

**REX RANCH METROPOLITAN DISTRICT
Boulder County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2020

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

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Board of Directors
Rex Ranch Metropolitan District
Boulder County, Colorado

Independent Auditor's Report

Report on the Financial Statements

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

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Rex Ranch Metropolitan District as of December 31, 2020, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

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

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

The other information, as listed in the table of contents, has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Sincerely,



Wipfli LLP
June 22, 2021

BASIC FINANCIAL STATEMENTS

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

	Governmental Activities
ASSETS	
Cash and Investments	\$ 693
Cash and Investments - Restricted	512,085
Receivable - County Treasurer	336
Property Taxes Receivable	103,405
Capital Assets, Not Being Depreciated:	
Construction in Progress	3,838,592
Total Assets	4,455,111
LIABILITIES	
Accounts Payable	6,912
Accrued Interest Payable	15,812
Noncurrent Liabilities:	
Due in More Than One Year	5,401,512
Total Liabilities	5,424,236
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	103,405
Total Deferred Inflows of Resources	103,405
NET POSITION	
Restricted for:	
Emergency Reserves	1,200
Debt Service	406,626
Unrestricted	(1,480,356)
Total Net Position	\$ (1,072,530)

See accompanying Notes to Basic Financial Statements.

**REX 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	\$ 46,178	\$ -	\$ -	\$ -	
Interest and Related Costs on Long-Term Debt	321,846	-	-	-	
Total Governmental Activities	\$ 368,024	\$ -	\$ -	(368,024)	
GENERAL REVENUES					
Property Taxes				79,272	
Specific Ownership Taxes				3,837	
Interest Income				3,636	
Total General Revenues				86,745	
CHANGE IN NET POSITION				(281,279)	
Net Position - Beginning of Year				(791,251)	
NET POSITION - END OF YEAR				\$ (1,072,530)	

See accompanying Notes to Basic Financial Statements.

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

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	\$ 693	\$ -	\$ -	\$ 693
Cash and Investments - Restricted	1,200	422,252	88,633	512,085
Receivable - County Treasurer	150	186	-	336
Property Taxes Receivable	35,701	67,704	-	103,405
Total Assets	\$ 37,744	\$ 490,142	\$ 88,633	\$ 616,519
 LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	6,912	-	-	6,912
Total Liabilities	6,912	-	-	6,912
 DEFERRED INFLOWS OF RESOURCES				
Property Tax Revenue	35,701	67,704	-	103,405
Total Deferred Inflows of Resources	35,701	67,704	-	103,405
 FUND BALANCES				
Restricted				
TABOR Emergency Reserve	1,200	-	-	1,200
Debt Service	-	422,438	-	422,438
Capital Projects	-	-	88,633	88,633
Unassigned	(6,069)	-	-	(6,069)
Total Fund Balances	(4,869)	422,438	88,633	506,202
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 37,744	\$ 490,142	\$ 88,633	

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, Net 3,838,592

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

Bonds Payable (3,745,000)

Developer Advance Payable (1,421,102)

Interest Payable on Developer Advance (133,450)

Interest Payable on Bonds (117,772)

Net Position of Governmental Activities

\$ (1,072,530)

See accompanying Notes to Basic Financial Statements.

**REX 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				
Property Taxes	\$ 35,324	\$ 43,948	\$ -	\$ 79,272
Specific Ownership Taxes	1,710	2,127	-	3,837
Net Investment Income	21	3,081	534	3,636
Total Revenues	<u>37,055</u>	<u>49,156</u>	<u>534</u>	<u>86,745</u>
EXPENDITURES				
Accounting	26,016	-	3,456	29,472
Audit	4,250	-	-	4,250
County Treasurer's Fees	530	660	-	1,190
Dues and Licenses	285	-	-	285
Insurance and Bonds	2,510	-	-	2,510
Legal	6,266	-	2,205	8,471
Paying Agent Fees	-	6,000	-	6,000
Bond Interest	-	189,750	-	189,750
Total Expenditures	<u>39,857</u>	<u>196,410</u>	<u>5,661</u>	<u>241,928</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(2,802)	(147,254)	(5,127)	(155,183)
OTHER FINANCING SOURCES (USES)				
Transfer from Other Fund	(6,000)	6,000	-	-
Total Other Financing Sources (Uses)	<u>(6,000)</u>	<u>6,000</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	(8,802)	(141,254)	(5,127)	(155,183)
Fund Balances - Beginning of Year	<u>3,933</u>	<u>563,692</u>	<u>93,760</u>	<u>661,385</u>
FUND BALANCES - END OF YEAR	<u>\$ (4,869)</u>	<u>\$ 422,438</u>	<u>\$ 88,633</u>	<u>\$ 506,202</u>

See accompanying Notes to Basic Financial Statements.

