



COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the year ended December 31, 2021



Prepared by:
Department of Finance & Administration
Highlands Ranch, Colorado

**HIGHLANDS RANCH METROPOLITAN DISTRICT
 COMPREHENSIVE ANNUAL FINANCIAL REPORT
 For the Year Ended December 31, 2021**

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September 30, 2022

To: The citizens of Highlands Ranch Metropolitan District
The Board of Directors

We are pleased to present the comprehensive annual financial report ("CAFR") of Highlands Ranch Metropolitan District ("District") for the year ended December 31, 2021.

This report was prepared by the Finance and Administration Department in conformance with the standards and requirements of the Governmental Accounting Standards Board, the American Institute of Certified Public Accountants, the Government Finance Officers Association, District resolutions and State statutes. State law requires that the District publish within seven months of year-end a complete set of audited financial statements audited by a firm of licensed certified public accountants.

District management assumes full responsibility for the completeness and reliability of the information contained in the report, based upon a comprehensive framework of internal control that was established for this purpose. Because the cost of internal control should not exceed anticipated benefits the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. Disclosures necessary to enable the reader to gain an understanding of the District's activities have been included.

The financial statements have been audited by Haynie & Company ("Haynie), a firm of licensed certified public accountants. Haynie has issued an unmodified opinion that the District's financial statements for the year ended December 31, 2021 are presented fairly. The independent auditor's report is located at the front of the financial section of the report. Haynie is in the first year of performing the audit for a one year contract term. The Board reviews proposals from accounting firms every five years although there is no mandatory rotation.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

PROFILE, RESPONSIBILITIES AND STRUCTURE OF THE DISTRICT

The District serves Highlands Ranch, a master planned community located in the northern part of Douglas County, Colorado approximately 12 miles south of Denver. The Highlands Ranch area contains zoning for approximately 29,150 single family homes, 8,000 multi-family units and over 1,100 acres of developed commercial property.

The District was created at an election held in 2006 when the voters of four smaller Metro Districts (Highlands Ranch Metropolitan District 1, 2, 3 and 4), each serving portions of the Highlands Ranch community, voted to consolidate the outstanding debt and the municipal-type services provided by each of the respective districts into Highlands Ranch Metropolitan District No. 3, which was then renamed Highlands Ranch Metropolitan District (the “District”). The statistical section for the financials have been updated whenever possible to reflect historical data as though the Districts had been consolidated for the entire period shown.

The District provides a range of municipal type services including construction of arterial roadways, installation and maintenance of parkway landscaping adjacent to arterial roadways, installation of storm drainage facilities, construction and maintenance of parks and trails, maintenance and operation of the historic mansion, outdoor recreation, and maintenance of open space.

In addition to the municipal type services provided by the District, the community is provided water and wastewater service by another distinct special district – Centennial Water and Sanitation District. Both districts are organized as political subdivisions of the State of Colorado and as quasi-municipal corporations created pursuant to Title 32, Colorado Revised Statutes, as amended.

The District operates under a Board - General Manager form of government. Policy-making and legislative authority are vested in the Board of Directors. Pursuant to Colorado statutes, the board of directors is responsible, among other things, for passing resolutions, adopting the budget, appointing committees and hiring the general manager and the attorney. The Board of Directors appropriates funds on annually for the following funds: General (Operations), Debt Service, Utility, Recreation, Mansion, Major Repair, and Water & Wastewater Reserve.

The Board of Directors is comprised of seven members from specific regions. The seven members of the Board serve four-year terms and have staggered terms with either three or four Board members elected every two years in May of even numbered years. As a result of recent legislation over the next two election cycles these elections will transition to May of odd numbered years.

The District General Manager is responsible for carrying out the policies and resolutions of the governing Board of Directors, for overseeing the day-to-day operations of the District, and directly manages three non-statutory departments, headed by appointed department heads: Parks, Recreation and Open Space, Public Works and Finance and Administration.

The financial reporting entity for the Comprehensive Annual Financial Report is Highlands Ranch Metropolitan District as legally defined. The District has no component units (legally separate entities for which the primary government is financially accountable).

In addition to the accounting internal control structure, the District maintains extensive budgetary controls. The objective of these controls is to ensure compliance with legal provisions embodied in the budget and related appropriations approved by the District's Board of Directors.

FACTORS AFFECTING FINANCIAL CONDITION

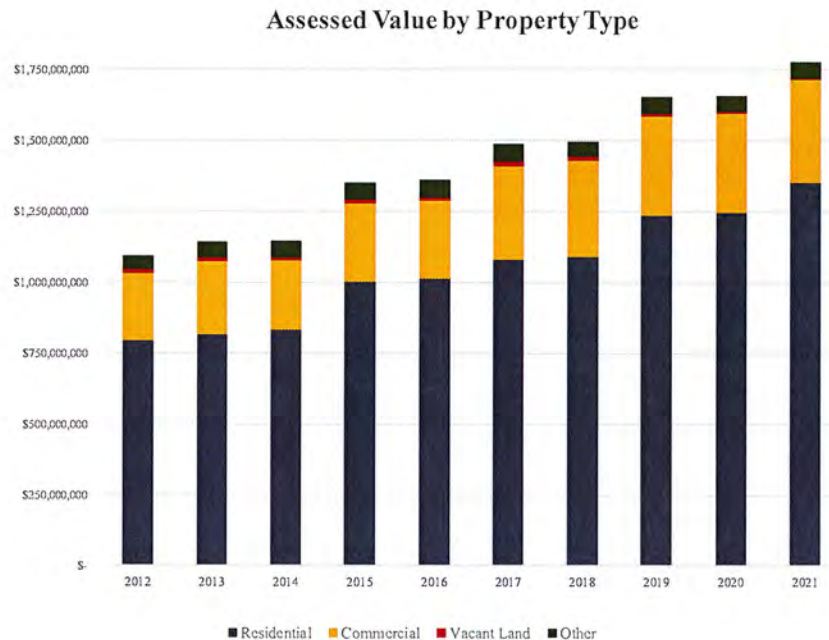
Revenue Base

The District has three primary revenue sources for funding:

- General operation and maintenance expenses and debt service are primarily funded from property taxes.
- Capital projects are primarily funded from development fees.
- Special revenues, derived from fees, fund recreation services, stormwater management, streetlight, Mansion rentals, and water and wastewater operations.

The District has historically benefited from strong growth. However, as the community matures, the District relies more on the stable property tax base supplemented by continued growth potential for the remaining housing development and significant opportunities for commercial and retail growth.

The property tax reassessment, completed in 2019 by the Douglas County assessor, was the basis for property tax revenue collections in 2020 and 2021. The 2019 property tax reassessment resulted in a 13% increase in assessed value. The graph below shows the history on assessed value for Highlands Ranch.



The following table summarizes both 2021 and 2020 as well as historic growth patterns:

	New properties				
	Residential		Nonresidential		Total
	Units	SDF \$	Acres	SDF \$	SDF \$
2021	156	\$ 382,209	3	\$ 84,166	\$ 466,375
2020	486	1,011,493	0	-	1,011,493
3 year average	293	1,022,082	1	28,055	1,050,137
5 year average	356	1,543,823	12	404,100	1,947,924
10 year average	350	1,853,322	12	514,559	2,367,882

Overall, 2021 experienced a decrease in System Development Fee Collection for residential compared to 2020. As the District reaches buildout the reduced fee collection is anticipated.

Long-term financial planning and Fund Balance

The Board annually reviews the strategic plan for the District. This includes a detailed Operations and Debt Management Plan as well as a capital outlay plan.

A key component in meeting the objective of the strategic plan is Board adopted policies related to the maintenance of year-end fund balances. This driving factor in the long range plan prior to 2016, which was set by the Board, was to be in a position to retire all debt by 2018 if other viable uses for capital improvements were not identified. In 2017 the Board identified viable capital projects that would improve service levels and decided to refund a portion of the outstanding debt to accommodate funding of these initiatives. However, in 2021 the Board determined the District was in sufficient financial health to retire the remaining outstanding debt, which occurred in December 2021. The maintenance of the various fund balances will allow flexibility as we continue to traverse uneven financial times.

General Fund: The District has established a goal of maintaining a fund balance of 40% of the following year’s net expenditures – operating expenditures minus the offsetting revenues related to an IGA with Centennial wherein the cost of shared employees are reimbursed. The 2021 year-end fund balance continues significantly over the target of 40% at approximately 153% of the 2022 budgeted operating expenditures, down from 161% in 2020. The reason for the decrease is due to transfer of funds to the Debt Service Fund to retire the debt early. Future model projections are based on the anticipation that this will be drawn down through 2027.

Debt Service Fund: With the retirement of all outstanding debt in 2021, the District no longer maintains a debt service fund.

All funds received from Systems Development Fees are initially deposited and maintained in the Capital Projects Fund until such time as they are needed, at the Board’s discretion, for Capital Projects identified in the District’s Facility Plan.

Capital Improvement Planning

The District prepares a comprehensive Capital Improvements Plan detailing the infrastructure necessary to provide the basic services at build-out of the community as well as other capital projects that enhance the community. The plan is reviewed and updated annually. The latest version includes five sections:

- the Facility Plan which identifies the base community improvements that are the basis for the calculation of the Systems Development Fee
- the long-term Conservation Trust Fund plan which identifies the anticipated projects to be built using proceeds from the Colorado Lottery;
- the stormwater master capital plan which identifies the anticipated needs over the next thirty years.
- other visionary major capital facilities that will require additional funding sources;
- a prospective look at major repairs and renovation that will be required as part of the District's asset management program.

Pension and other employment benefits

The District does not participate in Social Security but does maintain a defined contribution pension plan. All regular District employees are required to participate in the Plan and are eligible on their date of hire. Eligible employees are required to contribute 6.2% of pay, which is matched by the District. The contribution level was established equivalent to the Social Security requirements and, commencing in 2011, the total contributions are capped at the same maximum as established for Social Security contributions. In addition, the District offers all regular employees the option to contribute to a 457 plan. The District matches of employee contributions to the 457 plan up to a maximum of 6%.

The District is a member of the Colorado Employer Benefit Trust (CEBT) that provides a medical, dental, vision, and short-term disability and life insurance benefits. The health insurance plans allow retirees who have reached age 50 and 15 years of service to retire and stay in the plan until age 65. All premiums are the responsibility of the retired employee. At December 31, 2021 there is one past employee taking advantage of the benefit.

MAJOR INITIATIVES

During the 2016 Board retreat, the Board identified several priorities including construction of a Senior Center to expand existing programs and services offered.

Maintenance projects that include parkway fence repair and replacement and stormwater management improvements continue as part of our overall asset management program.

The Board maintains a long term financial focus to position the District to make funding available for both the capital and ongoing operational expenses for the priorities below:

- partnership with Douglas County and other government entities to pursue initiatives to benefit Highlands Ranch such as recreation opportunities, senior services, and transportation improvements.
- conveyance of Historic Park including outbuildings and open space land.

AWARDS AND ACKNOWLEDGMENTS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to Highlands Ranch Metropolitan District for its comprehensive annual financial report for the year ended December 31, 2020. One or more of the pre-consolidated Highlands Ranch Metropolitan Districts has received the Certificate of Achievement for the twenty-third consecutive year.

In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

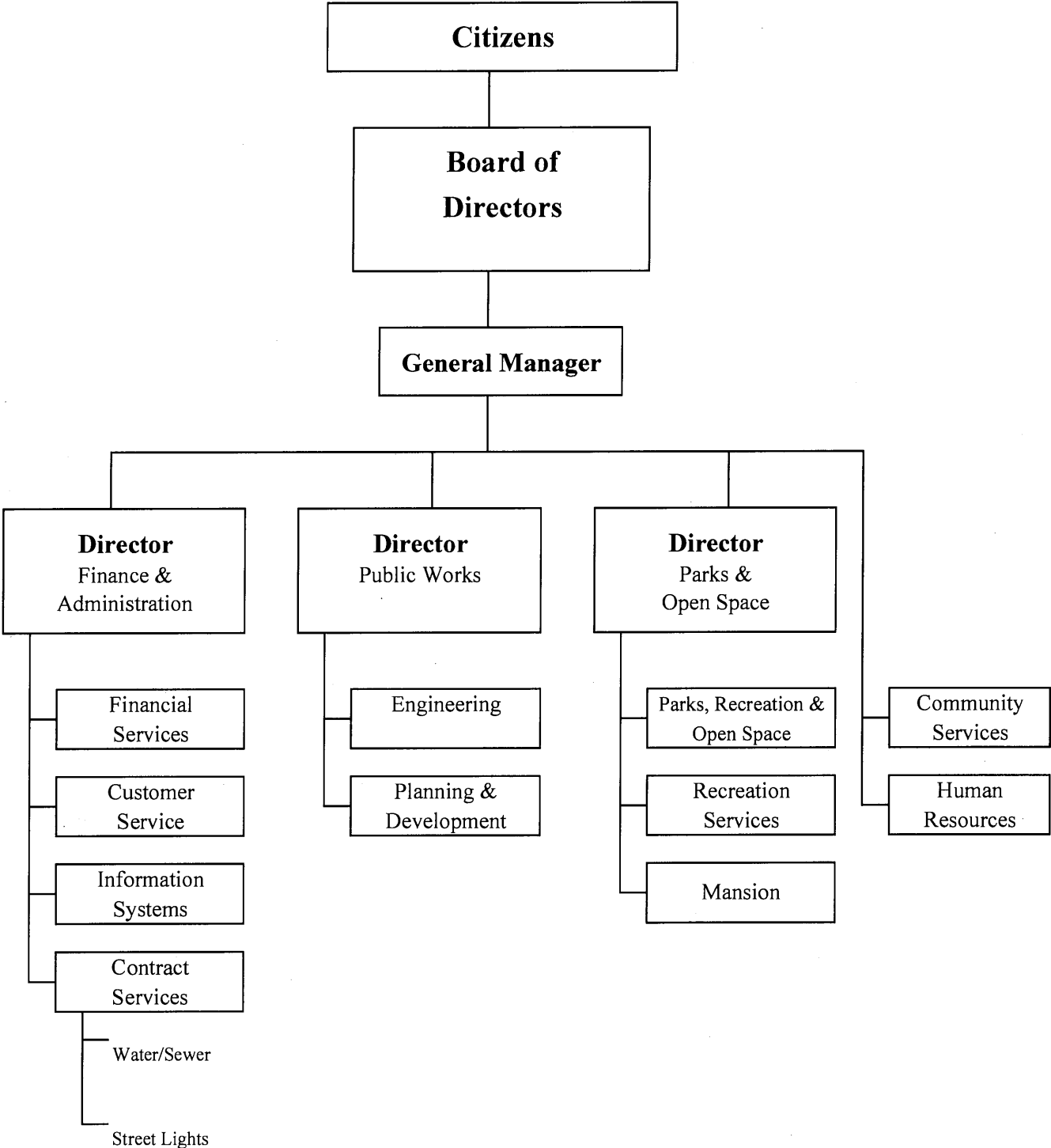
A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to the Certificate of Achievement program requirements, and we are submitting it to GFOA to determine eligibility for another certificate.

The preparation of this report could not have been accomplished without the efficient and dedicated services of the entire staff of the Financial Services Department. I would like to express my appreciation to all members of the department who assisted and contributed to the preparation of this report. Due credit also should be given to the Board of Directors for their interest, support and responsiveness in planning and conducting the operations of the District.

Respectfully submitted,

Stephanie Stanley
Director, Finance and Administration

Highlands Ranch Metropolitan District



HIGHLANDS RANCH METROPOLITAN DISTRICT
HIGHLANDS RANCH, COLORADO

BOARD OF DIRECTORS AND DISTRICT OFFICIALS

BOARD OF DIRECTORS
AS OF DECEMBER 31, 2021


Mark Dickerson	CHAIR	May 2018 to May 2022
Allen Dreher	VICE-CHAIR	May 2018 to May 2022
Carolyn Schierholz	TREASURER	May 2018 to May 2022
Jim Worley		May 2018 to May 2022
Andy Jones		May 2020 to May 2023
Renee Anderson		May 2020 to May 2023
Nancy Smith		May 2020 to May 2023


APPOINTED DISTRICT OFFICIALS


GENERAL MANAGER	Mike Renshaw
DIRECTOR, FINANCE & ADMINISTRATION	Stephanie Stanley
DIRECTOR, PUBLIC WORKS	Jeff Case
DIRECTOR, PARKS AND OPEN SPACE	Tammy Tucker



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Members of the Board of Directors
Highlands Ranch Metropolitan District

Opinions

We have audited the accompanying financial statements of the governmental activities and the major funds of Highlands Ranch Metropolitan District as of and for the year ended December 31, 2021 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major funds of Highlands Ranch Metropolitan District, as of December 31, 2021 and the respective changes in financial position and the budgetary comparisons for the General Fund, Utility Special Revenue Fund and Mansion Special Revenue Fund, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Highlands Ranch Metropolitan District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Highlands Ranch Metropolitan District's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists.



