

**ROCK CANYON METROPOLITAN  
DISTRICT  
Douglas County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2020**

**ROCK CANYON METROPOLITAN DISTRICT  
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Dazzio & Associates, PC

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Certified Public Accountants

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Rock Canyon Metropolitan District  
Douglas County, Colorado

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

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

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

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

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

## **Opinions**

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

## **Other Matters**

### *Required Supplementary Information*

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

### *Other Information*

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

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

The Other Information and the Continuing Disclosure Annual Financial Information have 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.

*Daggio & Associates, P.C.*

September 29, 2021

## **BASIC FINANCIAL STATEMENTS**

**ROCK CANYON METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2020**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 1
Cash and Investments - Restricted	302,891
Property Taxes Receivable	42,502
Capital Assets, Not Being Depreciated	1,508,539
Total Assets	1,853,933
<b>LIABILITIES</b>	
Accounts Payable	10,187
Accrued Interest Payable	41,193
Noncurrent Liabilities:	
Due in More Than One Year	2,035,000
Total Liabilities	2,086,380
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenues	42,502
Total Deferred Inflows of Resources	42,502
<b>NET POSITION</b>	
Unrestricted	(274,949)
Total Net Position	\$ (274,949)

See accompanying Notes to Basic Financial Statements.

**ROCK CANYON 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	
<b>FUNCTIONS/PROGRAMS</b>					
Primary Government:					
Governmental Activities:					
General Government	\$ 10,187	\$ -	\$ -	\$ -	\$ (10,187)
Interest and Related Costs on Long-Term Debt	356,123	-	-	84,839	(271,284)
Total Governmental Activities	\$ 366,310	\$ -	\$ -	\$ 84,839	(281,471)
<b>GENERAL REVENUES</b>					
					6,522
					6,522
<b>CHANGE IN NET POSITION</b>					(274,949)
					-
					\$ (274,949)

See accompanying Notes to Basic Financial Statements.

**ROCK CANYON METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2020**

	General	Debt Service	Capital Projects	Total Governmental Fund
<b>ASSETS</b>				
Cash and Investments	\$ 1	\$ -	\$ -	\$ 1
Cash and Investments - Restricted	-	302,891	-	302,891
Property Taxes Receivable	9,808	32,694	-	42,502
	<u>\$ 9,809</u>	<u>\$ 335,585</u>	<u>\$ -</u>	<u>\$ 345,394</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 10,187	\$ -	\$ -	\$ 10,187
Total Liabilities	10,187	-	-	10,187
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Taxes	9,808	32,694	-	42,502
Total Deferred Inflows of Resources	9,808	32,694	-	42,502
<b>FUND BALANCES</b>				
Restricted for:				
Debt Service	-	302,891	-	302,891
Unassigned	(10,186)	-	-	(10,186)
Total Fund Balances	(10,186)	302,891	-	292,705
	<u>\$ 9,809</u>	<u>\$ 335,585</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.

Capital Assets, Not Being Depreciated 1,508,539

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

Bonds Payable (2,035,000)  
Accrued Interest on Bonds Payable (41,193)

Net Position of Governmental Activities \$ (274,949)

See accompanying Notes to Basic Financial Statements.

**ROCK CANYON 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 Fund
<b>REVENUES</b>				
Net Investment Income	\$ 1	\$ 1,999	\$ 4,522	\$ 6,522
Total Revenues	<u>1</u>	<u>1,999</u>	<u>4,522</u>	<u>6,522</u>
<b>EXPENDITURES</b>				
General:				
Accounting	5,379	-	-	5,379
Dues	194	-	-	194
Legal	4,614	-	-	4,614
Debt Service:				
Bond Interest - Series 2020A	-	73,665	-	73,665
Bond Issue Costs	-	-	241,265	241,265
Capital Projects:				
Public Improvements	-	-	1,423,700	1,423,700
Total Expenditures	<u>10,187</u>	<u>73,665</u>	<u>1,664,965</u>	<u>1,748,817</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(10,186)	(71,666)	(1,660,443)	(1,742,295)
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond Issuance	-	-	2,035,000	2,035,000
Transfer In/Out	-	374,557	(374,557)	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>374,557</u>	<u>1,660,443</u>	<u>2,035,000</u>
<b>NET CHANGE IN FUND BALANCES</b>	(10,186)	302,891	-	292,705
Fund Balances - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ (10,186)</u>	<u>\$ 302,891</u>	<u>\$ -</u>	<u>\$ 292,705</u>

See accompanying Notes to Basic Financial Statements.