**REX 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 \$ (155,183)

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

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

Accrued Interest on Bonds	(39,929)
Accrued Interest on Developer Advances - Change in Liability	<u>(86,167)</u>

Change in Net Position of Governmental Activities \$ (281,279)

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

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property taxes	\$ 35,350	\$ 35,324	\$ (26)
Specific Ownership Taxes	1,768	1,710	(58)
Net Investment Income	-	21	21
Total Revenues	<u>37,118</u>	<u>37,055</u>	<u>(63)</u>
EXPENDITURES			
Accounting	24,375	26,016	(1,641)
Audit	4,500	4,250	250
County Treasurer's Fees	530	530	-
Dues and Licenses	350	285	65
Insurance and Bonds	3,000	2,510	490
Legal	16,250	6,266	9,984
Election Expense	2,000	-	2,000
Contingency	995	-	995
Total Expenditures	<u>52,000</u>	<u>39,857</u>	<u>12,143</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(14,882)	(2,802)	12,080
OTHER FINANCING SOURCES (USES)			
Developer Advances	20,000	-	(20,000)
Transfer to Other Fund	(17,076)	(6,000)	11,076
Total Other Financing Sources (Uses)	<u>2,924</u>	<u>(6,000)</u>	<u>(8,924)</u>
NET CHANGE IN FUND BALANCES	(11,958)	(8,802)	3,156
Fund Balances - Beginning of Year	<u>13,550</u>	<u>3,933</u>	<u>(9,617)</u>
FUND BALANCES - END OF YEAR	<u>\$ 1,592</u>	<u>\$ (4,869)</u>	<u>\$ (6,461)</u>

See accompanying Notes to Basic Financial Statements.

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

NOTE 1 DEFINITION OF REPORTING ENTITY

Rex Ranch Metropolitan District (the 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 Boulder County on December 1, 2010 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the Town of Erie, Boulder County, Colorado.

The District was organized to provide financing for the construction, installation, and operation of public improvements, including streets, traffic and safety controls, street lighting, monumentation, signage, landscaping, water, sanitary sewer, storm drainage, transportation and park and recreation facilities, primarily for residential development within the District.

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

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

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 sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

**REX 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. Taxes and other items not properly included among program revenues are reported instead as general revenues.

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

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

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

**REX 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.

Pooled Cash

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.

Property Taxes

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

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

Capital Assets

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

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.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

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 capital 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.

Equity

Net Position

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

Fund Balance

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

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

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

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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

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

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

Deficits

The General Fund reported a deficit in the fund financial statements as of December 31, 2020. The deficit will be eliminated with the receipt of funds advanced by the Developer in 2021.

NOTE 3 CASH AND INVESTMENTS

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

Statement of Net Position:

Cash and Investments	\$ 693
Cash and Investments - Restricted	512,085
Total Cash and Investments	\$ 512,778

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

Deposits with Financial Institutions	\$ 4,806
Investments	507,972
Total Cash and Investments	\$ 512,778

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

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions

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

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

At December 31, 2020, the District's cash deposits had a bank balance and carrying balance of \$4,806.

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 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.

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

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

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

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	\$ 507,972
Total		<u>\$ 507,972</u>

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

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. treasury securities, repurchase agreements collateralized by U.S. treasury securities, certain money market funds, and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard & Poor's. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. 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 - December 31, 2019	Additions	Reductions/ Reclassifications	Balance - December 31, 2020
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ 3,838,592	\$ -	\$ -	\$ 3,838,592
Total Capital Assets, Not Being Depreciated	<u>\$ 3,838,592</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,838,592</u>