The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Highlands Ranch Metropolitan District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Highlands Ranch Metropolitan District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, as listed in the table of contents, be presented to supplement the basic financial statements. Such 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audits were conducted for the purpose of forming an opinion on the financial statements that collectively comprise Highlands Ranch Metropolitan District's financial statements as a whole. The supplementary information section is presented for purposes of additional analysis and is not a required part of the financial statements.

The other supplementary information, as listed in the table of contents, is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the 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.

The introductory and statistical sections 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.

Sincerely,

Haynie & Company

Littleton, Colorado
September 29, 2022

Management's Discussion and Analysis

As management of the Highlands Ranch Metropolitan District, we are pleased to provide a discussion and analysis of the District's 2021 financial statements. This narrative overview provides a more detailed and insightful examination of the financial condition and operating results for the fiscal year ended December 31, 2021 as well as information on any financial issues and activities. We encourage readers to consider the information presented here in conjunction with additional information in our letter of transmittal, which can be found on pages i to vi of this report.

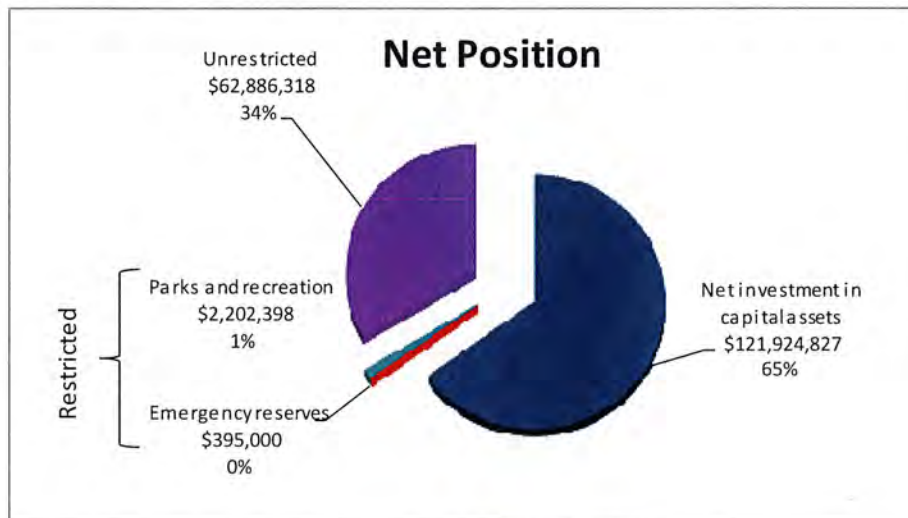
The Management Discussion and Analysis (MD&A) focuses on the presentation of the financial statements and the related activities in two distinct ways:

- 1) The review of government-wide financials reflect the overall assets and activity of the government including the District's capital assets and long term debt obligations.
- 2) The more traditional view of the governmental funds has been established to account for specific activities of the District.

Financial Highlights

Net position

- The government wide net position of the District is defined by the amount that the assets plus the deferred outflow of resources of the District exceed its liabilities plus deferred inflows. At the close of the current fiscal year, the District had a net position of \$186,811,699 an increase of 6% over the fiscal 2020 net position of \$176,539,927. The components of the 2021 net position are categorized as follows:

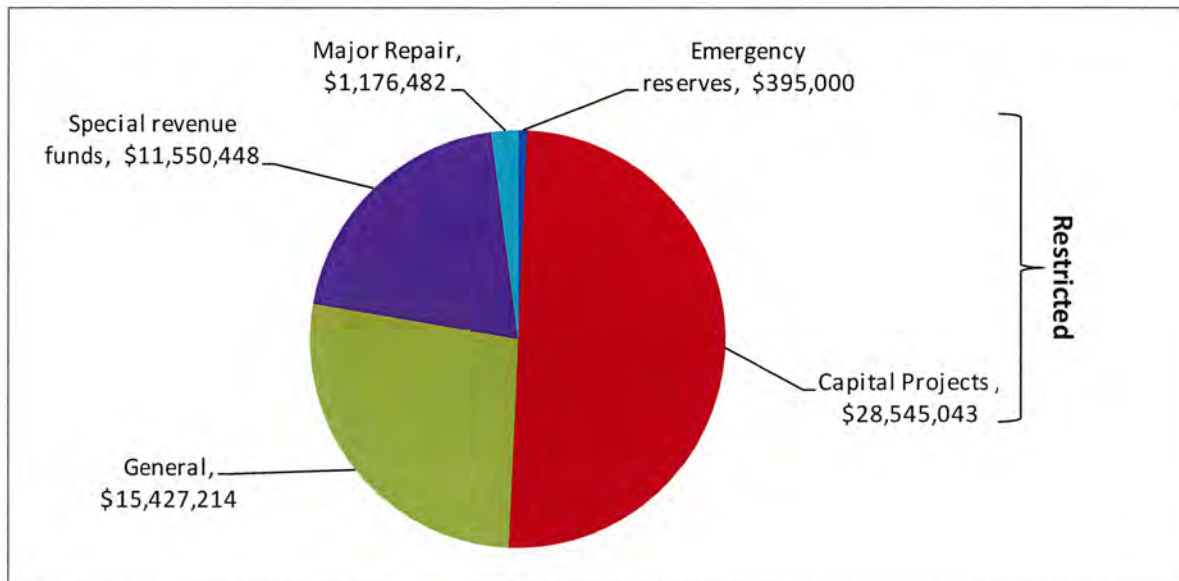


Prudent fiscal stewardship by the District continues.

- Employee related costs remain manageable.
 - The District has a performance based pay plan that compares wages with comparable wages in the Denver metro area.
 - The cost of employee benefits remains manageable as the result of maintaining a defined contribution plan and annual review of employee benefits. The base health insurance plan was unchanged during 2021. Employees shared in any premium increases based on the existing premium sharing arrangement with the employees.
- The Board reviews its debt management plan annually. **In 2021, the District retired all outstanding debt.**
- Accumulated development fees continue to be sufficient to pay for all previously identified components of the Facility Plan.
- The Major Repair Fund provides a stabilizing base for maintaining the District's physical assets in good repair.

Fund balance

- At the close of the fiscal year, the District's Governmental Funds reported a combined ending fund balance of \$65,809,626, an decrease of \$13,462,710. The graph below summarizes the various fund balance components net of the isolated restricted portions of fund balance as of year-end.



- Significant decisions impacting specific fund balances, more fully described in later sections include:
 - "Other governmental funds," decreased by \$1.6 million year over year because of a planned renovation of the parks and open space service center.
 - The General Fund fund balance decreased by \$14 million as existing fund balance was used to retire the debt early.

Overview of the Financial Statements

The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements.

Government-wide financial statements

The *government-wide financial statements* are designed to provide interested readers and stakeholders with a broad overview of the District's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the District's assets, liabilities and deferred inflow and outflow of resources. The differences are reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. uncollected taxes).

Both of the government-wide financial statements identify functions of the District that are principally supported by taxes and intergovernmental revenues (*governmental activities*). The governmental activities of the District include the direct services provided to the Highlands Ranch community by the District: public safety (including streetlight operation and maintenance), parks, open space and recreation services, cultural which includes the Mansion operations, stormwater management and public works. In addition these are supported by general government and the District contracts for water and wastewater services.

The government-wide financial statements can be found on pages 1-2 of this report.

Fund financial statements

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District are governmental funds.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The District maintains five major governmental funds and three non-major governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for each of the major funds – general, debt service, utility and mansion special revenue funds and capital projects as well as combined for the three non-major funds – conservation trust and recreation special revenue funds and the major repair capital related fund.

The District adopts an annual appropriated budget for its general fund and special revenue funds. A budgetary comparison statement has been provided for these funds in the *basic financial statements* to demonstrate compliance with this budget.

The basic governmental fund financial statements, reconciliation to the government-wide statements and the budget and actual comparison statements for the General Fund and Utility Special Revenue Fund can be found on pages 3-7 of this report.

In addition, the report includes individual fund schedules. A budgetary comparison schedule has been provided for the debt service fund, capital projects fund, and each of the non-major funds in this section to demonstrate compliance with the budget.

Notes to the financial statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements and follow immediately after the government-wide and fund financial statements.

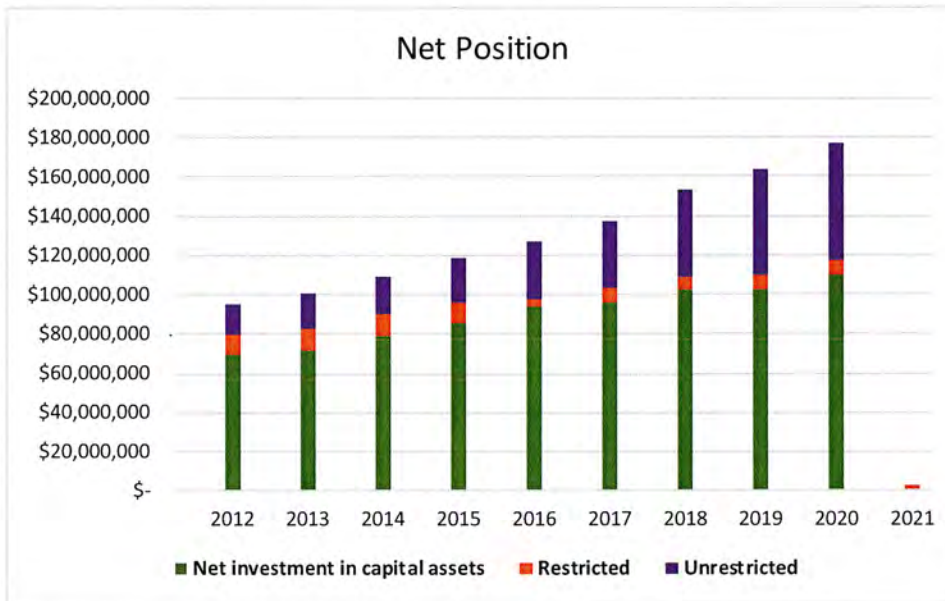
Other Information

The Combining and Individual Fund Statements for the non-major funds are shown as required supplementary information.

The budget schedules referred to earlier in connection with the debt service, capital projects and the non-major funds are found after the notes to the financial statements.

Government-wide Financials and Net Position Analysis

Changes in net position may serve as a useful indicator of a government’s financial position. The following shows graphically the balance and the changes over the last nine years.



Assets and deferred outflow of resources exceeded liabilities and deferred inflow of resources by \$186,811,699 at the close of the most recent fiscal year an increase of \$10,271,772 over 2020.

Condensed Statement of Net Position

	Governmental Activities		2021 - 2020	
	2021	2020	\$ Change	% Change
<u>Assets</u>				
Current and other assets	\$ 107,785,393	\$ 103,659,096	\$ 4,126,297	3.98%
Capital assets	121,924,827	116,845,446	5,079,381	4.35%
	<u>229,710,220</u>	<u>220,504,543</u>	<u>9,205,678</u>	4.17%
<u>Deferred outflow of resources</u>				
Cost of refunding	-	28,804	(28,804)	-100.00%
<u>Liabilities</u>				
Long-term liabilities outstanding	305,510	15,870,243	(15,564,733)	-98.07%
Other liabilities	6,307,776	8,687,426	(2,379,650)	-27.39%
	<u>6,613,286</u>	<u>24,557,669</u>	<u>(17,944,383)</u>	-73.07%
<u>Deferred inflow of resources</u>				
Deferred property tax revenue	20,664,793	19,435,750	1,229,043	6.32%
<u>Net Position</u>				
Net investment in capital assets	121,924,827	109,950,447	11,974,380	10.89%
Restricted	2,597,398	7,861,548	(5,264,150)	-66.96%
Unrestricted	62,886,318	58,727,932	4,158,386	7.08%
	<u>\$ 187,408,543</u>	<u>\$ 176,539,927</u>	<u>\$ 10,868,616</u>	6.16%

- The largest portion of the District's net position is the *net investment in capital assets (e.g., land, buildings, infrastructure, machinery, and equipment)* which reflect the capital assets net of the debt related to acquiring those assets. The net investment in capital assets of \$121,327,983 increased 10.35% over 2020 and represents 65% of the total net position.

Capital assets are used by the District to provide services to citizens; consequently, these assets are *not* available for future spending. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. Note that the District has no outstanding debt.

The overall increase in this category of \$11,377,536 or 10% from 2020 to 2021 can be summarized on the table below:

	2021	2020	Change
Land improvements	\$ 35,948,140	\$ 35,948,140	\$ -
Public infrastructure to be dedicated	18,391,638	18,391,638	-
Construction in progress	17,769,363	11,944,089	5,825,274
			-
Buildings	13,899,203	13,891,024	8,179
Improvements other than buildings	24,929,304	24,167,634	761,670
Machinery and equipment	5,295,573	5,326,720	(31,147)
Water and wastewater infrastructure	67,422,044	66,312,571	1,109,473
	183,655,265	175,981,816	7,673,449
Accumulated depreciation	(62,327,282)	(59,136,369)	(3,190,913)
Capital assets, net	121,327,983	116,845,447	4,482,536
Adjusted for total GO debt and leases	-	(19,190,000)	19,190,000
Adjusted for water/wastewater related debt	-	12,295,000	(12,295,000)
Net investment in capital assets	\$ 121,327,983	\$ 109,950,447	\$ 11,377,536

- The District has *restricted* a portion of the remaining net position as follows:
 - ✓ \$395,000 is restricted for emergency reserves pursuant to the TABOR requirements of the Colorado constitution
 - ✓ \$2,202,398, restricted for park and recreation capital improvements as required by state directive, represents unexpended funds from Colorado Lottery proceeds
- After considering the above restrictions, the District has unrestricted net position of \$ 62,886,318, an increase of \$4.1 million or 7%. Unrestricted net position may be used to meet the District's ongoing obligations to citizens and creditors.

As mentioned above, during the current fiscal year the District's net position increased by \$10,271,772 as shown below:

Condensed Statement of Change in Net Position

	Governmental Activities		2021 - 2020	
	2021	2020	\$ Change	% Change
Revenues:				
Program Revenues:				
Charges for services	\$ 45,657,800	\$ 45,733,217	\$ (75,417)	-0.16%
Capital grants and contributions	3,389,852	5,550,551	(2,160,699)	-38.93%
Total program revenues	49,047,652	51,283,768	(2,236,116)	-4.36%
General Revenues:				
Property taxes	20,958,305	20,675,020	283,285	1.37%
Net investment income (loss)	(148,758)	1,784,896	(1,933,654)	-108.33%
Other	120,622	126,861	(6,239)	-4.92%
	20,930,169	22,586,777	(1,656,608)	-7.33%
Total revenues	69,977,821	73,870,545	(3,892,724)	-5.27%
Expenses:				
General government	1,915,136	2,749,535	(834,399)	-30.35%
Public works	724,956	782,803	(57,847)	-7.39%
Stormwater management	118,508	189,143	(70,635)	-37.34%
Public safety	306,180	12,380	293,800	2373.18%
Street lights	1,236,934	1,192,452	44,482	3.73%
Parks and open space	10,270,711	10,531,258	(260,548)	-2.47%
Recreation services	983,396	917,615	65,781	7.17%
Cultural	799,379	756,241	43,138	5.70%
Water and wastewater operations	42,408,250	43,825,713	(1,417,463)	-3.23%
Interest on long-term debt	345,756	416,391	(70,636)	-16.96%
Total expenses	59,109,205	61,373,532	(2,264,326)	-3.69%
Change in net position	10,868,616	12,497,014	(1,628,398)	-13.03%
Net position- beginning	176,539,927	164,042,913	12,497,014	7.62%
Net position- ending	\$ 187,408,543	\$ 176,539,927	\$ 10,868,616	6.16%

Program revenues contributed \$49,047,652

Charges for services

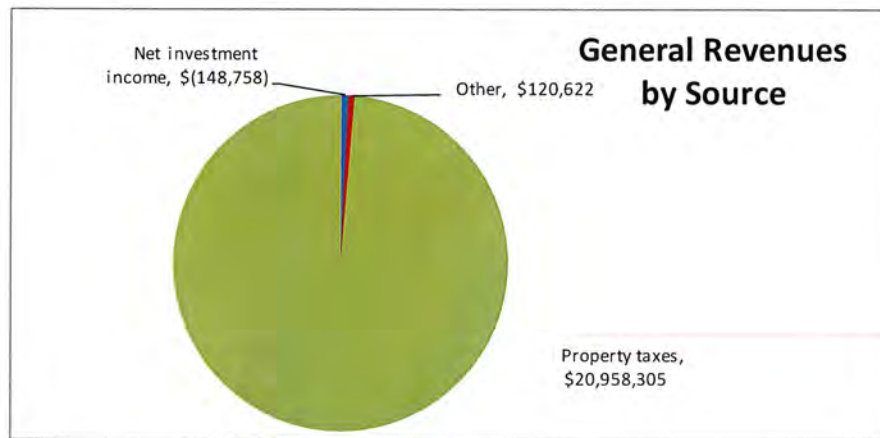
- ✓ 93% of the program revenues came from charges for services.
- ✓ Of the charges for services:
 - ❖ \$39,833,112 or 87% of the total, represent the pass-through of revenues collected from District water and wastewater customers and remitted to Centennial. These revenue are 100% directly offset by expenses for water and wastewater operations. The revenues and offsetting expenses increased year over year due to an increase in rates and slight increase in consumption.
 - ❖ In addition to the above utility revenues, the District collected an additional \$2,167,625 from streetlight and stormwater management fees.