**ROCK CANYON 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 - Total Governmental Funds \$ 292,705

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

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation/amortization expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset.

Capital Outlay - Verified Costs/Reimbursed	1,423,700
Capital Outlay - Verified Costs/Not Reimbursed	84,839

The issuance of long-term debt (e.g., Loans, Developer advances) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds record the effect of premiums, discounts, and similar items when debt is first issued as expenditures, whereas these amounts are deferred and amortized in the statement of activities.

Bond Issuance	(2,035,000)
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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 - Change in Liability	<u>(41,193)</u>
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Change in Net Position of Governmental Activities	<u><u>\$ (274,949)</u></u>
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**ROCK CANYON METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Net Investment Income	\$ -	\$ 1	\$ 1
Total Revenues	<u>-</u>	<u>1</u>	<u>1</u>
<b>EXPENDITURES</b>			
Accounting	20,000	5,379	14,621
Contingency	2,000	-	2,000
District Management	2,500	-	2,500
Dues	-	194	(194)
Election Expense	2,000	-	2,000
Insurance	2,500	-	2,500
Legal	15,000	4,614	10,386
Total Expenditures	<u>44,000</u>	<u>10,187</u>	<u>33,813</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(44,000)	(10,186)	33,814
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer Advance	43,900	-	(43,900)
Total Other Financing Sources (Uses)	<u>43,900</u>	<u>-</u>	<u>(43,900)</u>
<b>NET CHANGE IN FUND BALANCE</b>	(100)	(10,186)	(10,086)
Fund Balance - Beginning of Year	<u>1,500</u>	<u>-</u>	<u>(1,500)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 1,400</u>	<u>\$ (10,186)</u>	<u>\$ (11,586)</u>

See accompanying Notes to Basic Financial Statements.

**ROCK CANYON METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Rock Canyon 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 in and for Douglas County, Colorado on February 22, 2019, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

At a special election of the eligible electors of the District on November 6, 2018, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness and imposition of taxes for the payment thereof, for the purpose of providing financing for the acquisition, construction, installation, and completion of certain public 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 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 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.

**ROCK CANYON 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 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 general obligation debt of the governmental funds.

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

**ROCK CANYON 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 and Investments**

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

**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, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

**Capital Assets**

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

**ROCK CANYON 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 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.

**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.

**ROCK CANYON 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.

The General Fund reported a deficit in the fund financial statements as of December 31, 2020. This deficit was eliminated with the receipt of funding from 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	\$ 1
Cash and Investments - Restricted	302,891
Total Cash and Investments	\$ 302,892

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

Deposits with Financial Institutions	\$ 1
Investments	302,891
Total Cash and Investments	\$ 302,892

**Cash Deposits**

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.

**ROCK CANYON METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Cash Deposits (Continued)**

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

**Investments**

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

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

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

- . Obligations of the United States, certain U.S. government agency securities of the World Bank
- . Certain international agency securities
- . 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 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	<u>\$ 302,891</u>

**ROCK CANYON METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

**CSAFE**

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

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in property for the period ended December 31, 2020, follows:

	Balance - December 31, 2019	Additions	Reductions	Balance - December 31, 2020
Governmental Type Activities: Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ -	\$ 1,508,539	\$ -	\$ 1,508,539
Total Capital Assets, Not Being Depreciated	<u>\$ -</u>	<u>\$ 1,508,539</u>	<u>\$ -</u>	<u>\$ 1,508,539</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	Reductions	Balance - December 31, 2020	Due Within One Year
Governmental Activities: General Obligation Bonds Payable:					
Series 2020A Bonds	\$ -	\$ 1,637,000	\$ -	\$ 1,637,000	\$ -
Series 2020B Bonds	-	398,000	-	398,000	-
Total	<u>\$ -</u>	<u>\$ 2,035,000</u>	<u>\$ -</u>	<u>\$ 2,035,000</u>	<u>\$ -</u>

**ROCK CANYON METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

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

**General Obligation Limited Tax Bonds Series 2020A (Senior Bonds) and Subordinate General Obligation Limited Tax Bonds Series 2020B<sub>(3)</sub> (Subordinate Bonds)**

The District issued Senior Bonds and the Subordinate Bonds on January 7, 2020, in the respective amounts of \$1,637,000 and \$398,000. Proceeds from the sale of the Senior Bonds were used to: (a) pay the Project Costs; (b) fund reserves and capitalized interest to the extent provided in the applicable Indenture; and (c) pay costs incurred in connection with the issuance of Senior Bonds. Proceeds from the sale of the Subordinate Bonds were used to: (a) pay Project Costs; and (b) pay costs incurred in connection with the issuance of the Subordinate Bonds.

