

Aurora Crossroads Metropolitan District No. 1

Financial Statements

Year Ended December 31, 2020

with

Independent Auditor's Report

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## Independent Auditor's Report

Board of Directors  
Aurora Crossroads Metropolitan District No. 1  
Arapahoe County, Colorado

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Aurora Crossroads Metropolitan District No. 1 (the "District") as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

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

### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards general 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 Aurora Crossroads Metropolitan District No. 1 as of December 31, 2020, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States 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 supplemental 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 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 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 of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Sincerely,



Wipfli LLP  
Lakewood, Colorado

September 19, 2021

## Aurora Crossroads Metropolitan District No. 1

### BALANCE SHEET/STATEMENT OF NET POSITION GOVERNMENTAL FUNDS December 31, 2020

	<u>General</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>					
Cash and investments - restricted	\$ 464	\$ -	\$ 464	\$ -	\$ 464
Developer receivable	20,255	-	20,255	(20,255)	-
Due from Aurora Crossroads Metropolitan District No. 2	-	10,916	10,916	-	10,916
Capital assets not being depreciated	-	-	-	341,062	341,062
Total Assets	<u>\$ 20,719</u>	<u>\$ 10,916</u>	<u>\$ 31,635</u>	<u>320,807</u>	<u>352,442</u>
<b>LIABILITIES</b>					
Accounts payable	\$ 1,715	\$ 10,916	\$ 12,631	-	12,631
Long-term liabilities:					
Due in more than one year	-	-	-	132,849	132,849
Total Liabilities	<u>1,715</u>	<u>10,916</u>	<u>12,631</u>	<u>132,849</u>	<u>145,480</u>
<b>FUND BALANCES/NET POSITION</b>					
Fund Balances:					
Restricted:					
Emergencies	464	-	464	(464)	-
Unassigned	18,540	-	18,540	(18,540)	-
Total Fund Balances	<u>19,004</u>	<u>-</u>	<u>19,004</u>	<u>(19,004)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 20,719</u>	<u>\$ 10,916</u>	<u>\$ 31,635</u>		
<b>Net Position:</b>					
Net investment in capital assets				341,062	341,062
Restricted for:					
Emergencies				464	464
Unrestricted				(134,564)	(134,564)
Total Net Position				<u>\$ 206,962</u>	<u>\$ 206,962</u>

The notes to the financial statements are an integral part of these statements.

## Aurora Crossroads Metropolitan District No. 1

### STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES GOVERNMENTAL FUNDS For the Year Ended December 31, 2020

	<u>General</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES</b>					
Accounting and audit	\$ 5,612	\$ -	\$ 5,612	\$ -	\$ 5,612
Election expense	1,326	-	1,326	-	1,326
Insurance	6,179	-	6,179	-	6,179
Legal	71,928	10,916	82,844	-	82,844
Miscellaneous expenses	132	-	132	-	132
Planning & engineering	500	-	500	-	500
Interest expense	-	-	-	4,935	4,935
Capital improvements	-	341,062	341,062	(341,062)	-
Total Expenditures	85,677	351,978	437,655	(336,127)	101,528
<b>GENERAL REVENUES</b>					
Transfer from Aurora Crossroads Metro District No. 2	-	351,978	351,978	-	351,978
Interest income	11	-	11	-	11
Total General Revenues	11	351,978	351,989	-	351,989
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>					
	(85,666)	-	(85,666)	336,127	250,461
<b>OTHER FINANCING SOURCES (USES)</b>					
Developer advances	101,660	-	101,660	(101,660)	-
Total Other Financing Sources (Uses)	101,660	-	101,660	(101,660)	-
<b>NET CHANGES IN FUND BALANCES</b>					
	15,994	-	15,994	(15,994)	
<b>CHANGE IN NET POSITION</b>					
				250,461	250,461
<b>FUND BALANCES/NET POSITION:</b>					
BEGINNING OF YEAR	3,010	-	3,010	(46,509)	(43,499)
END OF YEAR	\$ 19,004	\$ -	\$ 19,004	\$ 187,958	\$ 206,962

The notes to the financial statements are an integral part of these statements.