Capital grants and contributions

- ✓ Capital grants and contribution in 2021 totaled \$3,389,852 or 7% of total program revenues. Capital grants and contributions include donated assets, conservation trust fund (lottery) proceeds and development fees.
- ✓ The capital grant and contributions reflects slowing development activity in 2021 as the community is nearing build out.

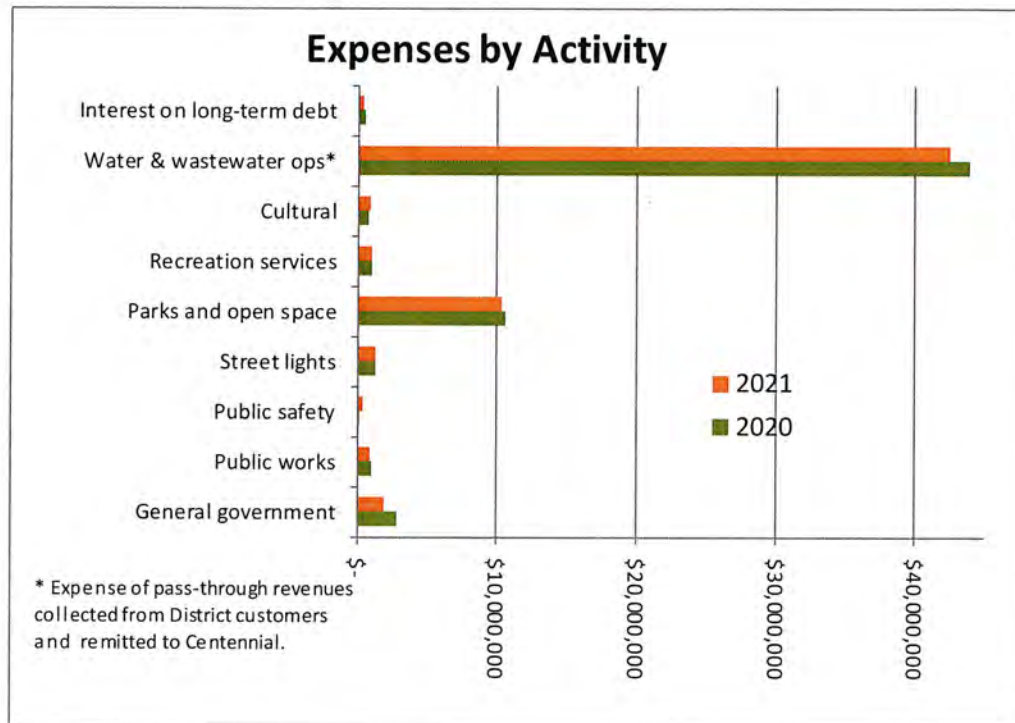
- ✓ System Development Fees are collected from new property at the time that the initial water and wastewater service is requested. With slowing residential development absorption, the 2021 fees decreased from \$1,011,493 in 2020 to \$466,375. System Development Fees are allocated to offset Public Works, Public Safety and Parks and Open Space related expenses. These fees are calculated based upon the Facility Plan section of the comprehensive Capital Improvement Plan adopted and updated on an annual basis. Taxes from the new development generating the fees will begin to appear on the tax rolls in 2020/2021 for collection in 2021/2022.
- ✓ Tap fees contributed to the change in net position in the amount of \$2,104,620 a slight decrease from the \$3,032,040 collected in 2020. Tap fees are collected from new services to pay for the reserve capacity payments due to Centennial.
- ✓ The developer constructed and then contributed \$176,954 of in-tract infrastructure that will serve new development within Highlands Ranch.

General Revenues, which include property taxes, contributed \$20,930,169, an decrease of 5.3% from 2020.



- ✓ \$20,958,305 or 100% of the general revenues came from property tax revenues which was slight increase from the \$20,675,020 collected in 2020. In 2021 the mill levy applied stayed the same at 11.205. Additionally the:
 - ❖ Assessed value increased slightly as the result of new construction.
 - ❖ The District's share of automobile related Specific Ownership Taxes increased by 12.3% to \$1,873,506 primarily due to the lowering of the mill levy.
 - ❖ Due to economic conditions portfolio performance suffered in 2021.

Expenses totaled \$59,706,049 a decrease of \$1,667,482 or 2.7%. Before considering the impact of property taxes and other general revenues, expenses for governmental activities exceeded program revenues by \$10,658,397



- ✓ General Government
 - ❖ \$2,511,980 – an decrease of 8.6% from 2020; represents 4.2% of the total expenses; governmental activities include general government, finance and administration, human resources.
- ✓ Public Works and Stormwater management
 - ❖ \$843,464 – an decrease of 13% from 2020; represents 1.4% of the total expenses; costs for public works related activities which includes the administrative oversight for the infrastructure development and stormwater management.
 - The public works expenses can vary dramatically from year to year. Outlays for capital items built on behalf of others are maintained on our books as Work in Progress until they are accepted by the other entity at which time they are expensed.

Expenses in both of these activities are partially offset by contributions from Centennial Water and Sanitation District (“Centennial”) for certain administrative and public works employees who are shared between entities pursuant to the employee sharing agreement.

- ✓ Public Safety
 - ❖ \$306,180 – a significant increase from \$12,380 in 2020 represents .5% of the total expenses; expenses are for maintenance of illuminated street name signs.
- ✓ Streetlights
 - ❖ \$1,236,934 an increase of 3.7%; represents 2% of total expenses; - provides for the cost to operate and maintain street lights adjacent to arterial roadways as well as the streetlights in the neighborhoods.
 - The District collects a street light fee from its customers for streetlight services. This revenue stream provided an offset to the cost of routine operations and maintenance for all streetlights in the amount of \$1,292,616 a slight decrease from 2020.

- ✓ Parks and open space
 - ❖ \$10,270,711 – a decrease of 2.47%; represents 17% of the total expenses; District operates and maintains the park system, the open space and the arterial parkway landscaping
 - The District's share of the statewide lottery proceed distribution in 2021 was \$633,903 an increase of 18% from 2020.
 - In 2021 Conservation Trust fund projects in included a new shade structure and projects identified in the ADA transition plan.

- ✓ Recreation programs and services
 - ❖ The **direct cost** of recreation services, \$983,396 – 7% increase; approximately represents 1.65% of the total expenses; for costs related to recreation programs and services provided to our customers.
 - Total revenue for recreation programs and services was \$1,216,413. Program revenues are designed to recover the direct costs as well as any facility rental costs that would be recovered if the program was offered by an independent outside vendor.

- ✓ Cultural (Mansion)
 - ❖ \$799,379 – an increase of 5.7%; represents approximately 1.3% of the total expenses; - the District operates and maintains the Highlands Ranch Mansion for both community and private events.
 - Mansion revenues increased from \$220,950 in 2020 to \$323,935 in 2021.

- ✓ Water and wastewater
 - ❖ The largest single activity, the District expended \$42,408,250 – a decrease of 3.2%; 71% of the total expenses for water and wastewater services provided by contract.
 - \$39,833,112 of the expense is the pass-through of revenues collected from District customers and remitted to Centennial.
 - \$1,552,375 was for depreciation of intract water and sewer lines owned by the District and maintained by Centennial Water and Sanitation District.
 - The 2021 payment to Centennial of \$1,090,054 for reserved capacity is also included in this amount. This a decrease from the \$1,813,004 paid in 2020 is the result of slowing new construction as the district reaches buildout.

- ✓ Interest Expense
 - ❖ The District incurred \$345,756 of interest expense. This amount includes the payment on the bonds plus the current charge for amortization of the premiums, discount and losses on sale of bond related to its long-term debt. The District paid off all outstanding debt in December 2021.

Government's Fund Financials and Fund Balance Analysis

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the District's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the District's financing requirements. In particular, *unreserved fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District's governmental funds reported combined ending fund balances of \$65,809,626, a decrease of \$13,462,710 in comparison with the prior year. The following table shows the categories the total fund balances are comprised of pursuant to GASB 54.

Committed	17,763,009	27%
Assigned	31,786,070	48%
Unassigned	13,663,148	21%
TOTAL	\$ 65,809,626	
1,176,482 other except CTF Prior year		

The \$2,597,398 of fund balances reported as restricted are similar to those restricted in the statement of net position and are comprised of the following:

- The General Fund includes the entire amount of the emergency reserve mandated by the Colorado constitution in the amount of \$395,000.
- The Conservation Trust Fund ending balance in the amount of \$2,202,398 is restricted by provisions of the Colorado Constitution.
 - ✓ Revenues, primarily the proceeds from the Lottery Fund in the amount of \$633,903 an increased 18% from 2020.

The remaining unrestricted amounts of \$62,886,318 are *available for spending at the government's discretion*, subject to the different categorizations. These amounts are comprised of:

- \$15,427,214 the total fund balance in the General Fund a portion is committed and the remaining amount is unassigned.
 - ✓ \$1,543,610 is committed by the Board of Directors for the stormwater management program including both operations and appropriated capital projects.
 - ✓ \$13,663,148 is unassigned. It represents 118% of total 2021 general fund expenditures and 126% of the expenditures when offset by contractual offsetting revenues (Intergovernmental). The 2021 year-end balance continues to exceed the targeted fund balance established by the Board (40% of general fund expenditures less offsetting revenues).
- The Utility Special Revenue Fund has a total fund balance of \$7,278,259, all of which is committed to meet the requirements of the IGA with Centennial and consistent with the Board directed purposes when establishing fees. The fund accounts for 1) water and wastewater special revenues; 2) streetlight special revenues; and 3) tap fees collected to meet reserved capacity payment requirements.

- ✓ The net increase in fund balance during the current year in the fund was \$1,057,112 which was due in large part to the current year Tap Fee collection exceeded the amount of the reserve capacity payment.
- ✓ The District has a contractual obligation for payment of future reserved capacity payments as of December 31, 2021 of \$1,467,410 payable over the next 5 years.
- \$28,545,043 of fund balance in the Capital Projects Fund is either committed or assigned:
 - ✓ \$1,518,630 is committed for unexpended Board approved project appropriations
 - ✓ The remaining \$27,026,413 is assigned for:
 - ❖ the future capital projects identified in the Capital Improvements Plan
 - ✓ Additional amounts will be accumulated over time from the collection of Systems Development Fees
- The Mansion Fund balance of \$4,544,150 is committed.
 - ✓ Includes a \$4 million prior year transfer from the Capital Projects Fund that is intended to be a permanent funding source similar to an endowment.
 - ✓ The fund balance also includes accumulated revenues in excess of expenses.
 - ✓ During 2021 expenditures exceeded revenues including other miscellaneous income and investment income.
- The Major Repair Fund has an ending fund balance of \$6,513,041.
 - ❖ The primary funding sources in 2021 were:
 - lease income from cell towers and related equipment on District property
 - a transfer from the General Fund approximately equal to 1.0 mills.
 - a transfer from the General Fund for vehicle and equipment replacement
 - ❖ Project expenses exceeded revenues and transfers in 2021 by \$1.7 million.
- \$3,378,880 of the non-major Other Governmental Funds fund balance (this amount does not include the Conservation Trust Fund described above under restricted) includes the Recreation special revenue fund, and Water and Sewer Reserve Fund.
 - ✓ The Recreation Fund has an ending fund balance of \$0. This is intentional since the General Fund annually transfers in the exact amount necessary to offset the shortfall in program revenues in relation to program expenses.
 - ✓ The Water and Sewer Reserve Fund has an ending fund balance of \$1.2 million.

General Fund Budgetary Highlights

Actual expenditures were 10.5% less than the original budget with the most significant variance in wages and benefits due to partial year vacancies and reduced number of seasonal employees hired.

Capital Asset and Debt Administration

Capital assets

The District's investment in capital assets as of December 31, 2021, amounts to \$121,327,983 net of accumulated depreciation. This investment in capital assets includes land improvement for parks and arterial landscape, buildings, roadway improvements and storm drainage facilities. The District's net investment in capital assets increased by \$11.4 million during the current fiscal year as capital improvements and donation of assets exceeded depreciation.

Significant changes to capital investment during the current fiscal year included:

- Completion of major renovation of the service center and a new fleet building and new TREX fencing along arterial roadways.
- Donation of water and wastewater lines from the developer in the amount of \$176,954.
- Depreciation of approximately \$3.3M.

Additional information on the District's capital assets can be found in note III.B on page 17.

Long-term debt

General obligation debt

As of December 31, 2021, the District has no outstanding debt.

Capital leases

At the end of the 2021, the District had no capital leases outstanding. The District did not enter into any new capital leases during the current fiscal year.

Economic Factors and Next Year's Budgets and Rates

The District has appropriated \$13,674,168 for spending in the 2022 fiscal year General Fund budget. In addition to the General Fund expenditures, the budget anticipates operating transfers of:

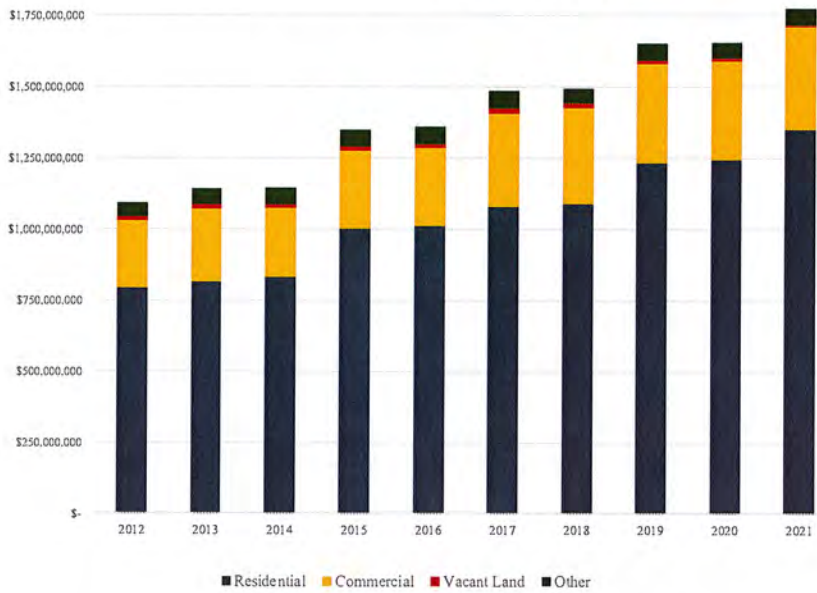
- \$585,307 to the Recreation Special Revenue Fund so that fund can continue to maintain a \$0 fund balance
- \$700,000 to the Water and Sewer Reserve to fund in-tract line replacement
- \$2,384,201 to the Major Repair Fund
- \$3,690,000 to the General Government Capital Fund to aid in funding the Highlands Ranch Senior Center

Revenues will exceed expenditures and transfers, the net impact of which is an increase in fund balance during 2022 of \$1.8 million.