The Senior Bonds bear interest of 5.000% and are payable semi-annually on June 1 and December 1, beginning on June 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2024. The Senior Bonds mature on December 1, 2049. To the extent principal of any Senior Bond is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Senior Bond. To the extent interest on any Senior Bond is not paid when due, such interest shall compound on each interest payment date at the rate then borne by the Senior Bonds. The District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Senior Bonds.

The Subordinate Bonds were issued at the rate of 8.750% (with a combined yield with the Senior Bonds of 5.8152% per Form 8038-G) per annum and are payable annually on December 15, beginning December 15, 2020 from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2049. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. The District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Subordinate Bonds. All of the Subordinate Bonds and interest thereon are to be deemed to be paid, satisfied, and discharged on December 16, 2059 (the Subordinate Termination Date), regardless of the amount of principal and interest paid prior to the Subordinate Termination Date.

The Senior Bonds are secured by and payable solely from and to the extent of Senior Pledged Revenue, net of any costs of collection, which includes:

- (a) the Senior Required Mill Levy;
- (b) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Senior Required Mill Levy; and
- (c) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

**ROCK CANYON METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**General Obligation Limited Tax Bonds Series 2020A (Senior Bonds) and Subordinate General Obligation Limited Tax Bonds Series 2020B<sub>(3)</sub> (Subordinate Bonds)**  
**(Continued)**

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue, net of any costs of collection, which includes:

- (a) the Subordinate Required Mill Levy;
- (b) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Subordinate Required Mill Levy; and
- (c) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

The Senior Bonds are additionally secured by capitalized interest which were funded from the proceeds of the Senior Bonds and by amounts, if any, in the Senior Surplus Fund.

Except for an initial deposit of \$129,000 from proceeds of the Senior Bonds, the Senior Surplus Fund will be funded solely from Senior Pledged Revenue that is not needed to pay debt service on the Senior Bonds in any year up to the Maximum Surplus Amount of \$327,400. Pursuant to the Senior Indenture, the Senior Surplus Fund shall be maintained for so long as any Senior Bond is outstanding. The use of moneys released from the Senior Surplus Fund when no Senior Bonds are outstanding shall be subject to any pledges, liens, or other encumbrances, including any pledge, lien, or encumbrance created under the terms of any other Parity Bonds or Subordinate Bonds.

Optional Redemption. The Series 2020A Senior Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, on December 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>
December 1, 2024 to November 30, 2025	3.00%
December 1, 2025 to November 30, 2026	2.00%
December 1, 2026 to November 30, 2027	1.00%
December 1, 2027 and thereafter	0.00%

**ROCK CANYON METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**General Obligation Limited Tax Bonds Series 2020A (Senior Bonds) and Subordinate  
General Obligation Limited Tax Bonds Series 2020B<sup>(3)</sup> (Subordinate Bonds)  
(Continued)**

Optional Redemption. The Series 2020B<sup>(3)</sup> Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or integral multiple of \$1,000, in any order of maturity and in whole or partial maturities, on December 1, 2024, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium of a principal so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2024 to November 30, 2025	3.00%
December 1, 2025 to November 30, 2026	2.00%
December 1, 2026 to November 30, 2027	1.00%
December 1, 2027 and thereafter	0.00%

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

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ -	\$ 81,850	\$ 81,850
2022	-	81,850	81,850
2023	-	81,850	81,850
2024	19,000	81,850	100,850
2025	20,000	80,900	100,900
2026 - 2030	138,000	386,900	524,900
2031 - 2035	204,000	346,100	550,100
2036 - 2040	293,000	286,700	579,700
2041 - 2045	406,000	202,650	608,650
2046 - 2050	557,000	80,850	637,850
Total	<u>\$ 1,637,000</u>	<u>\$ 1,711,500</u>	<u>\$ 3,348,500</u>