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	Retirements	Balance - December 31, 2020	Due Within One Year
Developer Advances - Price Partners	\$ 70,458	\$ -	\$ -	\$ 70,458	\$ -
Accrued Interest - Price Partners	34,701	4,932	-	39,633	-
Developer Advances - HT Flatiron	1,350,644	-	-	1,350,644	-
Accrued Interest - HT Flatiron	12,582	81,235	-	93,817	-
Limited G.O. Refunding Bonds, Series 2018A	3,300,000	-	-	3,300,000	-
Limited G.O. Refunding Bonds, Series 2018B	445,000	-	-	445,000	-
Accrued Interest - Series 2018B	62,031	39,929	-	101,960	-
Total	<u>\$ 5,275,416</u>	<u>\$ 126,096</u>	<u>\$ -</u>	<u>\$ 5,401,512</u>	<u>\$ -</u>

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

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Developer Advances

On May 4, 2011, the District entered into an Operation Funding and Reimbursement Agreement to repay advances made by the Developer, Price Partners, LLC for operations and maintenance (O&M) costs. The District agreed to repay the Developer for such O&M advances plus accrued interest at the rate of 7%. No additional funds are expected to be advanced to the District from this Developer. As of December 31, 2020 outstanding advances under the agreement total \$70,458 and accrued interest totaled \$39,633.

On March 19, 2018, the District entered into an Advance and Reimbursement Agreement to repay advances made by the Developer, HT Flatiron LP, for operations and maintenance (O&M) costs. The District agreed to repay the developer for such O&M advances plus accrued interest at the published prime rate, plus 2%, adjusted semiannually on January 1 and July 1. The prime rate as published was 4.75% on January 1, 2020 and 3.25% on July 1, 2020. As of December 31, 2020 outstanding advances under the agreement total \$1,350,644 and accrued interest totaled \$93,817.

Series 2018, \$3,745,000, Limited Tax General Obligation Refunding Bonds, dated March 28, 2018

The District issued the Senior Bonds and Subordinate Bonds (collectively the 2018 Bonds) on March 28, 2018, in the amounts of \$3,300,000 and \$445,000, respectively. Proceeds from the sale of the Bonds were used for funding and reimbursing a portion of the costs of acquiring, constructing, and installing certain public improvements and paying costs of issuance; and, with respect to the Senior Bonds only, funding capitalized interest and making an initial deposit to the Surplus Fund.

The Senior Bonds bear interest at 5.75%, payable semi-annually on June 1 and December 1, beginning on December 1, 2018. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2023. The Senior Bonds mature on December 1, 2047. The Senior Bonds are subject to redemption prior to maturity, at the option of the District, beginning on December 1, 2023, subject to a redemption premium up to 3%, and December 1, 2026, with no redemption premium.

The Subordinate Bonds were issued at the rate of 7.875% per annum and payable annually on December 15, beginning December 15, 2018, from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2047. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal prior to the final maturity date. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. In the event any amount due and owing on the Subordinate Bonds remains outstanding on December 16, 2059, such amount shall be deemed discharged and no longer be due and outstanding. The Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, beginning on December 15, 2026 with no redemption premium.

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

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2018, \$3,745,000, Limited Tax General Obligation Refunding Bonds, dated March 28, 2018 (Continued)

The 2018 Bonds are secured by (1) the Required Mill Levy, (2) Specific Ownership Taxes attributable to the Required Mill Levy, (3) Capital Fees (if any), and any other legally available moneys which the District determines in its sole discretion to apply as pledged revenue.

Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable and to make up any deficiencies in the Reserve Fund. The maximum Required Mill Levy is 50 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. As of December 31, 2020, the adjusted maximum mill levy is 55.663. For collection year 2020, the District levied 55.663 mills. The District can determine an Operations Deduction as necessary to pay or reimburse advances that were used to pay the District's operations and maintenance expenses, but not in excess of the following: (i) for levy year 2018 (for collection in 2019), the amount of \$35,000, and (ii) for each levy year thereafter, an additional 1%.

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

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ -	\$ 189,750	\$ 189,750
2022	-	189,750	189,750
2023	15,000	189,750	204,750
2024	45,000	188,888	233,888
2025	50,000	186,300	236,300
2026-2030	335,000	882,050	1,217,050
2031-2035	505,000	767,050	1,272,050
2036-2040	750,000	595,987	1,345,987
2041-2045	1,065,000	345,575	1,410,575
2046-2047	535,000	46,575	581,575
	<u>\$ 3,300,000</u>	<u>\$ 3,581,675</u>	<u>\$ 6,881,675</u>

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

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

On November 2, 2010, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$20,550,000 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 November 2, 2010	Authorization Used for 2018 Bonds	Authorized But Unissued
Water	\$ 1,000,000	\$ 589,764	\$ 410,236
Sanitation/Stormwater	1,250,000	737,205	512,795
Streets	2,600,000	1,533,386	1,066,614
Parks and Recreation	1,000,000	589,764	410,236
Safety Protection	500,000	294,882	205,118
Operation and Maintenance	500,000	-	500,000
Debt Refunding	6,850,000	-	6,850,000
Intergovernmental Agreements	6,850,000	-	6,850,000
Total	<u>\$ 20,550,000</u>	<u>\$ 3,745,000</u>	<u>\$ 16,805,000</u>

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$4,000,000.