In addition to the significant District fund balances, the following factors were considered in preparing the District's budget for 2022:

- The property tax base still has potential for future growth from undeveloped residential and nonresidential areas. In addition to conservative projections of this growth the District, despite the current real estate market trends, the District prepared a forecast that assumes that property tax revenue growth is essentially limited to inflation as shown on the graph below. After the retirement of debt in 2021, the debt service mill levy will be evaluated for enhancing programs and services as needed.

Assessed Value by Property Type



- In 2022, the mill levy remained unchanged at 11.205 mills.
- The 2022 Budget includes an increase of \$0.21 per 1,000 gallons for the base water rates and \$0.11 for wastewater rates. The rates for water and wastewater service charged by the District to its residents are the resulting revenues are passed-through to Centennial Water and Sanitation District. Since this is a pass-through, it does not affect the District fund balances.
- The streetlight fee remained unchanged at \$6.70 bi-monthly.
- The stormwater fee remained unchanged in 2022 at \$2.64 bi-monthly.

Requests for Information

This financial report is designed to provide a general overview of the Highlands Ranch Metropolitan District finances for all those with an interest in the government’s finances. In addition, this financial report and related information is available on the District’s website at www.HighlandsRanch.org. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Director, Finance and Administration, Highlands Ranch Metropolitan District, 62 W. Plaza Drive, Highlands Ranch, Colorado 80129.

HIGHLANDS RANCH METROPOLITAN DISTRICT
STATEMENT of NET POSITION
December 31, 2021

	Governmental Activities
ASSETS	
Cash deposits and investments	\$ 68,792,940
Due from county treasurer	132,657
Receivables	38,779,182
Due from other governments	80,614
Capital assets, not being depreciated	
Land and other nondepreciable assets	54,339,778
Construction in progress	17,769,363
Capital assets, net of accumulated depreciation	
Buildings	9,645,695
Improvements other than buildings	4,698,102
Machinery and equipment	1,556,519
Infrastructure	33,318,526
Leased Facilities	596,844
Total assets	229,710,220
LIABILITIES	
Accounts payable and other current liabilities	2,161,124
Due to other governments	4,126,251
Long-term liabilities:	
Compensated absences	
Due within one year	20,400
Due in more than one year	305,510
Total liabilities	6,613,286
DEFERRED INFLOW OF RESOURCES	
Property tax revenue	20,664,793
Lease	15,023,598
Total deferred inflow of resources	35,688,391
NET POSITION	
Net investment in capital assets	121,924,827
Restricted for:	
Emergency reserves	395,000
Parks and recreation	2,202,398
Debt Service	-
Unrestricted	62,886,318
Total net position	\$ 187,408,543

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

HIGHLANDS RANCH METROPOLITAN DISTRICT
STATEMENT of ACTIVITIES
For the year ended
December 31, 2021

Functions/Programs	Expenses	Program Revenues			Total
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental activities:					
General government	\$ 1,915,136	\$ 665,113	\$ -	\$ -	\$ (1,250,023)
Public safety	306,180	-	-	11,974	(294,206)
Street lights	1,236,934	1,292,616	-	-	55,682
Parks and open space	10,270,711	68,271	-	775,230	(9,427,210)
Recreation services	983,396	1,216,413	-	-	233,017
Cultural	799,379	334,423	-	-	(464,956)
Public works	724,956	1,343,503	-	236,556	855,103
Stormwater management	118,508	904,349	-	84,518	870,359
Water and wastewater operations	42,408,250	39,833,112	-	2,281,574	(293,564)
Interest related to long term debt	345,756	-	-	-	(345,756)
Total governmental activities	<u>\$ 59,109,205</u>	<u>\$ 45,657,800</u>	<u>\$ -</u>	<u>\$ 3,389,852</u>	<u>\$ (10,061,553)</u>
General revenues:					
Property taxes					20,958,305
Net investment income/ (loss)					(148,758)
Other					120,622
Total general revenues					<u>20,930,169</u>
Change in net position					10,868,616
Net position - beginning					\$ 176,539,927
Net position - ending					<u>\$ 187,408,543</u>

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

**HIGHLANDS RANCH METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2021**

	General	Special Revenue		Debt Service	Capital Projects	Major Repair	Other Governmental Funds	Total Governmental Funds
		Utility	Mansion					
ASSETS								
Cash deposits and investments	\$ 16,921,168	\$ 7,247,218	\$ 4,534,565	\$ -	\$ 28,725,779	\$ 6,722,428	\$ 4,641,782	\$ 68,792,940
Due from county treasurer	132,657	-	-	-	-	-	-	132,657
Receivables								
Customers	56,000	2,337,000	-	-	-	-	-	2,393,000
Interest	66,944	-	-	-	-	-	-	66,944
Property taxes	20,664,793	-	-	-	-	-	-	20,664,793
Other	605,987	-	9,585	-	-	15,275	-	630,847
Due from other governments	80,614	-	-	-	-	-	-	80,614
Total assets	<u>\$ 38,528,163</u>	<u>\$ 9,584,218</u>	<u>\$ 4,544,150</u>	<u>\$ -</u>	<u>\$ 28,725,779</u>	<u>\$ 6,737,703</u>	<u>\$ 4,641,782</u>	<u>\$ 92,761,795</u>
LIABILITIES, DEFERRED INFLOW OF RESOURCES AND FUND BALANCES								
Liabilities:								
Accounts payable and payroll liabilities	\$ 529,278	\$ 84,791	\$ 18,866	\$ -	\$ 162,655	\$ 184,138	\$ 42,087	\$ 1,021,815
Retainages payable	-	-	-	-	17,876	30,133	-	48,009
Customer deposits payable	669,508	-	242,097	-	-	-	179,696	1,091,301
Due to other governments	842,369	2,221,167	10,998	-	204	10,392	1,041,121	4,126,251
Total liabilities	<u>2,041,155</u>	<u>2,305,958</u>	<u>271,961</u>	<u>-</u>	<u>180,735</u>	<u>224,662</u>	<u>1,262,904</u>	<u>6,287,376</u>
Deferred inflow of resources:								
Property tax revenue	20,664,793	-	-	-	-	-	-	20,664,793
Total deferred inflow of resources	<u>20,664,793</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>20,664,793</u>
Fund balances:								
Restricted								
Emergency reserves	395,000	-	-	-	-	-	-	395,000
Debt service	-	-	-	-	-	-	-	-
Parks and recreation	-	-	-	-	-	-	2,202,398	2,202,398
Committed								
Special revenue funds								
Water and wastewater operations	-	7,278,259	-	-	-	-	-	7,278,259
Mansion operations	-	-	4,272,189	-	-	-	-	4,272,189
Stormwater management	1,543,610	-	-	-	-	-	-	1,543,610
Capital projects	220,456	-	-	-	1,518,630	1,753,384	1,176,482	4,668,951
Assigned								
Capital projects fund	-	-	-	-	27,026,413	4,759,657	-	31,786,070
Unassigned	13,663,148	-	-	-	-	-	-	13,663,148
Total fund balances	<u>15,822,214</u>	<u>7,278,259</u>	<u>4,272,189</u>	<u>-</u>	<u>28,545,043</u>	<u>6,513,041</u>	<u>3,378,880</u>	<u>65,809,626</u>
Total liabilities, deferred inflow of resources and fund balances	<u>\$ 38,528,162</u>	<u>\$ 9,584,217</u>	<u>\$ 4,544,150</u>	<u>\$ -</u>	<u>\$ 28,725,778</u>	<u>\$ 6,737,703</u>	<u>\$ 4,641,784</u>	

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds 121,924,827

Liabilities are not due and payable in the current period and therefore are not in the funds:

Bonds, leases and compensated absences payable (325,910)

Net position of governmental activities \$ 187,408,543

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

HIGHLANDS RANCH METROPOLITAN DISTRICT
STATEMENT of REVENUES, EXPENDITURES and CHANGES in FUND BALANCES
GOVERNMENTAL FUNDS
For the year ended
December 31, 2021

	General	Special Revenue		Debt Service	Capital Projects	Major Repair	Other Governmental Funds	Total Governmental Funds
		Utility	Mansion					
REVENUES								
Property taxes	\$ 17,298,669	\$ -	\$ -	\$ 3,659,636	\$ -	\$ -	\$ -	\$ 20,958,305
Systems development fees	-	-	-	-	466,375	-	-	466,375
Tap fees	-	2,104,620	-	-	-	-	-	2,104,620
Water operations	-	27,338,205	-	-	-	-	-	27,338,205
Wastewater operations	-	12,494,907	-	-	-	-	-	12,494,907
Street lights	-	1,292,616	-	-	-	-	-	1,292,616
Stormwater management	904,349	-	-	-	-	-	-	904,349
Program fees	-	-	332,243	-	-	-	1,216,413	1,548,656
Conservation trust fund	-	-	-	-	-	-	633,903	633,903
Intergovernmental	741,638	-	-	-	-	-	-	741,638
Net investment income/ (loss)	(49,223)	(15,656)	(10,488)	1,025	(67,497)	(5,901)	(1,018)	(148,758)
Contributions	-	-	-	-	8,000	-	-	8,000
Other	188,893	-	2,180	-	-	1,266,978	-	1,458,051
Total Revenues	<u>19,084,326</u>	<u>43,214,692</u>	<u>323,935</u>	<u>3,660,661</u>	<u>406,878</u>	<u>1,261,077</u>	<u>1,849,298</u>	<u>69,800,867</u>
EXPENDITURES								
Current:								
General government	2,341,972	-	-	300	-	-	-	2,342,272
Public safety	1,305	1,236,934	-	-	103,285	-	-	1,341,524
Parks and open space	8,185,317	-	-	-	202,859	19,887	596,471	9,004,534
Recreation services	-	-	-	-	-	-	983,396	983,396
Cultural	-	-	476,547	-	-	-	-	476,547
Public works	747,289	-	-	-	-	-	-	747,289
Stormwater management	118,508	-	-	-	-	-	-	118,508
Water operations	-	27,338,205	-	-	-	-	-	27,338,205
Wastewater operations	-	12,494,907	-	-	-	-	-	12,494,907
Investment in reserved capacity	-	1,090,054	-	-	-	-	-	1,090,054
Debt service:								
Principal	-	-	-	19,190,000	-	-	-	19,190,000
Interest	-	-	-	345,420	-	-	-	345,420
Leases:								
Depreciation	149,097	-	-	-	-	-	-	149,097
Interest	41,903	-	-	-	-	-	-	41,903
Capital:								
Major repair and renovation	-	-	-	-	-	4,997,488	932,518	5,930,006
Capital outlay	-	-	-	-	1,478,602	-	191,314	1,669,916
Total Expenditures	<u>11,585,391</u>	<u>42,160,100</u>	<u>476,547</u>	<u>19,535,720</u>	<u>1,784,746</u>	<u>5,017,375</u>	<u>2,703,699</u>	<u>83,263,578</u>
Excess (deficiency) of revenues over (under) expenditures	<u>7,498,935</u>	<u>1,054,592</u>	<u>(152,612)</u>	<u>(15,875,059)</u>	<u>(1,377,868)</u>	<u>(3,756,297)</u>	<u>(854,401)</u>	<u>(13,462,710)</u>
OTHER FINANCING SOURCES (USES)								
Transfers in:	-	2,520	-	10,389,025	880,459	2,076,808	1,065,297	14,414,109
Transfers out:	(14,025,084)	-	-	-	(389,025)	-	-	(14,414,109)
Total other financing sources (uses)	<u>(14,025,084)</u>	<u>2,520</u>	<u>-</u>	<u>10,389,025</u>	<u>491,434</u>	<u>2,076,808</u>	<u>1,065,297</u>	<u>0</u>
Net change in fund balances	(6,526,149)	1,057,112	(152,612)	(5,486,034)	(886,434)	(1,679,490)	210,896	(13,462,710)
Fund balances - beginning	<u>22,348,363</u>	<u>6,221,147</u>	<u>4,424,801</u>	<u>5,486,034</u>	<u>29,431,477</u>	<u>8,192,531</u>	<u>3,167,984</u>	<u>79,272,336</u>
Fund balances - ending	<u>\$ 15,822,214</u>	<u>\$ 7,278,259</u>	<u>\$ 4,272,189</u>	<u>\$ -</u>	<u>\$ 28,545,043</u>	<u>\$ 6,513,041</u>	<u>\$ 3,378,880</u>	<u>\$ 65,809,626</u>

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

**HIGHLANDS RANCH METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the year ended
December 31, 2021**

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

Net change in fund balances - total governmental funds \$ (13,462,710)

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. The amount by which capital outlays exceeded depreciation in the current period is calculated as follows:

Capital outlay (net of CTF intragovernmental transfers)	1,669,916	
Capitalized major repairs and renovations	5,932,555	
Current year depreciation	(3,290,316)	
		4,312,155

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Principal repayments - general obligation debt	19,190,000	
Current year amortization of premiums, discounts and loss on refunding	(28,805)	
		19,161,195

Disposal of capital assets decrease net assets in the statement of activities, but do not appear in the governmental funds because they are not a current source of financial resources (4,024)

Transfers of assets to other entities decrease net assets in the statement of activities, but do not appear in the governmental funds because they are not financial resources -

Donations of capital assets increase net assets in the statement of activities, but do not appear in the governmental funds because they are not a current source of financial resources 176,954

Leased facilities 596,844

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

Decrease in accrued interest	28,469	
Decrease in accrued compensated absences	59,733	

Change in net position of governmental activities per Statement of Activities \$ 10,868,616

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

**HIGHLANDS RANCH METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT of REVENUES, EXPENDITURES and CHANGES in FUND BALANCE
BUDGET and ACTUAL
For the year ended
December 31, 2021**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property taxes	\$ 16,842,584	\$ 16,842,584	\$ 17,298,669	\$ 456,085
Stormwater management fee	898,000	898,000	904,349	6,349
Intergovernmental	688,000	688,000	741,638	53,638
Net investment income	67,000	67,000	(49,223)	(116,223)
Other	122,000	122,000	188,893	66,893
Total Revenues	<u>18,617,584</u>	<u>18,617,584</u>	<u>19,084,326</u>	<u>466,742</u>
EXPENDITURES				
General government	2,797,370	2,797,370	2,341,972	455,398
Operations				
General Fund budget	9,964,044	9,964,044	9,124,911	839,133
Stormwater Management budget	178,000	178,000	118,508	59,492
Total Expenditures	<u>12,939,414</u>	<u>12,939,414</u>	<u>11,585,391</u>	<u>1,354,023</u>
Excess (deficiency) of revenues over (under) expenditures	<u>5,678,170</u>	<u>5,678,170</u>	<u>7,498,935</u>	<u>1,820,765</u>
OTHER FINANCING SOURCES (USES)				
Transfers in:	74,500	74,500	-	(74,500)
Transfers out:	(14,805,003)	(14,805,003)	(14,025,084)	779,919
Total other financing sources (uses)	<u>(14,730,503)</u>	<u>(14,730,503)</u>	<u>(14,025,084)</u>	<u>705,419</u>
Net change in fund balance	(9,052,333)	(9,052,333)	(6,526,149)	2,526,184
Fund balance - beginning	19,904,185	22,348,363	— 22,348,363	-
Fund balance - ending	<u>\$ 10,851,852</u>	<u>\$ 13,296,030</u>	<u>\$ 15,822,214</u>	<u>\$ 2,526,184</u>

NOTE: For financial statement reporting purposes the General Fund and Stormwater Management Fund are combined

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

**HIGHLANDS RANCH METROPOLITAN DISTRICT
UTILITY SPECIAL REVENUE FUND
STATEMENT of REVENUES, EXPENDITURES and CHANGES in FUND BALANCE
BUDGET and ACTUAL
For the year ended
December 31, 2021**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Tap fees	\$ 1,323,375	\$ 1,323,375	\$ 2,104,620	\$ 781,245
Water operations	27,762,332	27,762,332	27,338,205	(424,127)
Wastewater operations	12,721,277	12,721,277	12,494,907	(226,370)
Street light fees	1,213,000	1,213,000	1,292,616	79,616
Net investment income	17,800	17,800	(15,656)	(33,456)
Other	-	-	-	-
Total Revenues	43,037,784	43,037,784	43,214,692	176,908
EXPENDITURES				
Public safety - street lights	1,223,500	1,223,500	1,236,934	(13,434)
Water operations	27,762,332	27,762,332	27,338,205	424,127
Wastewater operations	12,721,277	12,721,277	12,494,907	226,370
Investment in reserved capacity	1,076,214	1,076,214	1,090,054	(13,840)
Total Expenditures	42,783,323	42,783,323	42,160,100	623,223
Excess (deficiency) of revenues over (under) expenditures	254,461	254,461	1,054,592	800,131
OTHER FINANCING SOURCES (USES)				
Transfers in:	-	-	2,520	2,520
Transfers out:	(17,800)	(17,800)	-	17,800
Total other financing sources (uses)	(17,800)	(17,800)	2,520	20,320
Net change in fund balance	236,661	236,661	1,057,112	820,451
Fund balance - beginning	6,878,589	6,221,147	6,221,147	-
Fund balance - ending	\$ 7,115,250	\$ 6,457,808	\$ 7,278,259	\$ 820,451