# Aurora Crossroads Metropolitan District No. 1

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

For the Year Ended December 31, 2020

	Original <u>Budget</u>	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>				
Interest income	\$ -	\$ -	\$ 11	\$ 11
Total Revenues	-	-	11	11
<b>EXPENDITURES</b>				
Accounting and audit	4,000	5,500	5,612	(112)
Election expense	3,000	3,000	1,326	1,674
Insurance	9,200	6,179	6,179	-
Legal	20,000	90,000	71,928	18,072
Miscellaneous expenses	2,500	2,310	132	2,178
Planning & engineering	-	-	500	(500)
Contingency	9,800	9,800	-	9,800
Emergency reserve	1,500	3,211	-	3,211
Total Expenditures	50,000	120,000	85,677	34,323
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>				
	(50,000)	(120,000)	(85,666)	34,334
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer advances	50,000	120,000	101,660	(18,340)
Total Other Financing Sources (Uses)	50,000	120,000	101,660	(18,340)
<b>NET CHANGE IN FUND BALANCE</b>	-	-	15,994	15,994
<b>FUND BALANCE:</b>				
BEGINNING OF YEAR	-	-	3,010	3,010
END OF YEAR	\$ -	\$ -	\$ 19,004	\$ 19,004

The notes to the financial statements are an integral part of these statements.

# Aurora Crossroads Metropolitan District No. 1

## Notes to Financial Statements December 31, 2020

### Note 1: Summary of Significant Accounting Policies

The accounting policies of Aurora Crossroads Metropolitan District No. 1, located in Arapahoe County, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

#### Definition of Reporting Entity

The District was organized on May 27, 2008, as a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Special District Act. The District operates pursuant to an Amended and Restated Service Plan approved by the City of Aurora on June 1, 2020 (the “Service Plan”). The District, along with Aurora Crossroads Metropolitan District No. 2 and Aurora Crossroads Metropolitan District No. 3 (“District No. 2” and “District No. 3”, respectively, and together with District No. 1 the “Districts”) were established to finance, construct and maintain certain public infrastructure improvements that benefit the citizens property owners and taxpayers of the Districts. District No. 1 was established as the Coordinating District while District No. 2 and 3 are the Financing Districts. The District's primary source of revenues are developer advances, and revenue transferred from District Nos 2 and 3 pursuant to the District Coordinating Services Agreement. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements, which provides guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets 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 pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

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

Aurora Crossroads Metropolitan District No. 1

Notes to Financial Statements  
December 31, 2020

Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

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*.

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 the 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 material sources of revenue subject to accrual is interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

Aurora Crossroads Metropolitan District No. 1

Notes to Financial Statements  
December 31, 2020

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the Local Government 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 District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. The appropriation is at the total fund expenditures level and lapses at year end.

During 2020, the District amended its total appropriations in the General Fund from \$50,000 to \$120,000 primarily due to legal expenditures and in the Capital Projects Fund from \$0 to \$351,978 primarily due to capital expenditures.

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position

Fair Value of Financial Instruments

The District's financial instruments include cash and investments, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2020, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Deposits and Investments

The District's cash and investments are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at fair value.

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. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Aurora Crossroads Metropolitan District No. 1

Notes to Financial Statements  
December 31, 2020

Interfund Balances

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as “due to/from other funds”. These amounts are eliminated in the Statement of Net Position.

Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has no items that qualifies for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report 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(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has no items that qualify for reporting in this category.

Capital Assets

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

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated. No depreciation expense was recognized during 2020.

Aurora Crossroads Metropolitan District No. 1

Notes to Financial Statements  
December 31, 2020

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$464 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Capital Projects Fund in the amount of \$37,798,386 is restricted for the payment of the costs for capital improvements within the District.

Committed Fund Balance

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

Assigned Fund Balance

Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

The assigned fund balance in the General Fund represents the amount appropriated for use in the budget for the year ending December 31, 2020.

Aurora Crossroads Metropolitan District No. 1

Notes to Financial Statements  
December 31, 2020

Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all other funds can report negative amounts.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District can report three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows or resources related to those assets.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

Note 2: Cash and Investments

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

Statement of Net Position:

Cash and investments - Restricted	\$ <u>464</u>
Total	\$ <u>464</u>

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

Deposits in Financial Institutions	\$ <u>464</u>
Total	\$ <u>464</u>

## Aurora Crossroads Metropolitan District No. 1

### Notes to Financial Statements December 31, 2020

#### Deposits

##### Custodial Credit Risk

The Colorado Public Deposit Protection Act, (“PDPA”) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. 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 is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. 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.

The District follows state statutes for deposits. None of the District’s deposits were exposed to custodial credit risk.

#### Investments

##### Credit Risk

The District has elected to follow state statutes for investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

##### Custodial and Concentration of Credit Risk

None of the District’s investments are subject to custodial or concentration of credit risk.

##### Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

##### Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

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

Aurora Crossroads Metropolitan District No. 1

Notes to Financial Statements  
December 31, 2020

Note 3: Capital Assets

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

Governmental Type Activities:	Balance 1/1/2020	Additions	Deletions	Balance 12/31/2020
<u>Capital assets not being depreciated:</u>				
Construction in progress	\$ -	\$ 351,978	\$ -	\$ 351,978
Total capital assets not being depreciated	-	351,978	-	351,978
Government type assets, net	\$ -	\$ 351,978	\$ -	\$ 351,978

As of December 31, 2020, no assets have been placed into service and no depreciation expense has been taken.

Note 4: Other Agreements

Intergovernmental Agreement

On October 17, 2008, the District and District Nos. 2 and 3 entered into an Intergovernmental Agreement with the City of Aurora (“City”) which imposes certain restrictions and contractual provisions upon the Districts which are consistent with the Service Plan. Only July 20, 2020, the Districts entered into an amended and restated Intergovernmental Agreement with the City as required by the Service Plan which amended and restated Intergovernmental Agreement replaces and supersedes the prior agreement in its entirety.

Regional Improvement Authority

On November 10, 2008 (and as amended in 2012, 2018, and 2019), the Districts, and the City, along with Cornerstar Metropolitan District, Eagles Nest Metropolitan District, Iliff Commons Metropolitan District Nos. 2 and 3, and Murphy Creek Metropolitan District Nos 1, 2, 4, and 5, entered into the Aurora Regional Improvement Authority No. 5 Establishment Agreement (“ARI Agreement”). Pursuant to the ARI Agreement, Aurora Regional Improvement Authority No. 5 (“Regional Authority”) was created. The Regional Authority is expected to be funded by its metropolitan district members using the revenues from the ARI Mill Levy for the purpose of planning, designing, installing, or financing certain community improvement projects. To date, the Regional Authority has not funded any improvements or engaged in any other material activities and the District has not yet imposed the ARI Mill Levy.

Aurora Crossroads Metropolitan District No. 1

Notes to Financial Statements  
December 31, 2020

Funding and Reimbursement Agreements

The District and Aurora Crossroads LLC (“Developer”) entered into a Funding and Reimbursement Agreement dated as of July 9, 2019 (“O&M Agreement”). Pursuant to the O&M Agreement, the Developer agrees to loan to the District an amount not to exceed \$100,000 per annum for two years through December 31, 2020, up to \$200,000. Thereafter, the Developer may agree to renew its obligations thereunder on an annual basis. Simple interest shall accrue on this loan at a rate of 6.5% per annum. As of December 31, 2020, no maturity date has been determined and \$127,824 of principal and \$5,025 of interest is due to the Developer by the District under this agreement. Subsequent to year end this agreement was amended to extend the funding obligation to December 31, 2023

District Coordinating Services Agreement

On October 31, 2019 the Districts entered into a District Coordinating Services Agreement in which the District agrees to perform administrative services for all three Districts and agrees to own, operation, and maintain all Public Improvements within the boundaries of the Districts that are not otherwise conveyed to the City or other public entity. District Nos. 2 and 3 agree to pay all costs, fees, charges, and expenses incurred by the District in providing these services.

Note 5: Related Party

All of the Board of Directors are employees, owners or are otherwise associated with the Developer and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed to the Board.

Note 6: Tax, Spending and Debt Limitations

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

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

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

Aurora Crossroads Metropolitan District No. 1

Notes to Financial Statements  
December 31, 2020

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.

Note 7: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool ("Pool") which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

Note 8: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Governmental Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements:

- 1) long-term liabilities such as bonds payable and accrued bond interest payable are not due and payable in the current period and, therefore, are not in the funds.

The Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have the following elements:

- 1) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities;
- 2) governmental funds report developer advances and/or bond proceeds as revenue; and,
- 3) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

**SUPPLEMENTAL INFORMATION**

## Aurora Crossroads Metropolitan District No. 1

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

For the Year Ended December 31, 2020

	Original <u>Budget</u>	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>				
Transfer from Aurora Crossroads Metro District No. 2	\$ -	\$ 43,538,183	\$ 351,978	\$ (43,186,205)
Total Revenues	-	43,538,183	351,978	(43,186,205)
<b>EXPENDITURES</b>				
Legal - JPMorgan	-	9,991	-	9,991
Management - JPMorgan	-	925	-	925
Capital improvements	-	341,062	341,062	-
Total Expenditures	-	351,978	341,062	10,916
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>				
	-	43,186,205	10,916	(43,175,289)
<b>FUND BALANCE:</b>				
BEGINNING OF YEAR	-	-	-	-
END OF YEAR	\$ -	\$ 43,186,205	\$ 10,916	\$ (43,175,289)

The notes to the financial statements are an integral part of these statements.