 in an amount not to exceed \$100,000 (Shortfall Amount). Any obligation of the Developer to advance funds will expire on March 15, 2020. The District agrees to repay the advances from funds available after the payment of any annual debt service obligations and annual operations and maintenance expenses, which repayment is subject to annual budget appropriation. Simple interest will accrue on each advance from the date of deposit at a rate of 6% per annum. Payments to reimburse the Developer shall be paid by December 2 of each year and shall be applied (a) first to the Original OFA principal amount due and then to the Original OFA accrued and unpaid interest; then (b) first to the First Amendment principal amount due; and then to the First Amendment accrued and unpaid interest; and then (c) first to the Second Amendment principal amount due;

Ritiro Metropolitan District

NOTES TO FINANCIAL STATEMENTS (continued)

December 31, 2020

and then to the Second Amendment accrued and unpaid interest. Any obligation to reimburse the Developer shall expire on December 31, 2039. In the event the District has not reimbursed the Developer for any advances made pursuant to this agreement on or before December 31, 2039, any amount of principal and accrued interest outstanding on such date shall be deemed to be forever discharged and satisfied in full. As of December 31, 2020, the principal and accrued interest outstanding is \$84,841 and \$15,461, respectively.

Facilities Acquisition and Reimbursement Agreement

On May 24, 2017 the District entered in the Facilities Acquisition and Reimbursement Agreement (FARA) with MGL Ritiro, LLC (the Developer) and Lennar Colorado, LLC. (Lennar) with an effective date of May 24, 2017. The agreement was amended and restated on April 19, 2019. Pursuant to a Contract of Sale dated March 24, 2017 between the Developer and Lennar, Lennar purchased certain property within the boundaries of the District to construct Public Improvements (Improvements). The District does not currently have sufficient funds available to construct and/or acquire the Improvements; therefore, the District determined that for reasons of economic efficiency and timeliness it is in the best interest of the District for Lennar to construct or cause construction of the Improvements. The District does not currently have the sufficient funds to pay for the expenses incurred in organizing the District; therefore, the Developer incurred these costs.

The parties agree that a condition precedent to the District's acquisition of the Improvements and obligation to reimburse the Developer for Construction Costs incurred by Lennar shall be the District's receipt of a written certification of an independent engineer retained by the District. The District shall acquire the Improvements after preliminary acceptance from the appropriate jurisdiction and prior to final acceptance upon receipt, review and approval by the District's accountant and engineer. The District agrees to reimburse the Lennar for Certified Construction Costs up to a maximum amount of \$3,600,000 (Reimbursable Costs). The District shall reimburse the Developer for the portion of Construction Costs that are in excess of the Reimbursable Costs.

No payment shall be required of the District until the District issues bonds or other evidence of debt in an amount sufficient to reimburse Lennar for all or a portion of the Construction Costs. The District may make payments from available funds after the payment of the District's annual debt service and operations and maintenance expenses. To the extent amounts are still owed under this agreement after the District issues bonds, the District shall exercise reasonable efforts to issue a promissory note or other privately placed debt instrument for outstanding amounts which have not been previously reimbursed with bond proceeds. The obligations of the District contemplated in this Agreement are subject to annual appropriation and shall not be deemed to be a multiple-fiscal year obligation.

Ritoro Metropolitan District

NOTES TO FINANCIAL STATEMENTS (continued)

December 31, 2020

The District's obligation to reimburse the Developer and Lennar for their share of Certified Construction Costs shall expire upon the earlier to occur of (i) forty years of the date the applicable costs were incurred or (ii) the end of the useful life of the improvements for which such costs were incurred, whether invoiced or not invoiced by such date, and any amount outstanding on such date shall be deemed to be discharged and satisfied in full.

Funding and Reimbursement Agreement

On December 20, 2016, the District entered into a Funding and Reimbursement Agreement (FRA) with MGL Ritoro, LLC (Developer). The District did not currently have sufficient monies available to fund the cost of construction improvements. The District acknowledged the Developer has incurred costs related to the financing, design, and construction of public improvements (Capital Costs). The District agreed to reimburse the Developer for the verified Capital Costs from the date incurred and on monies advanced to the District at six percent (6%) simple interest per annum. In June 2021, the Developer issued a Letter of Agreement to the District, directing the District to accrue simple interest under the FRA at six percent (6%) per annum for Developer Advances and Verified Capital Costs from January 7, 2020, which is the date the District accepted the engineer's report certifying the Verified Capital Costs. Payments by the District to the Developer shall credit first against principal due and then to accrued and unpaid interest. At December 31, 2020 the principal and accrued interest outstanding under the agreement is \$2,975,408 and \$180,143, respectively.

Debt Authorization

On May 6, 2008 and on November 8, 2016, the District's electorate authorized the issuance of indebtedness in an amount not to exceed \$40,055,000 and \$260,000,000 respectively, for total electorate authorized indebtedness of \$300,055,000.

Pursuant to the District's Amended and Restated Service Plan approved September 27, 2016, the District is limited to issuing \$20,000,000 in debt. After the issuance of the 2019 Bonds, the District has \$9,615,000 remaining debt authorization under its Service Plan.

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

Note 6 – Net Position

The District's net position consists of two components – restricted and unrestricted.

Ritoro Metropolitan District

**NOTES TO FINANCIAL STATEMENTS
(continued)**

December 31, 2020

Restricted assets include net position that is 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:

	<u>Governmental Activities</u>
Restricted net position:	
Emergency reserve	\$ 1,700
Debt service	973,000
Total restricted net position	<u>\$ 974,700</u>

As of December 31, 2020, the District has unrestricted net position of \$(2,499,869).