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

**HIGHLANDS RANCH METROPOLITAN DISTRICT
MANSION SPECIAL REVENUE FUND
STATEMENT of REVENUES, EXPENDITURES and CHANGES in FUND BALANCE
BUDGET and ACTUAL
For the year ended
December 31, 2021**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Program fees and revenues	\$ 377,500	\$ 392,809	\$ 332,243	\$ (60,566)
Net investment income	41,700	42,000	(10,488)	(52,488)
Other	165,760	210,961	2,180	(208,781)
Total Revenues	584,960	645,770	323,935	(321,835)
EXPENDITURES				
Operations	524,930	530,369	476,547	53,822
Total Expenditures	524,930	530,369	476,547	53,822
Excess (deficiency) of revenues over (under) expenditures	60,030	115,401	(152,612)	268,013
OTHER FINANCING SOURCES (USES)				
Transfers out:	(12,800)	(40,300)	-	40,300
Total other financing sources (uses)	(12,800)	(40,300)	-	40,300
Net change in fund balances	47,230	75,101	(152,612)	308,313
Fund balances - beginning	4,169,105	4,424,801	4,424,801	-
Fund balances - ending	\$ 4,216,335	\$ 4,499,902	\$ 4,272,189	\$ 308,313

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

HIGHLANDS RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A) REPORTING ENTITY

The Highlands Ranch Metropolitan District (the District), a quasi-municipal corporation, is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Douglas County, Colorado and includes most all of the developed portion of the real estate development of Highlands Ranch. On May 6, 2006, the electorates of Highlands Ranch Metropolitan Districts No. 1, 2, 3 and 4 voted to consolidate into Highlands Ranch Metropolitan District No. 3 which was then renamed Highlands Ranch Metropolitan District. Pursuant to a court order approved on September 11, 2006, the Consolidation was effective January 1, 2007 for financial reporting purposes. Centennial Water and Sanitation District (Centennial) provides water and wastewater treatment and major distribution and collection systems to the project area by intergovernmental agreement with the District (Note IVD). The District provides construction of arterial roadways, installation and maintenance of arterial landscaping, installation of storm drainage facilities, construction and maintenance of parks and trails, and provides water and wastewater service to property within the District.

The District follows the Governmental Accounting Standard Board (GASB) accounting pronouncements that provide guidance for determining which governmental activities, organizations and functions should be included within the 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, the appointment by the primary entity of a voting majority of the component organization's governing body, the ability of the primary entity to impose its will on the component organization, a potential for the component organization to provide specific financial benefits or burdens and fiscal dependency of the component organization.

Component Unit. The Highlands Ranch Parks and Recreation Foundation (the Foundation) is a nonprofit organization whose sole purpose is to support the District by funding opportunities above and beyond the normal operating budget. The Foundation is governed by a governing board appointed by the membership of the Foundation. Revenues, expenditures and net assets of the Foundation are not material to these financial statements and therefore the District has chosen not to present the financials of the Foundation on either the face or in the footnotes of the District. A copy of the IRS 990 return of the Foundation may be obtained from the District at its offices at 62 West Plaza Drive, Highlands Ranch, Colorado 80129.

The District is not financially accountable for any other entity including Highlands Ranch Metropolitan District No. 5 (which was modified by court order as Mirabelle Metropolitan District with boundaries that are no longer part of Highlands Ranch) and Centennial, nor is the District a component unit of any other governmental entity.

B) GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The government-wide financial statements (i.e. the statement of net position and the statement of activities) report information on all of the activities of the District. For the most part, the effect of inter-fund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function 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.

**HIGHLANDS RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS, Continued**

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

C) 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. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recorded when susceptible to accrual; i.e., both measurable and available. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the fiscal period. The major revenue sources susceptible to accrual are service fees, property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The following describes major governmental funds:

General Fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund. The fund includes revenues that are earmarked by Board action specifically for both storm water management operations and capital. As a result they cannot be segregated into a Special Revenue Fund.

The *Utility Special Revenue Fund* is used to collect and disburse monies earmarked for specific purposes due to either legal or contractual arrangements. This fund accounts for 1) utility related water and wastewater service revenues and expenses; 2) resources to be used for the investment in reserved capacity in the water and wastewater system owned by Centennial; and 3) street light revenues. The District has chosen to use this type of fund because the revenue from these service fees are paid to other entities for services rendered and because the service fees are not established to fully recover the cost of the assets.

The *Mansion Special Revenue Fund* is a special revenue fund used to collect and disburse monies earmarked for specific purposes as the result of specific Board action. This fund accounts for the investment earnings on an endowment self-created by the District Board from previously collected developer fees and for user fees established by the Board for rental of the Highlands Ranch Mansion. While this fund did not meet the quantitative threshold of a major fund management has elected to present as a major fund for consistency.

The *Debt Service Fund* is used to account for the accumulation of resources for the payment of long-term debt principal, interest and related costs. The fund balance is restricted.

The *Capital Projects Fund* is used to account for financial resources to be used for the acquisition or construction of major capital facilities.

The *Major Repair and Replacement Fund* is a capital projects related fund that is used to fund the major repair, replacement and renovation of District assets. The significant source of funding is from the fees collected from cell phone tower and other equipment leases as determined by the Board.

HIGHLANDS RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS, Continued

Additionally, the District reports as Other Governmental Funds a consolidation of the following non-major funds:

The *Conservation Trust Fund* is a special revenue fund used to collect and disburse monies earmarked for specific purposes due to statutory requirements. This fund accounts for the proceeds from the Colorado state lottery.

The *Recreation Special Revenue Fund* is a special revenue fund used to collect and disburse monies earmarked for specific purposes as the result of specific Board action. This fund accounts for the proceeds from user fees established by the Board for recreation programs and activities.

The *Water and Wastewater Reserve Fund* is a fund established to track expenditures related to replacement of water and wastewater lines. The primary source of funding is a transfer from the General Fund.

As a general rule the effect of inter-fund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule include charges between the general government funds that are reasonably equivalent to the services provided. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

D) ASSETS, LIABILITIES AND NET POSITION OR FUND BALANCE

1) Cash Deposits and Investments

The District follows the practice of pooling available cash of all funds to maximize net investment income. Cash in excess of immediate operating requirements is deposited or invested. Investments are reported at fair value. Net investment income is allocated annually to the participating funds based on each fund's monthly average equity balance in the total cash and investments.

2) Capital assets

The District defines capital assets as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. The costs of maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Capital assets (the net of which includes all infrastructure for which the District retains responsibility) are stated at cost except for those contributed assets that are stated at the developer's cost, which is considered to be acquisition value at the transfer date. Water distribution and wastewater collection lines for development areas are installed by the developer and dedicated to the District.

Upon completion of construction, arterial street construction improvements, traffic signals and certain storm drainage improvements are eligible to be dedicated to Douglas County, Colorado. Until accepted the cost is shown as Public Infrastructure to be dedicated and is shown as a reduction to the same category in capital assets when the acceptance is made.

Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Water and wastewater infrastructure	40 years
Park infrastructure and buildings	30 years
Office buildings and fire stations	40 years
Machinery and equipment (vehicles, office equipment, furniture, computer equipment etc.)	5-10 years

HIGHLANDS RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS, Continued

3) Property Taxes

The District Board of Directors levies property taxes. The levy is based on the following sequence:

- The levy is based on assessed valuations determined by the County Assessor who determines the assessed value as of January 1 of each year.
- The Board determines the levy to be assessed against the assessed value prior to December 15 of the year for which the assessed value is determined and certifies the levy to the County Commissioners.
- The tax lien is attached on January 1 of the assessment year.
- The taxes are collected in the year following the assessment 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. Sales of tax liens on delinquent property are normally collected in November.

The County Treasurer remits the taxes collected monthly to the District. Since property taxes are collected in the succeeding year, the receivable and corresponding deferred revenue are reported at year end.

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

4) Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities. Debt premiums and discounts are deferred and amortized over the life of the debt using the straight-line method.

In the fund financial statements, governmental funds recognize the face amount of debt issued as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received are reported as debt service expenditures.

5) Amortization

Original Issue Premiums and Original Issue Discounts

Original issue premiums and discounts are deferred and are amortized using the effective interest method over the life of the respective bonds. Unamortized premiums and discounts adjust the face value of amounts reported as bonds payable.

Deferred loss on Refunding

The deferred amounts related to a bond refunding are being amortized using the interest method over the life of the defeased bonds. The amortization amount is a component of interest expense and the unamortized cost is reflected as a deferred outflow of resources.

Prepaid bond insurance

The cost of insurance for a bond issue is being amortized using the interest method over the life of the bonds. The unamortized cost is reflected as a deferred outflow of resources.

**HIGHLANDS RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS, Continued**

6) Compensated Absences

The District has a policy that allows employees to accumulate unused vacation benefits up to a certain maximum number of hours. The District accrues a liability for compensated absences on the statement of net position only since the amount payable is not anticipated to be paid with available resources.

7) Postemployment benefits

The District participates in the Colorado Employer Benefit Trust (CEBT) a multiple employer trust for public institutions providing employee benefits. CEBT insures approximately 15,000 employees as well as their beneficiaries from approximately 240 participating groups. The Trust is governed by a board of trustees made up of representatives from participating groups. The CEBT plan meets the definition of a *community rated plan* and therefore is not required to provide certain information.

A District retiree who has at least 15 years of service with the District and has reached at least 50 years of age at retirement is eligible to continue on the District's health plans by paying the full premium amount and no subsidy of the premium is provided by the District. This benefit expires when the retiree reaches the age of 65, thereby making the maximum eligibility period 15 years. One employee is currently using this benefit.

Since the plan meets the definition of a community rated plan, the District's expense is the annual contribution and there is no implicit rate subsidy. Therefore, no liability is reported in the financial statements for postemployment benefits.

8) Development Fees

The District has established a systems development fee for residential, commercial and industrial property owners consistent with provisions found in the original Highlands Ranch Metropolitan District intergovernmental agreements. The fee, which is determined periodically, is designed to recover the estimated costs of the construction of the arterial roadways, arterial landscaping, storm drainage facilities, the park system and fire protection facilities that are being built to serve all of Highlands Ranch. The fee is allocated to specific programs as capital grants and contributions based on the cost information used to calculate the fee included in the District's Facilities Plan. For 2021 the fees were allocated based upon percentages as follows:

Public works	51%
Stormwater	18%
Public safety	2%
Parks, open space	29%

The District has also approved the establishment of a tap fee for residential, commercial and industrial users. This fee is allocated between the water system and the wastewater system and is primarily for the acquisition from Centennial of capacity in the treatment systems and related debt service. The fees and allocations are re-determined periodically.

Both fees are recorded as revenue when received.

HIGHLANDS RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS, Continued

9) Fund Balance/Net Position

Fund balances

In the Governmental Funds Balance Sheet, the fund balances are reported in classifications that comprise a hierarchy based on the extent to which the District is bound to honor constraints on the specific purposes for which spending within the fund can occur. The following classifications have been established that describe the relative strength of the spending constraints:

- *Nonspendable* – includes the portion of the fund balance/net position that cannot be spent because it is in either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.
- *Restricted* – includes the portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions (see TABOR discussion below) or enabling legislation.
- *Committed* - includes the portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal approval through adoption of a resolution of the District's Board of Directors, the highest level of decision making authority. The constraint, once imposed can only be removed or changed through the same formal approval by resolution of the Board.
- *Assigned* – includes the portion of the fund balance that is constrained by the District's intent for use for a specific purpose but said intent does not meet the definition of either Restricted or Committed. Under the District's adopted policy approved by resolution, the Board has delegated the authority for such assignment to the District's chief financial officer.
- *Unassigned* – includes amounts that have not been assigned to other funds or restricted, committed or assigned to a specific purpose with the General Fund.

Use of categorized fund balance

If more than one classification of fund balance is available for use within the fund when an expenditure is incurred related to the purpose of the categorization, it is the District's policy to use the most restrictive available classification first. Commitments made by appropriation for capital projects remain committed until specifically rescinded by the Board. All other commitments are reviewed and approved by Board action at the time of the adoption of the budget and remain so categorized for the budget year unless specific Board action is taken.

Statement of Net Position

In the net position financial statements, net position represents the difference between assets and liabilities. The net position is further classified as follows:

- Net investment in capital assets consists of the value of capital assets net of accumulated depreciation reduced by the outstanding balances of any borrowing used for the acquisition or construction of improvement on those assets excluding unspent bond proceeds.
- Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the District or through external restriction imposed by creditors, grantors, laws or regulations of other governments.
- Unrestricted assets represent resources that can be used for any purpose approved by the Board.

When both restricted and unrestricted resources are available for use, it is the District's practice to use restricted assets first, then unrestricted resources as they are needed.

HIGHLANDS RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS, Continued

II. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

A) BUDGETS

Budgets are adopted for each fund on its Generally Accepted Accounting Principles (GAAP) basis of accounting except for general governmental type capital projects funded from the Capital Projects, Conservation Trust and Major Repair Funds. Appropriations are at the total fund expenditures level and lapse at year-end in all funds except for the above referenced general government type capital projects funds. Appropriations for this type of capital outlay are project length appropriations on a project-by-project basis and extend until the District's Board of Directors rescinds any unexpended appropriation as the specific projects are completed. Expenditures may not legally exceed appropriations at the fund level.

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 Board of Directors can only amend appropriation resolutions upon completion of notification and publication requirements. The appointed management of the District can transfer between line items within the fund level appropriation without notice.

The original and revised budgets for the various funds are shown on the appropriate Statement or Schedule.

B) TAX, SPENDING AND REVENUE LIMITATION

In 1992, Colorado voters approved the Taxpayer's Bill of Rights (TABOR), which added Section 20 to Article X of the Colorado Constitution. TABOR generally limits taxing and new debt powers, imposes spending limitations and provides for the establishment of emergency reserves. These provisions apply to the District except as noted below. TABOR is complex and its interpretation is subject to numerous lawsuits against other entities in the state.

In 2006, a District election conducted in compliance with TABOR approved:

- increasing all non-tax revenues and spending to comply with all existing intergovernmental agreements between the District, Highlands Ranch Metropolitan District No. 5 and Centennial;
- preserving the then existing authorized but unissued debt authorization;
- allowing for refunding of District debt at higher or lower interest rates than the rate on the refunded debt
- authorizing other multiple-year debt or financial obligations including revenue bonds; and
- a mill levy not to exceed 19.75 mills which was reduced to 12.75 with the successful inclusion election with South Metro Fire Rescue, and the related tax revenues subject to the allowed increases for inflation and cost of living adjustments.

Net position and fund balance are restricted in order to comply with the emergency reserve requirement of TABOR (Note ID9) \$395,000 of the fund balance and net position has been restricted in compliance with this requirement. The fund balance reserved for all governmental fund types is shown in the General Fund.

HIGHLANDS RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS, Continued

The District's property tax collections for 2020 provides the basis for calculation of the 2021 limitations adjusted for allowable increases tied to inflation and local growth. Property tax revenue in excess of the District's "spending limit" must be refunded unless voters approve the retainage of such excess revenue.

The District has reviewed its 2021 results of operations and anticipates it is in compliance with its current interpretation and application of voter approved adjustments to TABOR tax, revenue, "spending limit" and debt limitations.

III. DETAILED NOTES

A) CASH DEPOSITS AND INVESTMENTS

The District maintains a cash and investment pool that is available for use by all funds. Each activity or fund's portion of this pool is displayed on the statement of net position or balance sheet respectively as "Cash deposits and investments". It is the intent of the District to diversify the investments within its portfolio to avoid incurring unreasonable risks inherent in over-investing in specific instruments, individual financial institutions, corporations, or maturities.

At December 31, 2021, the District had the following cash and investments:

Cash on hand	\$	1,575	
Cash deposits		149,066	
			\$ 150,641
Investments			
Investments held in safekeeping		42,357,633	
Local government investment pool		21,316	
Money Market Mutual Fund		26,263,350	
			68,642,299
Total			\$ 68,792,940

Cash Deposits

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. 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. Deposits covered by PDPA are not subject to custodial credit risk. The State Regulatory Commission for banks is required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools. As of December 31, 2021, the District had \$149,066 of bank balances for cash deposits collateralized pursuant to PDPA.