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

**ROCK CANYON METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

Authorized Debt

At December 31, 2020, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Authorized November 6, 2018 Election	Authorization Used Series 2020A and Series 2020B(3)	Remaining at December 31, 2020
Water	\$ 5,000,000	\$ (678,334)	\$ 4,321,666
Street	5,000,000	(678,334)	4,321,666
Safety Protection	5,000,000	-	5,000,000
TV relay	5,000,000	-	5,000,000
Park and recreation	5,000,000	-	5,000,000
Sanitation	5,000,000	(678,332)	4,321,668
Mosquito Control	5,000,000	-	5,000,000
Public Transportation	5,000,000	-	5,000,000
Security Services	5,000,000	-	5,000,000
Refunding	5,000,000	-	5,000,000
O&M Debt	5,000,000	-	5,000,000
IGA Debt	5,000,000	-	5,000,000
Fire Protection	5,000,000	-	5,000,000
Total	<u>\$ 65,000,000</u>	<u>\$ (2,035,000)</u>	<u>\$ 62,965,000</u>

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$5,000,000 inclusive of cost of issuance, inflation, and similar costs.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area; however, as of the date of this audit, the amount and timing of any debt issuances is not determinable.

**NOTE 6 NET POSITION**

The District has net position consisting of one component – unrestricted.

At December 31, 2020, the District had a negative unrestricted net position, mainly due to the costs of issuing the Senior Bonds and Subordinate Bonds.

**NOTE 7 AGREEMENTS**

Operation Funding Agreements

On March 27, 2019, the District and UDC Miller, LLC. ("UDCM") entered into that certain 2019 Operation Funding Agreement, with an effective date of February 28, 2019, whereby the UDCM shall make advances, as necessary, up to an aggregate limit of \$50,000, to fund any anticipated shortfall in revenues for operations and maintenance expenses for fiscal year 2019. This agreement was terminated in 2020. As of December 31, 2020, there was no outstanding balance and payable under this agreement.

**ROCK CANYON METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 7 AGREEMENTS (CONTINUED)**

**Operation Funding Agreements (Continued)**

On December 10, 2019, the District and UDCM Rock Canyon, LLC. (“UDCMRC”) entered into that certain 2019-2020 Operation Funding Agreement, with an effective date of February 28, 2019, whereby UDCMRC shall make advances, as necessary, up to an aggregate limit of \$50,000, to fund any anticipated shortfall in revenues for operations and maintenance expenses for fiscal years 2019 and 2020. This agreement was terminated in 2020. As of December 31, 2020, there was no outstanding balance and payable under this agreement.

On August 28, 2020, effective as of September 1, 2020, the District and Taylor Morrison of Colorado, Inc. (“Current Developer”) entered into that certain 2020-2021 Operation Funding Agreement, whereby the Current Developer agrees to advance funds to the District for operations and maintenance costs. This agreement was amended on November 10, 2020 to acknowledge that the anticipated funding for years 2020 and 2021 is \$100,000. As of December 31, 2020, there was no outstanding balance and payable under this agreement.

**Facilities Funding and Acquisition Agreements**

On March 27, 2019 the District and UDCM entered into a Facilities Funding and Acquisition Agreement (“FFAA-UDCM”), with an effective February 28, 2019, whereby the District has agreed to reimburse UDCM for organizational expenses and capital improvements costs paid by UDCM for fiscal years 2019 through 2023, up to a maximum of \$3,000,000. In addition, the District shall reimburse UDCM for certain infrastructure construction costs within the Rock Canyon development. The District agrees to reimburse all costs verified by an independent engineer (Verified Costs), together with interest thereon, up to a maximum amount of \$3,000,000. Interest accrues from the date of the advances or the date the Verified Costs were incurred until paid, at a rate not to exceed the current Bond Buyer 20-Bond GO Index plus four percent (4%). Following the District’s issuance of the Senior Bonds and Subordinate Bonds, all amounts owed under this agreement were paid. This agreement was terminated on December 10, 2019.