NOTE 6 NET POSITION

The District has net position consisting of two components – restricted, and unrestricted.

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

	<u>Governmental Activities</u>
Restricted Net Position	
Emergency Reserves	\$ 1,200
Debt Service	406,626
Restricted Net Position	<u>\$ 407,826</u>

The District has a deficit in unrestricted net position.

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

NOTE 7 RELATED PARTY

The Developer of the property which constitutes the District is HT Flatiron LP. The majority of the members of the Board of Directors are employees, owners, or otherwise associated with the Developer, and may have conflicts of interest in dealing with the District.

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

On March 19, 2018, the District entered into an Infrastructure Acquisition Agreement with HT Flatiron LP. The agreement provides that the District will purchase from the Developer each completed public infrastructure improvement authorized by the District's Service Plan upon satisfaction of certain requirements and conditions.

NOTE 10 INTERFUND AND OPERATING TRANSFERS

The transfer from the General Fund to Debt Service Fund was related to paying trustee fees on the 2018 Series Bonds.

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

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

NOTE 12 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

On November 2, 2010, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under TABOR.

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. At December 31, 2020, the District determined its required emergency reserve to be approximately \$1,200.

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

**REX 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			
Property Taxes	\$ 43,979	\$ 43,948	\$ (31)
Specific Ownership Taxes	2,199	2,127	(72)
Net Investment Income	7,349	3,081	(4,268)
Total Revenues	<u>53,527</u>	<u>49,156</u>	<u>(4,371)</u>
EXPENDITURES			
General and Administrative			
County Treasurer's Fees	660	660	-
Paying Agent Fees	8,000	6,000	2,000
Contingency	1,590	-	1,590
Debt Service			
Bond Interest	189,750	189,750	-
Total Expenditures	<u>200,000</u>	<u>196,410</u>	<u>3,590</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(146,473)	(147,254)	(781)
OTHER FINANCING SOURCES (USES)			
Transfer from Other Fund	-	6,000	6,000
Total Other Financing Sources (Uses)	<u>-</u>	<u>6,000</u>	<u>6,000</u>
NET CHANGE IN FUND BALANCES	(146,473)	(141,254)	5,219
Fund Balances - Beginning of Year	<u>564,938</u>	<u>563,692</u>	<u>(1,246)</u>
FUND BALANCES - END OF YEAR	<u>\$ 418,465</u>	<u>\$ 422,438</u>	<u>\$ 3,973</u>

**REX RANCH METROPOLITAN DISTRICT
CAPITAL PROJECTS 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	\$ 600	\$ 534	\$ (66)
Total Revenues	<u>600</u>	<u>534</u>	<u>(66)</u>
EXPENDITURES			
General and Administrative			
Accounting	5,625	3,456	2,169
Engineering	6,250	-	6,250
Legal	3,750	2,205	1,545
Capital Projects			
Paying Agent Fees	1,750	-	1,750
Capital Outlay	80,000	-	80,000
Total Expenditures	<u>97,375</u>	<u>5,661</u>	<u>91,714</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(96,775)	(5,127)	91,648
OTHER FINANCING SOURCES (USES)			
Transfer From Other Fund	17,076	-	(17,076)
Total Other Financing Sources (Uses)	<u>17,076</u>	<u>-</u>	<u>(17,076)</u>
NET CHANGE IN FUND BALANCES	(79,699)	(5,127)	74,572
Fund Balances - Beginning of Year	<u>79,699</u>	<u>93,760</u>	<u>14,061</u>
FUND BALANCES - END OF YEAR	<u>\$ -</u>	<u>\$ 88,633</u>	<u>\$ 88,633</u>