Investments

Colorado State Statutes specify investment instruments meeting defined risk criteria in which units of local government may invest. The District has adopted an investment policy that is more restrictive than the State Statutes and is limited to:

1. U.S. Treasury Obligations: Treasury Bills, Treasury Notes, and Treasury Bonds with a final maturity not exceeding five years from the date of purchase and U.S. Treasury Strips with maturities not exceeding five years from the date of purchase.
2. Federal Instrumentality Securities: Debentures, discount notes, and callable securities with a final maturity not exceeding five years from the date of purchase issued by the following: Federal National Mortgage Association (FNMA), Federal Farm Credit Bank (FFCB), Federal Home Loan Bank

HIGHLANDS RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS, Continued

(FHLB), Federal Home Loan Mortgage Corporation (FHLMC), and Student Loan Marketing Association (SLMA).

3. Repurchase Agreements, executed subject to an approved Master Purchase Agreement, with a termination date of 90 days or less collateralized by U.S. Treasury Securities listed in 1 above with maturities not exceeding ten years.
4. Prime Commercial Paper with an original maturity of 270 days or less which is rated at least A-1 by Standard & Poors or P-1 by Moody's at the time of purchase by each service which rates the commercial paper.
5. Eligible Bankers Acceptances with original maturities not exceeding 180 days, issued on domestic banks whose senior long-term debt is similar to 4 above; have a combined capital and surplus of at least \$250,000,000; and have deposits insured by the FDIC.
6. Local Government Investment Pools authorized under CRS 24-75-702.
7. Money Market Mutual funds which have a rating of AAA by Standard and Poors or AAAM by Moody's.

At December 31, 2021, the District's investments held in safekeeping reported on the financial statements can be summarized as follows:

Investments held in safekeeping	S&P Rating	Investment Maturities (in Years)			
		One to five years			Total
		Less than 1	Callable 2022	Noncallable	
US Treasury securities	AA+	\$ -	\$ -	\$ 19,318,626	\$ 19,318,626
US Agency securities	AA+	1,306,367	646,025	8,872,882	10,825,273
Supra-National Agency	AAA	-	-	4,894,668	4,894,668
Municipal bonds	AA- to AAA	786,750	-	2,393,789	3,180,540
Corporate debt	AA- to AAA	-	405,792	792,474	1,198,266
Certificate of Deposit	A+ to A-1+	2,940,260	-	-	2,940,260
		<u>\$ 5,033,377</u>	<u>\$ 1,051,817</u>	<u>\$ 36,272,439</u>	<u>\$ 42,357,633</u>

As of December 31, 2021, the District had invested \$26,263,350 in the Colorado Local Government Liquid Asset Trust ("CSIP") and \$21,316 in Colotrult, investment vehicles established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all state statutes governing the Trust. These trusts operate similarly to a money market fund and each share is equal in value to \$1.00. Both are rated AAAM by Standard and Poor's. Investments are limited to those allowed by State statutes. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. Substantially all securities owned are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by the participating governments. CSIP and Colotrult record investment at fair value and the District records its investment in both using the net asset value method.

The District has executed a safekeeping agreement with a financial institution that provides for the financial institution to act in a custodial capacity. The custodian holds investments acquired by the District in a Federal Reserve custodial account. The investments in this account are not available to the general creditors of the custodian. Ownership of the securities by the District is maintained in the custodian's internal accounting records.

The District categorizes its fair value measurements at the end of the fiscal year 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; and level 3 inputs are significant unobservable inputs. All of the annuity's investments except for certificates of deposit are measured at fair value using level 1 inputs and certificate of deposits are measured using level 2 inputs.

HIGHLANDS RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS, Continued

Concentration of Credit Risk – State statutes and the District’s investment policy limit the amount the District may invest in one issuer for commercial paper and corporate debt. At December 31, 2021, the District maintained investments in excess of 5% in the following:

	% of portfolio
Money market mutual funds - CSIP	38.10%
US Treasury securities	28.15%
US Agency securities	
Freddie Mac	10.86%
Supra-National Agency	7.13%

B) CAPITAL ASSETS

An analysis of the changes in capital assets and the amount invested in capital assets net of related debt for the year ended December 31, 2021 follows:

	Balance at January 1, 2021	Increases	Decreases/ Reclasses	Balance at December 31, 12/31/2021
Capital assets not being depreciated:				
Construction in progress				
Capital assets to be retained by District	\$ 11,848,243	\$ 6,667,403	\$ 842,129	\$ 17,673,517
Public infrastructure to be dedicated	95,846		-	95,846
	11,944,089	6,667,403	842,129	17,769,363
Land improvements	35,948,140	-	-	35,948,140
Public infrastructure to be dedicated	18,391,638	-	-	18,391,638
Total capital assets not being depreciated	66,283,867	6,667,403	842,129	72,109,141
Capital assets being depreciated:				
Buildings	13,880,733	18,470		13,899,203
Improvements other than buildings	24,167,634	779,518	17,848	24,929,304
Machinery and equipment	5,326,720	54,432	85,579	5,295,573
Water and wastewater infrastructure	66,312,571	1,109,472	-	67,422,044
Total capital assets being depreciated	109,687,658	1,961,892	103,427	111,546,124
Lease asset being amortized				
DOB Building Lease	746,055	-	-	746,055
Total	746,055	-	-	746,055
Less accumulated depreciation for:				
Buildings	3,992,507	261,001	-	4,253,508
Improvements other than buildings	19,083,096	1,247,509	99,403	20,231,202
Machinery and equipment	3,509,623	229,431	-	3,739,054
Water and wastewater infrastructure	32,551,143	1,552,375	-	34,103,518
Total accumulated depreciation	59,136,369	3,290,316	99,403	62,327,282
Less lease asset accumulated amortization				
DOB Building Lease	-	149,211	-	149,211
Total capital assets being depreciated, net	51,297,344	(1,477,635)	4,024	49,815,686
Capital assets, net	\$ 117,581,211	\$ 5,189,768	\$ 846,153	121,924,827
				-
				-
				\$ 121,924,827

Upon completion of construction, arterial roadways construction improvements, traffic control devices and certain storm drainage improvements are eligible to be dedicated to Douglas County, Colorado. Until accepted the cost is shown as Public Infrastructure to be dedicated and are shown as a reduction to the same category in capital assets when the acceptance is made.

**HIGHLANDS RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS, Continued**

Depreciation expense was charged to functions/programs of the District as follows:

General government	\$ 4,751
Parks and open space	1,277,534
Cultural	322,832
Public safety	201,590
Water and wastewater operations	1,483,609
Total depreciation expense	\$ 3,290,316

C) LONG-TERM LIABILITIES

The District issues general obligation bonds to provide for the acquisition and construction of major capital facilities and for the investment in reserved capacity.

The District's long-term liabilities as of December 31, 2021, are as follows:

	Balance January 1, 2021	Additions	Payments/ Amortization	Balance December 31, 12/31/2021	Current Portion
General Obligation	\$ 19,190,000	\$ -	\$ 19,190,000	\$ -	\$ -
Capital Leases	-	-	-	-	-
Compensated Absences	292,648	353,404	320,142	325,910	20,400
	19,482,648	\$ 353,404	\$ 19,510,142	325,910	\$ 20,400
	3,479,000	Current portion		20,400	
	\$ 16,003,648	Long term portion		\$ 305,510	

The liability for compensated absences will be paid from the General Fund.

Post consolidation issued debt

The Highlands Ranch Metropolitan District Series 2016 General Obligation Refunding Loan, dated May 20, 2016 in the amount of \$29,800,000, is a tax-exempt loan due in varying increasing amounts annually through 2025. Interest is at fixed rate of 1.8% payable semi-annually June 1 and December 1. The District retired this debt early in December 2021.

As of December 31, 2021, the District has \$70,195,000 of authorized but unissued debt that was authorized as part of the 2006 consolidation election.

CAPITAL LEASES PAYABLE

The District had no outstanding lease-purchase obligations outstanding during 2021.

HIGHLANDS RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS, Continued

D) INTERGOVERNMENTAL RECEIVABLES AND PAYABLES

The following schedule reflects the District's net receivables (payables) to other governmental entities at December 31, 2021:

Due (to) from	Centennial	
Receivable Funds		
General	\$	80,614
		80,614
Payable Funds		
General Fund		(842,369)
Utility Special Revenue		(2,221,167)
Mansion		(10,998)
Capital Projects		(204)
Major Repair		(10,392)
Other non-major		(1,041,121)
		(4,126,251)
	\$	(4,045,637)

F) LEASES

In June 2017, the Governmental Accounting Standards Board (GASB) issued Statement No. 87, *Leases*, which modifies accounting and financial reporting for leases by governments. This statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

The District has entered into multiple lease agreements with cellular providers which allows those providers to install and maintain cellular towers on District land. Each lease has a term of five years with four additional terms of five years each (25 years). Under GASB 87, the lease term is the period which a lessee has a non-cancelable right to use the underlying asset, plus the following periods, if reasonably certain of being exercised. The District's lease agreements stipulate that the term renew automatically unless the lessee notifies the lessor the intent to not renew. For measurement purposes the District has concluded that, under GASB 87, the lease receivable should be recognized for the entirety of the lease term, including renewal periods.

In 2021, the District received \$801,944 and \$465,035 in principal and interest payments, respectively.

Schedule of net minimum lease payment receivables as of December 31, 2021 is as follows:

Year	Principal	Interest	Total
2022	\$ 543,325	\$ 450,708	\$ 994,033
2023	578,089	434,408	1,012,498
2024	616,787	417,065	1,033,853
2025	671,239	398,562	1,069,801
2026	711,951	378,425	1,090,375
2027-2031	3,811,750	1,562,188	5,373,938
2032-2036	3,107,634	1,021,852	4,129,487
2037-2041	3,606,799	538,129	4,144,927
2042-2043	1,376,023	58,540	1,434,563
TOTAL	\$ 15,023,598	\$ 5,259,877	\$ 20,283,475

**HIGHLANDS RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS, Continued**

E) INTERFUND TRANSFERS

The Board of Directors has determined and automatically appropriates for the following transfer of net investment income:

- the amounts earned in the Utility Special Revenue Fund are allocated between the General Fund and the Debt Service Fund.

In addition, the Board specifically authorized and appropriated the following transfer of funds:

- from the General Fund to the Recreation Fund, which is included under Other Governmental Funds, to fund non-program expenses related to supporting programs.
- from the General Fund to the Capital Projects Fund the amount of funding required to fund the current year expenditures for stormwater management projects after consideration of funding received from stormwater fee and capital contributions.

The following schedule summarizes the District's inter-fund transfers during 2021:

	General Fund	Special Revenue Fund		Debt Service	Capital Projects	Major Repair	Nonmajor Funds
		Utility	Mansion				
Transfers in							
Net investment income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Specific board action				10,389,025	880,459	2,076,808	1,065,297
	-	-	-	10,389,025	880,459	2,076,808	1,065,297
Transfers out							
Net investment income		2,520			-		
Specific board action	(14,025,083)				(389,025)		
	(14,025,083)	2,520			(389,025)		
	\$ (14,025,083)	\$ 2,520	\$ -	\$ 10,389,025	\$ 491,434	\$ 2,076,808	\$ 1,065,297

Per accounting requirements provided by the state auditor, any transfers from the Conservation Trust Fund to the Capital Projects Fund are treated as an expense in the Conservation Trust Fund and as a revenue in the Capital Projects Fund.

IV) OTHER INFORMATION

A) DEFINED CONTRIBUTION PENSION PLAN

All regular employees of the District participate in the Highlands Ranch Special Districts' Employees Retirement Plan (the Plan). The Plan is a defined contribution plan established through an interdistrict agreement with Centennial Water and Sanitation District forming the Highlands Ranch Special Districts' Employees Retirement Association which is governed by a retirement board comprised of the Treasurer of Highlands Ranch Metropolitan District, two citizens appointed by the Centennial Board and the District Board and two employee representatives elected at large, however both of the participating districts must be represented. The Retirement Board may recommend changes to the plans as well as the contribution amounts. The member Districts boards of directors must approve any changes recommended by the Retirement Association. The Retirement Association administers the Plan through the Principal Financial Group, Inc. No audited GAAP basis reports are prepared.

At December 31, 2021 there were 204 active plan members comprised of 100 full and part-time members employed by the District and 104 full and part-time members employed by Centennial. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Employees become Plan members upon employment as regular full-time employees. Under the Plan, 6.2% of the Plan members' pensionable compensation is withheld and remitted to the Plan Administrator. The members are immediately invested in their contribution plus earnings. The District contributes a matching

HIGHLANDS RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS, Continued

payment of 6.2% of Plan members' pensionable compensation. The District's contributions plus earnings become fully vested to the Plan members upon the completion of three years of Plan membership.

District contributions for Plan members who leave employment before they are fully vested are used to reduce the District's benefit obligations or to pay plan related expenses. There is no liability for benefits under the Plan beyond the District's matching payments.

Actual contributions to the plan for the year ended December 31, 2021 were \$325,758 from Plan members and the District recognized pension expense in the amount of \$312,258 with no reduction in District pension expense as the result of forfeitures.

B) DEFERRED COMPENSATION PLAN

The District currently offers to its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457 administered by Principal Financial Group, Inc. Participation in the plan is optional for all employees. The District does provide a match for up to 4% of wages. The matching structure is 100% on the first 2% of employee contributions and 50% on employee contributions in excess of 2% up to a maximum of 4%. The plan allows employees to defer a portion of their salary until future years. All amounts deferred are held in trust for the exclusive benefit of participating employees.

C) RISK MANAGEMENT

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

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public official's liability, boiler and machinery and workers compensation coverage to its members. The Pool provides coverage for:

- property claims up to \$100,000,000.
- liability coverage for claims up to \$1,000,000.
- workers compensation claims up to statutory limits, with claims related to employer's liability up to \$2,000,000.

Settled claims have not exceeded coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property and public officials' 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 that the Pool determines are not needed for purposes of the Pool, may be returned to the members pursuant to a distribution formula. 340

D) COMMITMENTS

a) Operating Leases

The District entered into a lease agreement with Centennial Water & Sanitation District for use of office spaces in the District's office building. The initial term was from April 22, 1998 through December 31, 2003. Subsequent to this initial period, the lease may be renewed for additional one-year periods on a calendar basis with the consent of both parties. Currently the Districts have agreed to a rent schedule through December 31, 2025, with the anticipation the agreement will continue beyond 2025. For the purposes of financial reporting, each District is reporting the agreed upon lease schedule through December 31, 2025.

**HIGHLANDS RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS, Continued**

Schedule of net minimum lease payments as of December 31, 2021 are as follows:

Year	Beginning Balance	Principal	Interest	Total	Ending Balance
2021	746,055	148,997	42,003	191,000	597,058
2022	597,058	149,251	33,614	182,865	447,807
2023	447,807	160,471	25,212	185,683	287,336
2024	287,336	172,452	16,177	188,629	114,884
2025	114,884	114,884	6,468	121,228	-

b) Intergovernmental Water and Wastewater Service Agreements

The District has entered into a water and wastewater service agreement with Centennial. The agreement provides for Centennial to provide potable water and wastewater treatment services to areas included within the District in exchange for prepayment of the reserved capacity fees to Centennial (Note I.D) in anticipation of collection of future tap fees. The payment pursuant to the base portion of this agreement was \$686,964 for the year ended December 31, 2021 with cumulative payments and credits to Centennial of \$201,252,332. The District has minimum future payments due of approximately \$1,467,410 of which the base payment of \$303,340 has been budgeted for payment in 2022.

In addition, the District has elected to pay Centennial to provide total service. Total service under this agreement includes operation and maintenance of the District's facilities and the billing of the District's customers. This agreement expires in 2030.

c) Construction related commitments

As of December 31, 2021, unexpended appropriations for capital projects can be summarized as follows:

	Capital Projects		Major Repair	Conservation Trust
	General Govt.	Stormwater		
Appropriated but unexpended carried forward	\$ 846,994	\$ 475,915	\$ 4,534,405	\$ 51,326
New appropriations	1,575,922	625,000	2,216,466	220,160
Rescissions	-	-	-	-
Total available	2,422,916	1,100,915	6,750,871	271,486
Expenditures	(904,287)	(880,459)	(4,997,488)	(191,314)
Ending appropriated but unexpended	\$ 1,518,630	\$ 220,456	\$ 1,753,384	\$ 80,172

The appropriated but unexpended amounts are reflected in the fund balance as committed except for the Conservation Trust Fund that classifies the entire fund balance as restricted.