Note 7 – Related Parties

The Developer of the property which constitutes the District is MGL Ritoro, LLC a Colorado limited liability company. The members of the Board of Directors are officers, employees, or associated with the Developer and may have conflicts of interest in dealing with the District.

Note 8 – Interfund Transfers

The transfer from the General Fund to the Capital Projects Fund was to fund capital expenditures.

Note 9 – Risk Management

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

The District is a member of the Colorado Special Districts Property and Liability Pool (“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.

Ritiro Metropolitan District

**NOTES TO FINANCIAL STATEMENTS
(continued)**

December 31, 2020

Note 10 - Tax, Spending and Debt Limitation

Article X, Section 20 of the Colorado Constitution, referred to 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 and benefit increases.

On November 8, 2016, the District's voters authorized the District to collect, spend or retain all revenues collected or received by the District in fiscal year 2017 and in each fiscal year thereafter, 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.

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SUPPLEMENTAL INFORMATION

Ritoro Metropolitan District

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

For the Year Ended December 31, 2020

	Original Budget Amounts	Final Budget Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES				
Property taxes	\$ 125,712	\$ 125,712	\$ 126,214	\$ 502
Specific ownership taxes	7,543	16,500	20,145	3,645
Investment earnings	5,000	9,100	9,529	429
Total revenues	<u>138,255</u>	<u>151,312</u>	<u>155,888</u>	<u>4,576</u>
EXPENDITURES				
Miscellaneous	1,500	1,500	982	518
Treasurer fees	3,800	3,800	3,794	6
Trustee fees	3,000	7,000	7,000	-
Bond interest	410,000	410,000	409,750	250
Total expenditures	<u>418,300</u>	<u>422,300</u>	<u>421,526</u>	<u>774</u>
Excess of expenditures over (under) revenues	(280,045)	(270,988)	(265,638)	5,350
Fund balances - beginning	<u>1,257,124</u>	<u>1,257,124</u>	<u>1,272,784</u>	<u>15,660</u>
Fund balances - ending	<u>\$ 977,079</u>	<u>\$ 986,136</u>	<u>\$ 1,007,146</u>	<u>\$ 21,010</u>

Ritoro Metropolitan District

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

For the Year Ended December 31, 2020

	Original Budget Amounts	Final Budget Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES				
Investment earnings	\$ -	\$ 535	\$ 535	\$ -
Total revenues	<u>\$ -</u>	<u>\$ 535</u>	<u>\$ 535</u>	<u>\$ -</u>
EXPENDITURES				
Engineering	-	11,139	11,139	-
Miscellaneous	-	223	223	-
Capital improvements	235,619	-	-	-
Total expenditures	<u>235,619</u>	<u>11,362</u>	<u>11,362</u>	<u>-</u>
Excess of expenditures over (under) revenues	(235,619)	(10,827)	(10,827)	-
OTHER FINANCING SOURCES (USES)				
Reimbursement to developer	-	(1,154,048)	(1,154,048)	-
Transfers in(out)	-	12,229	12,229	-
Total other financing sources (uses)	<u>-</u>	<u>(1,141,819)</u>	<u>(1,141,819)</u>	<u>-</u>
Net change in fund balances	(235,619)	(1,152,646)	(1,152,646)	-
Fund balances - beginning	<u>235,619</u>	<u>1,152,646</u>	<u>1,152,646</u>	<u>-</u>
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Ritoro Metropolitan District

DEBT SERVICE REQUIREMENTS TO MATURITY

December 31, 2020

Bonds and Interest Maturing in the Year Ending December 31,	\$8,195,000 General Obligation Limited Tax Bonds, Series 2019A Dated June 20, 2019 Interest Rate 5.00% Interest Payable on June 1 and December 1 Principal Due December 1		
	Principal	Interest	Total
2021	\$ -	\$ 409,750	\$ 409,750
2022	-	409,750	409,750
2023	25,000	409,750	434,750
2024	95,000	408,500	503,500
2025	100,000	403,750	503,750
2026	115,000	398,750	513,750
2027	125,000	393,000	518,000
2028	140,000	386,750	526,750
2029	145,000	379,750	524,750
2030	165,000	372,500	537,500
2031	170,000	364,250	534,250
2032	190,000	355,750	545,750
2033	200,000	346,250	546,250
2034	220,000	336,250	556,250
2035	235,000	325,250	560,250
2036	255,000	313,500	568,500
2037	270,000	300,750	570,750
2038	295,000	287,250	582,250
2039	310,000	272,500	582,500
2040	335,000	257,000	592,000
2041	350,000	240,250	590,250
2042	380,000	222,750	602,750
2043	400,000	203,750	603,750
2044	435,000	183,750	618,750
2045	455,000	162,000	617,000
2046	490,000	139,250	629,250
2047	515,000	114,750	629,750
2048	555,000	89,000	644,000
2049	1,225,000	61,250	1,286,250
Total	<u>\$ 8,195,000</u>	<u>\$ 8,547,750</u>	<u>\$ 16,742,750</u>

Ritiro 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 Property Taxes		Percent Collected to Levied
		General	Debt Service	Levied	Collected	
2019	\$ 632,830	66.333	0.000	\$ 41,978	\$ 41,399	98.62%
2020	\$ 2,258,400	11.132	55.664	\$ 150,853	\$ 151,455	100.40%
Estimated for calendar year ending December 31, 2021	\$ 4,900,180	11.132	55.664	\$ 327,313		

Note:

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