OTHER INFORMATION

**REX 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 Property Taxes		Percent Collected to Levied
		General	Debt Service	Levied	Collected	
2016	\$ 30,767	50.000	0.000	\$ 1,538	\$ 1,538	100.00%
2017	29,241	50.000	0.000	1,462	1,462	100.00
2018	32,963	55.277	0.000	1,822	1,822	100.00
2019	27,850	0.000	55.277	1,539	1,539	100.00
2020	1,425,163	24.804	30.859	79,329	79,272	99.93
Estimated for Year Ending December 31,						
2021	1,857,702	19.218	36.445	\$ 103,405		

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

\$3,300,000 General Obligation Refunding Bonds,
Series 2018A

Dated March 28, 2018

Principal Due December 1

Interest Rate 5.750%

Payable June 1 and December 1

<u>Year Ending December 31.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ -	\$ 189,750	\$ 189,750
2022	-	189,750	189,750
2023	15,000	189,750	204,750
2024	45,000	188,888	233,888
2025	50,000	186,300	236,300
2026	55,000	183,425	238,425
2027	60,000	180,262	240,262
2028	70,000	176,813	246,813
2029	70,000	172,787	242,787
2030	80,000	168,763	248,763
2031	85,000	164,162	249,162
2032	95,000	159,275	254,275
2033	100,000	153,813	253,813
2034	110,000	148,062	258,062
2035	115,000	141,738	256,738
2036	130,000	135,125	265,125
2037	135,000	127,650	262,650
2038	150,000	119,887	269,887
2039	160,000	111,263	271,263
2040	175,000	102,062	277,062
2041	185,000	92,000	277,000
2042	200,000	81,362	281,362
2043	210,000	69,863	279,863
2044	230,000	57,787	287,787
2045	240,000	44,563	284,563
2046	260,000	30,763	290,763
2047	275,000	15,812	290,812
	<u>275,000</u>	<u>15,812</u>	<u>290,812</u>
Total	<u>\$ 3,300,000</u>	<u>\$ 3,581,675</u>	<u>\$ 6,881,675</u>

**REX RANCH METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)
DECEMBER 31, 2020**

\$445,000 General Obligation Refunding Bonds,
Series 2018B

Dated March 28, 2018

Principal Due December 1

Interest Rate 7.875%

Payable December 15

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ -	\$ -	\$ -
2022	-	-	-
2023	-	-	-
2024	-	-	-
2025	-	-	-
2026	-	-	-
2027	-	-	-
2028	-	51,382	51,382
2029	-	78,149	78,149
2030	-	78,979	78,979
2031	-	78,189	78,189
2032	-	80,018	80,018
2033	-	80,082	80,082
2034	-	82,912	82,912
2035	-	83,831	83,831
2036	-	82,665	82,665
2037	-	84,725	84,725
2038	-	84,854	84,854
2039	-	83,056	83,056
2040	-	84,770	84,770
2041	-	84,401	84,401
2042	-	87,702	87,702
2043	-	88,762	88,762
2044	-	88,654	88,654
2045	-	91,430	91,430
2046	-	93,203	93,203
2047	445,000	271,245	716,245
Total	<u>\$ 445,000</u>	<u>\$ 1,839,009</u>	<u>\$ 2,284,009</u>

**REX RANCH METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)
DECEMBER 31, 2020**

<u>Year Ending December 31.</u>	TOTAL		
	<u>Principal</u>	<u>Interest</u>	
2021	\$ -	\$ 189,750	\$ 189,750
2022	-	189,750	189,750
2023	15,000	189,750	204,750
2024	45,000	188,888	233,888
2025	50,000	186,300	236,300
2026	55,000	183,425	238,425
2027	60,000	180,262	240,262
2028	70,000	228,195	298,195
2029	70,000	250,936	320,936
2030	80,000	247,742	327,742
2031	85,000	242,351	327,351
2032	95,000	239,293	334,293
2033	100,000	233,895	333,895
2034	110,000	230,974	340,974
2035	115,000	225,569	340,569
2036	130,000	217,790	347,790
2037	135,000	212,375	347,375
2038	150,000	204,741	354,741
2039	160,000	194,319	354,319
2040	175,000	186,832	361,832
2041	185,000	176,401	361,401
2042	200,000	169,064	369,064
2043	210,000	158,625	368,625
2044	230,000	146,441	376,441
2045	240,000	135,993	375,993
2046	260,000	123,966	383,966
2047	720,000	287,057	1,007,057
Total	<u>\$ 3,745,000</u>	<u>\$ 5,420,684</u>	<u>\$ 9,165,684</u>