F) SUBSEQUENT EVENTS

The District has evaluated subsequent events through the date these financial statements were available to be issued. There were no material subsequent events that require recognition or additional disclosure.

HIGHLANDS RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS, Continued

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**HIGHLANDS RANCH METROPOLITAN DISTRICT
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
December 31, 2021**

	<u>Special Revenue Funds</u>			<u>Total Nonmajor Governmental Funds</u>
	<u>Conservation</u>	<u>Recreation</u>	<u>Water/Wastewater</u>	
	<u>Trust</u>		<u>Reserves</u>	
ASSETS				
Cash deposits and investments	\$ 2,209,112	\$ 232,670	\$ 2,200,000	\$ 4,641,782
Total assets	<u>2,209,112</u>	<u>232,670</u>	<u>2,200,000</u>	<u>4,641,782</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and payroll liabilities	6,715	35,372	-	42,087
Customer deposits payable	-	179,696	-	179,696
Due to other governments	-	17,603	1,023,518	1,041,121
Total liabilities	<u>6,715</u>	<u>232,671</u>	<u>1,023,518</u>	<u>1,262,904</u>
Fund balances:				
Restricted				
Parks and recreation	2,202,398	-	-	2,202,398
Committed				
Water and wastewater operations	-	-	1,176,482	1,176,482
Total fund balances	<u>2,202,398</u>	<u>-</u>	<u>1,176,482</u>	<u>3,378,880</u>
Total liabilities and fund balances	<u>\$ 2,209,112</u>	<u>\$ 232,670</u>	<u>\$ 2,200,000</u>	<u>\$ 4,641,784</u>

See accompanying Independent Auditors' Report

HIGHLANDS RANCH METROPOLITAN DISTRICT
COMBINING STATEMENT of REVENUES, EXPENDITURES and CHANGES in FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS

For the year ended
December 31, 2021

	Special Revenue Funds			Total Nonmajor Governmental Funds
	Conservation	Recreation	Water/Wastewater	
	Trust		Reserves	
REVENUES				
Conservation trust fund	\$ 633,903	\$ -	\$ -	\$ 633,903
Program fees	-	1,216,413	-	1,216,413
Net investment income	825	-	(1,843)	(1,018)
Total Revenues	<u>634,728</u>	<u>1,216,413</u>	<u>(1,843)</u>	<u>1,849,298</u>
EXPENDITURES				
Current:				
Parks and open space	-	596,471	-	596,471
Recreation services	-	983,396	-	983,396
Capital:				
Capital outlay	191,314	-	932,518	1,123,832
Total Expenditures	<u>191,314</u>	<u>1,579,867</u>	<u>932,518</u>	<u>2,703,699</u>
Excess (deficiency) of revenues over (under) expenditures	<u>443,414</u>	<u>(363,454)</u>	<u>(934,361)</u>	<u>(854,401)</u>
OTHER FINANCING SOURCES (USES)				
Transfers in:	-	363,454	701,843	1,065,297
Transfers out:	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>363,454</u>	<u>701,843</u>	<u>1,065,297</u>
Net change in fund balances	443,414	-	(232,518)	210,896
Fund balances - beginning	<u>1,758,984</u>	<u>-</u>	<u>1,409,000</u>	<u>3,167,984</u>
Fund balances - ending	<u>\$ 2,202,398</u>	<u>\$ -</u>	<u>\$ 1,176,482</u>	<u>\$ 3,378,880</u>

See accompanying Independent Auditors' Report

**HIGHLANDS RANCH METROPOLITAN DISTRICT
DEBT SERVICE FUND
STATEMENT of REVENUES, EXPENDITURES and CHANGES in FUND BALANCE
BUDGET and ACTUAL
For the year ended
December 31, 2021**

	<u>Budget Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Property taxes	\$ 3,638,162	\$ 3,638,162	\$ 3,659,636	\$ 21,474
Net investment income	13,600	13,600	1,025	(12,575)
Total Revenues	<u>3,651,762</u>	<u>3,651,762</u>	<u>3,660,661</u>	<u>8,899</u>
EXPENDITURES				
General government	500	500	300	200
Debt service	19,535,420	19,535,420	19,535,420	-
Total Expenditures	<u>19,535,920</u>	<u>19,535,920</u>	<u>19,535,720</u>	<u>200</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(15,884,158)</u>	<u>(15,884,158)</u>	<u>(15,875,059)</u>	<u>9,099</u>
OTHER FINANCING SOURCES (USES)				
Transfers in:	10,500,000	10,500,000	10,389,025	(110,975)
Transfers out:	-	-	-	-
Proceeds from refunding bond issue	-	-	-	-
Payment to refunded bond escrow agent	-	-	-	-
Total other financing sources (uses)	<u>10,500,000</u>	<u>10,500,000</u>	<u>10,389,025</u>	<u>(110,975)</u>
Net change in fund balance	<u>(5,384,158)</u>	<u>(5,384,158)</u>	<u>(5,486,034)</u>	<u>(101,876)</u>
Fund balance - beginning	5,411,311	5,486,034	5,486,034	-
Fund balance - ending	<u>\$ 27,153</u>	<u>\$ 101,876</u>	<u>\$ -</u>	<u>\$ (101,876)</u>

See accompanying Independent Auditors' Report

**HIGHLANDS RANCH METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
STATEMENT of REVENUES, EXPENDITURES and CHANGES in FUND BALANCE
BUDGET and ACTUAL
For the year ended
December 31, 2021**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
System development fees	\$ 412,000	\$ 412,000	\$ 466,375	\$ 54,375
Net investment income	132,500	132,500	(67,497)	(199,997)
Contributions	-	-	8,000	8,000
Other	-	-	-	-
Total Revenues	544,500	544,500	406,878	(137,622)
EXPENDITURES				
Current:				
Cultural / Parks and Open Space	-	507,093	202,859	304,234
Public Safety	-	113,285	103,285	10,000
Capital:				
Capital outlay - capital projects fund	3,852,263	1,915,823	598,143	1,317,680
Capital outlay - stormwater management	1,320,000	1,100,915	880,459	220,456
Total Expenditures	5,172,263	3,637,116	1,784,746	1,852,370
Excess (deficiency) of revenues over (under) expenditures	(4,627,763)	(3,092,616)	(1,377,868)	1,714,748
OTHER FINANCING SOURCES (USES)				
Transfers in:	1,320,000	1,320,000	880,459	(439,541)
Transfers out:	(500,000)	(500,000)	(389,025)	110,975
Total other financing sources (uses)	820,000	820,000	491,434	(328,566)
Net change in fund balance	(3,807,763)	(2,272,616)	(886,434)	1,386,182
Fund balance - beginning	28,471,204	29,431,477	29,431,477	-
Fund balance - ending	\$ 24,663,441	\$ 27,158,861	\$ 28,545,043	\$ 1,386,182

See accompanying Independent Auditors' Report

**HIGHLANDS RANCH METROPOLITAN DISTRICT
 CONSERVATION TRUST SPECIAL REVENUE FUND
 STATEMENT of REVENUES, EXPENDITURES and CHANGES in FUND BALANCE
 BUDGET and ACTUAL
 For the year ended
 December 31, 2021**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Conservation Trust Fund	\$ 470,000	\$ 470,000	\$ 633,903	\$ 163,903
Net investment income	8,600	8,600	825	(7,775)
Total Revenues	478,600	478,600	634,728	156,128
EXPENDITURES				
Outlay (project length appropriations)	635,000	271,486	191,314	80,172
Total Expenditures	635,000	271,486	191,314	80,172
Excess (deficiency) of revenues over (under) expenditures	(156,400)	207,114	443,414	236,300
Net change in fund balances	(156,400)	207,114	443,414	236,300
Fund balances - beginning	1,479,426	1,758,984	1,758,984	-
Fund balances - ending	\$ 1,323,026	\$ 1,966,098	\$ 2,202,398	\$ 236,300

See accompanying Independent Auditors' Report

**HIGHLANDS RANCH METROPOLITAN DISTRICT
RECREATION SPECIAL REVENUE FUND
STATEMENT of REVENUES, EXPENDITURES and CHANGES in FUND BALANCE
BUDGET and ACTUAL
For the year ended
December 31, 2021**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original and Final	Original and Final		
REVENUES				
Program fees and revenues	\$ 1,427,875	\$ 1,461,500	\$ 1,216,413	\$ (245,087)
Other	45,425	58,500	-	(58,500)
Total Revenues	<u>1,473,300</u>	<u>1,520,000</u>	<u>1,216,413</u>	<u>(303,587)</u>
EXPENDITURES				
Parks and open space	750,494	750,494	596,471	154,023
Recreation services		1,139,783	983,396	156,387
Total Expenditures	<u>750,494</u>	<u>1,890,277</u>	<u>1,579,867</u>	<u>310,410</u>
Excess (deficiency) of revenues over (under) expenditures	<u>722,806</u>	<u>(370,277)</u>	<u>(363,454)</u>	<u>6,823</u>
OTHER FINANCING SOURCES (USES)				
Transfers in:	339,079	380,159	363,454	(16,705)
Transfers out:	(9,882)	(9,882)	-	9,882
Total other financing sources (uses)	<u>329,197</u>	<u>370,277</u>	<u>363,454</u>	<u>(6,823)</u>
Net change in fund balances	1,052,003	-	-	-
Fund balances - beginning	-	-	-	-
Fund balances - ending	<u>\$ 1,052,003</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**HIGHLANDS RANCH METROPOLITAN DISTRICT
MAJOR REPAIR FUND
STATEMENT of REVENUES, EXPENDITURES and CHANGES in FUND BALANCE
BUDGET and ACTUAL
For the year ended
December 31, 2021**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Other	\$ 900,000	\$ 900,000	\$ 1,266,978	\$ 366,978
Net investment income / (loss)	21,100	21,100	(5,901)	(27,001)
Total Revenues	921,100	921,100	1,261,077	339,977
EXPENDITURES				
Major repair, renovation and replacement	6,440,120	6,750,871	4,940,567	1,810,304
Vehicle and Equipment Replacement (non-fire)	189,343	189,343	76,808	112,535
Total Expenditures	6,629,463	6,940,214	5,017,375	1,922,839
Excess (deficiency) of revenues over (under) expenditures	(5,708,363)	(6,019,114)	(3,756,297)	2,262,817
OTHER FINANCING SOURCES (USES)				
Transfers in:	2,189,343	2,189,343	2,076,808	(112,535)
Transfers out:	-	-	-	-
Total other financing sources (uses)	2,189,343	2,189,343	2,076,808	(112,535)
Net change in fund balance	(3,519,020)	(3,829,771)	(1,679,490)	2,150,281
Fund balance - beginning	7,092,891	8,192,531	8,192,531	-
Fund balance - ending	\$ 3,573,871	\$ 4,362,759	\$ 6,513,041	\$ 2,150,281

See accompanying Independent Auditors' Report

**HIGHLANDS RANCH METROPOLITAN DISTRICT
WATER AND SEWER RESERVE FUND
STATEMENT of REVENUES, EXPENDITURES and CHANGES in FUND BALANCE
BÜDGET and ACTUAL
For the year ended
December 31, 2021**

	<u>Budget Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Net investment income / (loss)	\$ -	\$ -	\$ (1,843)	\$ (1,843)
Total Revenues	<u>-</u>	<u>-</u>	<u>(1,843)</u>	<u>(1,843)</u>
EXPENDITURES				
Water Line Replacement	900,000	1,069,781	932,518	137,263
Total Expenditures	<u>900,000</u>	<u>1,069,781</u>	<u>932,518</u>	<u>137,263</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(900,000)</u>	<u>(1,069,781)</u>	<u>(934,361)</u>	<u>135,420</u>
OTHER FINANCING SOURCES (USES)				
Transfers in:	700,000	700,000	701,843	1,843
Transfers out:	-	-	-	-
Total other financing sources (uses)	<u>700,000</u>	<u>700,000</u>	<u>701,843</u>	<u>1,843</u>
Net change in fund balance	(200,000)	(369,781)	(232,518)	137,263
Fund balance - beginning	1,409,000	1,409,000	1,409,000	139,106
Fund balance - ending	<u>\$ 1,209,000</u>	<u>\$ 1,039,219</u>	<u>\$ 1,176,482</u>	<u>\$ 276,369</u>

See accompanying Independent Auditors' Report

Highlands Ranch Metropolitan District
TABLE A-1
NET POSITION BY COMPONENT
Last Ten Years

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Governmental Activities										
Net investment in capital assets	\$ 69,576,658	\$ 71,527,866	\$ 79,196,482	\$ 85,523,946	\$ 93,783,969	\$ 95,646,229	\$ 102,297,682	\$ 102,497,282	\$ 109,950,447	121,924,827
Restricted for:										
Emergency reserves	555,000	499,000	561,000	530,000	412,000	785,000	760,000	552,000	645,000	395,000
Parks and Recreation	783,448	1,245,446	1,612,558	1,912,044	2,476,958	3,007,342	1,385,853	1,649,935	1,758,983	2,202,398
Debt Service	9,155,624	9,181,636	9,196,477	8,152,237	625,741	4,278,172	4,740,629	5,465,482	5,457,565	-
Unrestricted	14,457,103	17,952,162	18,231,557	22,415,774	29,922,310	33,425,152	43,986,567	53,878,214	58,727,932	62,886,318
Total Governmental activities net position	<u>\$ 94,527,833</u>	<u>\$ 100,406,110</u>	<u>\$ 108,798,074</u>	<u>\$ 118,534,001</u>	<u>\$ 127,220,978</u>	<u>\$ 137,141,895</u>	<u>\$ 153,170,731</u>	<u>\$ 164,042,913</u>	<u>\$ 176,539,927</u>	<u>\$ 187,408,543</u>