The District anticipated entering into a new Facilities Funding and Acquisition Agreement with UDCMRC, which agreement shall acknowledge that any amounts owing under the FFAA-UDCM shall be payable to UDCMRC. On December 10, 2019, the District and UDCMRC entered into a Facilities Funding and Acquisition Agreement (“FFAA-UDCMRC”), effective February 28, 2019, whereby the District has agreed to reimburse UDCMRC for organizational expenses and capital improvements costs paid by UDCMRC for fiscal years 2019 through 2023, up to a maximum of \$5,000,000. In addition, the District shall reimburse UDCMRC for certain infrastructure construction costs within the Rock Canyon development. The District agrees to reimburse all costs verified by an independent engineer (Verified Costs), together with interest thereon, up to a maximum amount of \$5,000,000. Interest accrues from the date of the advances or the date the Verified Costs were incurred until paid, at a rate not to exceed the current Bond Buyer 20-Bond GO Index plus four percent (4%). Following the District’s issuance of the Senior Bonds and Subordinate Bonds, all amounts owed under this agreement were paid.

**ROCK CANYON METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 7 AGREEMENTS (CONTINUED)**

**Facilities Funding and Acquisition Agreements (Continued)**

In the event the District has not paid or reimbursed UDCMRC for any Organization Expenses, Construction Related Expenses and/or Verified Costs by December 31, 2059, any amount of principal and accrued interest outstanding on such date shall be deemed to be forever discharged and satisfied in full.

**NOTE 8 INTERFUND TRANSFERS**

The transfer from the Capital Projects Fund to the Debt Service Fund represents capitalized interest and reserve funds from bond issuance, which funds will be maintained and tracked in the Debt Service Fund.

**NOTE 9 RELATED PARTIES**

The property is being developed as the "Rock Canyon" residential subdivision with 54 single family detached homes being built by Taylor Morrison of Colorado, Inc., which also owns the property currently (Developer). All members of the Board of Directors are officers or employees of, or otherwise associated with the Developer, and may have conflicts of interest in matters involving the District.

**NOTE 10 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.

**ROCK CANYON METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 11 TAX, SPENDING, AND DEBT LIMITATION**

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 6, 2018, the District's voters approved for an annual increase in taxes of \$1,000,000 to pay administration, operation, maintenance, and capital expenses without limitation of rate. This election question allowed the District to collect and spend the additional revenue without regard to any spending, revenue raising, or other limitations contained within 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.

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**

**ROCK CANYON 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 Budgets	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Net Investment Income	\$ 3,700	\$ 1,999	\$ (1,701)
Total Revenues	<u>3,700</u>	<u>1,999</u>	<u>(1,701)</u>
<b>EXPENDITURES</b>			
Contingency	6,088	-	6,088
Bond Interest - Series 2020A	73,665	73,665	-
Paying Agent Fees	5,000	-	5,000
Total Expenditures	<u>84,753</u>	<u>73,665</u>	<u>11,088</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(81,053)	(71,666)	9,387
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer from Other Funds	374,550	374,557	7
Total Other Financing Sources (Uses)	<u>374,550</u>	<u>374,557</u>	<u>7</u>
<b>NET CHANGE IN FUND BALANCE</b>	293,497	302,891	9,394
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 293,497</u>	<u>\$ 302,891</u>	<u>\$ 9,394</u>

**ROCK CANYON 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)
<b>REVENUES</b>			
Net Investment Income	\$ 5,000	\$ 4,522	\$ (478)
Total Revenues	<u>5,000</u>	<u>4,522</u>	<u>(478)</u>
<b>EXPENDITURES</b>			
Bond Issue Costs	238,393	241,265	(2,872)
Capital Outlay	1,427,057	1,423,700	3,357
Total Expenditures	<u>1,665,450</u>	<u>1,664,965</u>	<u>485</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(1,660,450)	(1,660,443)	7
<b>OTHER FINANCING SOURCES (USES)</b>			
Bond Issuance	2,035,000	2,035,000	-
Transfers to Other Fund	(374,550)	(374,557)	(7)
Total Other Financing Sources (Uses)	<u>1,660,450</u>	<u>1,660,443</u>	<u>(7)</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	-	-
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

## **OTHER INFORMATION**

**ROCK CANYON METROPOLITAN DISTRICT  
SCHEDULE OF ASSESSED VALUATION, MILLY LEVY AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2020**

Year Ended <u>December 31,</u>	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied for		Total Property Taxes		Percent Collected to Levied
		<u>General</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
2020	\$ -	15.104	50.349	\$ -	-	-
Estimated for the Year Ending <u>December 31,</u>						
2021	\$ 649,350	15.104	50.349	\$ 42,502		

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