HIGHLANDS RANCH METROPOLITAN DISTRICT

TABLE A-2
CHANGE IN NET POSITION
Last Ten Years

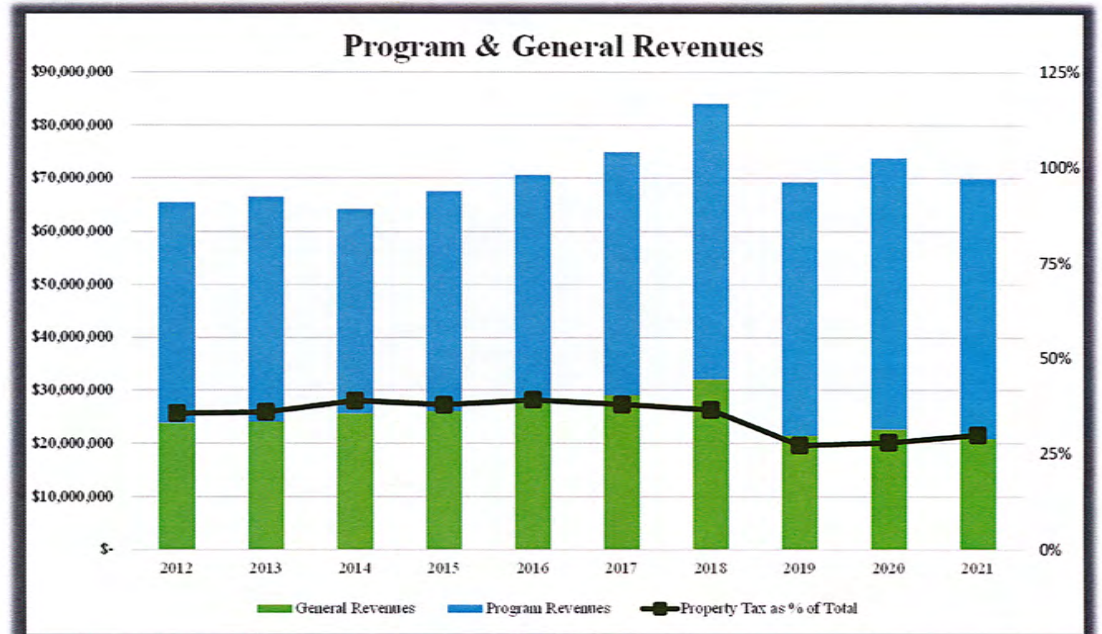
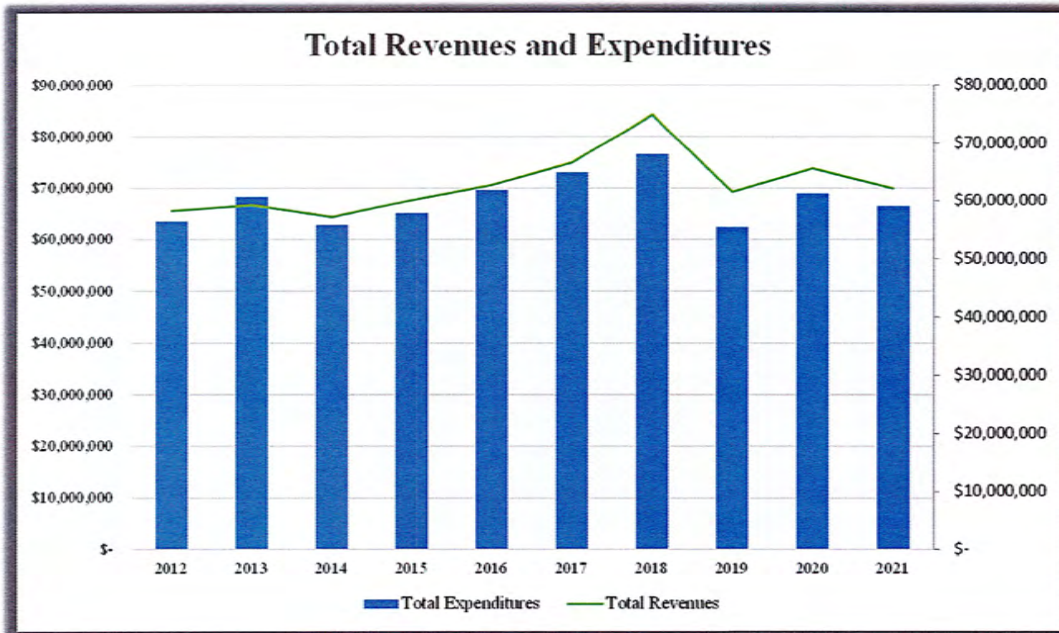
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
EXPENSES										
Governmental Activities:										
Operations										
General government	\$ 1,930,888	\$ 1,985,639	\$ 2,092,514	\$ 2,095,072	\$ 2,150,671	\$ 2,141,593	\$ 2,424,163	\$ 2,895,769	\$ 2,749,535	\$ 1,915,136
Public Works	633,611	7,651,931	859,597	780,214	754,766	811,057	841,755	886,784	971,946	843,464
Public Safety	6,491,853	6,702,622	7,174,233	7,764,336	8,209,592	9,496,956	9,101,571	13,510	12,380	306,180
Streetlights	1,276,853	1,561,104	1,373,169	1,450,533	1,208,848	1,408,707	1,138,135	1,142,622	1,192,452	1,236,934
Parks, open space & recreation services	9,859,461	9,277,181	9,789,182	10,466,601	10,632,651	11,230,809	13,091,021	11,695,986	11,448,873	11,254,107
Cultural	816,946	652,008	690,234	777,930	774,605	861,440	944,990	841,166	756,241	799,379
Water and wastewater operations	32,338,684	30,093,794	31,512,290	32,504,644	36,862,402	38,554,433	40,018,837	37,597,289	43,825,713	42,408,250
Interest on long term debt	3,200,758	2,820,930	2,455,638	2,020,179	1,385,959	521,963	536,138	481,964	416,391	345,756
Total governmental activities expenses	<u>56,549,054</u>	<u>60,745,209</u>	<u>55,946,857</u>	<u>57,859,509</u>	<u>61,979,494</u>	<u>65,026,957</u>	<u>68,096,610</u>	<u>55,555,090</u>	<u>61,373,532</u>	<u>59,109,205</u>
PROGRAM REVENUES										
Charges for services										
Water and wastewater operations	27,895,044	26,038,041	27,451,048	28,789,563	31,927,850	31,950,804	34,394,092	35,064,777	40,480,618	39,833,112
General Fund operations										
Public Safety	-	-	41,694	13,767	24,476	-	-	-	-	-
General government	531,480	537,144	544,653	586,902	539,085	777,887	694,497	735,641	713,424	665,113
Street lights	1,100,303	1,167,601	1,163,641	1,355,021	1,441,425	1,452,173	1,456,098	1,470,363	1,464,833	1,292,616
Parks, open space & recreation services	2,157,025	1,486,021	1,505,838	1,692,172	1,517,055	1,508,465	3,461,651	1,775,849	1,026,098	1,284,684
Cultural	187,862	481,834	424,348	580,559	570,017	679,340	575,529	684,621	133,246	334,423
Public Works	1,211,586	1,216,582	1,235,494	1,416,999	1,370,359	1,302,630	1,556,073	2,080,755	1,914,998	2,247,852
Capital grants and contributions										
Tap fees	3,499,380	4,597,540	3,068,780	3,095,135	1,470,610	3,582,280	3,631,880	3,111,680	3,032,040	2,104,620
System Development fees	3,203,647	3,699,566	2,620,591	3,019,829	1,420,565	2,294,482	4,294,725	1,672,544	1,011,493	466,375
Conservation Trust Fund	462,064	503,045	458,543	468,436	553,043	500,312	524,645	580,820	535,673	633,903
Capital contributions	230,462	386,002	81,159	140,000	50,380	160,250	998,699	85,000	160,000	8,000
Donated assets	1,233,285	2,486,272	196,743	376,104	1,485,811	1,727,411	551,502	628,127	811,345	176,954
Total governmental activities revenues	<u>41,712,138</u>	<u>42,599,648</u>	<u>38,792,532</u>	<u>41,534,487</u>	<u>42,370,676</u>	<u>45,936,034</u>	<u>52,139,391</u>	<u>47,890,177</u>	<u>51,283,768</u>	<u>49,047,652</u>
NET (EXPENSE)/ REVENUE										
Governmental Activities	<u>(14,836,916)</u>	<u>(18,145,561)</u>	<u>(17,154,325)</u>	<u>(16,325,022)</u>	<u>(19,608,818)</u>	<u>(19,090,924)</u>	<u>(15,957,219)</u>	<u>(7,664,913)</u>	<u>(10,089,764)</u>	<u>(10,061,553)</u>
GENERAL REVENUES										
Property taxes	23,310,293	23,936,517	25,015,160	25,555,782	27,613,074	28,398,826	30,725,902	18,868,797	20,675,020	20,958,305
Net investment income	432,243	(57,393)	351,194	285,670	512,243	472,219	1,161,434	2,265,996	1,784,896	(148,758)
Other	55,455	144,713	179,936	219,497	170,478	140,796	98,717	259,833	126,861	120,622
Total general revenues	<u>23,797,991</u>	<u>24,023,837</u>	<u>25,546,290</u>	<u>26,060,949</u>	<u>28,295,795</u>	<u>29,011,841</u>	<u>31,986,053</u>	<u>21,394,626</u>	<u>22,586,777</u>	<u>20,930,169</u>
SPECIAL ITEM - Transfer of Operations	-	-	-	-	-	-	-	(2,857,530)	-	-
CHANGE IN NET POSITION	8,961,075	5,878,276	8,391,965	9,735,927	8,686,977	9,920,917	16,028,834	13,729,713	12,497,013	10,868,616
NET POSITION - BEGINNING OF YEAR	85,566,758	94,527,833	100,406,109	108,798,074	118,534,001	127,220,978	137,141,895	153,170,729	164,042,912	176,539,927
NET POSITION - END OF YEAR	<u>\$ 94,527,833</u>	<u>\$ 100,406,109</u>	<u>\$ 108,798,074</u>	<u>\$ 118,534,001</u>	<u>\$ 127,220,978</u>	<u>\$ 137,141,895</u>	<u>\$ 153,170,729</u>	<u>\$ 164,042,912</u>	<u>\$ 176,539,927</u>	<u>\$ 187,408,543</u>

HIGHLANDS RANCH METROPOLITAN DISTRICT

TABLE A-2
CHANGE IN NET POSITION
Last Ten Years

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
EXPENSES										
Governmental Activities:										
Operations										
General government	\$ 1,930,888	\$ 1,985,639	\$ 2,092,514	\$ 2,095,072	\$ 2,150,671	\$ 2,141,593	\$ 2,424,163	\$ 2,895,769	\$ 2,749,535	\$ 1,915,136
Public Works	633,611	7,651,931	859,597	780,214	754,766	811,057	841,755	886,784	971,946	843,464
Public Safety	6,491,853	6,702,622	7,174,233	7,764,336	8,209,592	9,496,956	9,101,571	13,510	12,380	306,180
Streetlights	1,276,853	1,561,104	1,373,169	1,450,533	1,208,848	1,408,707	1,138,135	1,142,622	1,192,452	1,236,934
Parks, open space & recreation services	9,859,461	9,277,181	9,789,182	10,466,601	10,632,651	11,230,809	13,091,021	11,695,986	11,448,873	11,254,107
Cultural	816,946	652,008	690,234	777,930	774,605	861,440	944,990	841,166	756,241	799,379
Water and wastewater operations	32,338,684	30,093,794	31,512,290	32,504,644	36,862,402	38,554,433	40,018,837	37,597,289	43,825,713	42,408,250
Interest on long term debt	3,200,758	2,820,930	2,455,638	2,020,179	1,385,959	521,963	536,138	481,964	416,391	345,756
Total governmental activities expenses	<u>56,549,054</u>	<u>60,745,209</u>	<u>55,946,857</u>	<u>57,859,509</u>	<u>61,979,494</u>	<u>65,026,957</u>	<u>68,096,610</u>	<u>55,555,090</u>	<u>61,373,532</u>	<u>59,109,205</u>
PROGRAM REVENUES										
Charges for services										
Water and wastewater operations	27,895,044	26,038,041	27,451,048	28,789,563	31,927,850	31,950,804	34,394,092	35,064,777	40,480,618	39,833,112
General Fund operations										
Public Safety	-	-	41,694	13,767	24,476	-	-	-	-	-
General government	531,480	537,144	544,653	586,902	539,085	777,887	694,497	735,641	713,424	665,113
Street lights	1,100,303	1,167,601	1,163,641	1,355,021	1,441,425	1,452,173	1,456,098	1,470,363	1,464,833	1,292,616
Parks, open space & recreation services	2,157,025	1,486,021	1,505,838	1,692,172	1,517,055	1,508,465	3,461,651	1,775,849	1,026,098	1,284,684
Cultural	187,862	481,834	424,348	580,559	570,017	679,340	575,529	684,621	133,246	334,423
Public Works	1,211,586	1,216,582	1,235,494	1,416,999	1,370,359	1,302,630	1,556,073	2,080,755	1,914,998	2,247,852
Capital grants and contributions										
Tap fees	3,499,380	4,597,540	3,068,780	3,095,135	1,470,610	3,582,280	3,631,880	3,111,680	3,032,040	2,104,620
System Development fees	3,203,647	3,699,566	2,620,591	3,019,829	1,420,565	2,294,482	4,294,725	1,672,544	1,011,493	466,375
Conservation Trust Fund	462,064	503,045	458,543	468,436	553,043	500,312	524,645	580,820	535,673	633,903
Capital contributions	230,462	386,002	81,159	140,000	50,380	160,250	998,699	85,000	160,000	8,000
Donated assets	1,233,285	2,486,272	196,743	376,104	1,485,811	1,727,411	551,502	628,127	811,345	176,954
Total governmental activities revenues	<u>41,712,138</u>	<u>42,599,648</u>	<u>38,792,532</u>	<u>41,534,487</u>	<u>42,370,676</u>	<u>45,936,034</u>	<u>52,139,391</u>	<u>47,890,177</u>	<u>51,283,768</u>	<u>49,047,652</u>
NET (EXPENSE)/ REVENUE										
Governmental Activities	<u>(14,836,916)</u>	<u>(18,145,561)</u>	<u>(17,154,325)</u>	<u>(16,325,022)</u>	<u>(19,608,818)</u>	<u>(19,090,924)</u>	<u>(15,957,219)</u>	<u>(7,664,913)</u>	<u>(10,089,764)</u>	<u>(10,061,553)</u>
GENERAL REVENUES										
Property taxes	23,310,293	23,936,517	25,015,160	25,555,782	27,613,074	28,398,826	30,725,902	18,868,797	20,675,020	20,958,305
Net investment income	432,243	(57,393)	351,194	285,670	512,243	472,219	1,161,434	2,265,996	1,784,896	(148,758)
Other	55,455	144,713	179,936	219,497	170,478	140,796	98,717	259,833	126,861	120,622
Total general revenues	<u>23,797,991</u>	<u>24,023,837</u>	<u>25,546,290</u>	<u>26,060,949</u>	<u>28,295,795</u>	<u>29,011,841</u>	<u>31,986,053</u>	<u>21,394,626</u>	<u>22,586,777</u>	<u>20,930,169</u>
SPECIAL ITEM - Transfer of Operations	-	-	-	-	-	-	-	(2,857,530)	-	-
CHANGE IN NET POSITION	8,961,075	5,878,276	8,391,965	9,735,927	8,686,977	9,920,917	16,028,834	13,729,713	12,497,013	10,868,616
NET POSITION - BEGINNING OF YEAR	85,566,758	94,527,833	100,406,109	108,798,074	118,534,001	127,220,978	137,141,895	153,170,729	164,042,912	176,539,927
NET POSITION - END OF YEAR	<u>\$ 94,527,833</u>	<u>\$ 100,406,109</u>	<u>\$ 108,798,074</u>	<u>\$ 118,534,001</u>	<u>\$ 127,220,978</u>	<u>\$ 137,141,895</u>	<u>\$ 153,170,729</u>	<u>\$ 164,042,912</u>	<u>\$ 176,539,927</u>	<u>\$ 187,408,543</u>

HIGHLANDS RANCH METROPOLITAN DISTRICT
 CHARTS A-2
 Last Ten Years



HIGHLANDS RANCH METROPOLITAN DISTRICT

TABLE A-3

FUND BALANCES, GOVERNMENTAL FUNDS

Last Ten Years

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
General Fund										
Restricted	\$ 556,000	\$ 499,000	\$ 561,000	\$ 530,000	\$ 412,000	\$ 785,000	\$ 760,000	\$ 552,000	\$ 575,000	395,000
Committed	858,293	1,277,836	1,141,398	1,298,266	1,007,119	1,103,798	1,320,736	1,548,722	1,863,580	220,456
Unassigned	15,245,656	15,882,783	14,898,929	14,902,707	16,256,814	16,250,248	19,067,023	16,099,638	19,909,782	13,663,148
Total General Fund	<u>16,659,949</u>	<u>17,659,619</u>	<u>16,601,327</u>	<u>16,730,973</u>	<u>17,675,933</u>	<u>18,139,046</u>	<u>21,147,759</u>	<u>18,200,360</u>	<u>22,348,362</u>	<u>14,278,604</u>
All other Governmental Funds										
Restricted	10,113,448	10,575,446	10,942,558	10,162,044	3,156,715	7,329,723	6,165,565	7,149,249	7,245,019	2,202,398
Committed										
Utility Special Revenue fund	2,717,556	4,535,327	4,785,516	5,656,723	3,878,410	2,395,844	2,230,433	4,661,583	7,630,147	7,278,259
Capital Projects fund	910,140	780,317	465,234	1,337,820	636,445	3,879,466	1,690,610	1,073,308	5,381,399	1,518,630
Other Governmental funds	4,802,144	4,133,514	4,786,687	4,840,787	4,904,274	5,172,898	4,684,000	7,389,871	4,422,253	7,202,054
Assigned										
Capital Projects fund	8,809,451	8,433,969	6,740,154	5,766,329	13,367,737	15,037,209	25,591,453	27,076,340	28,584,483	27,026,413
Other Governmental funds	1,420,901	1,525,437	2,227,028	2,844,945	2,362,536	2,102,732	1,961,154	8,648,486	3,658,125	4,759,657
Total all other governmental funds	<u>28,773,640</u>	<u>29,984,010</u>	<u>29,947,177</u>	<u>30,608,648</u>	<u>28,306,117</u>	<u>35,917,872</u>	<u>42,323,215</u>	<u>55,998,837</u>	<u>56,921,426</u>	<u>49,987,412</u>
Total all funds	<u>\$ 45,433,589</u>	<u>\$ 47,643,629</u>	<u>\$ 46,548,504</u>	<u>\$ 47,339,621</u>	<u>\$ 45,982,050</u>	<u>\$ 54,056,918</u>	<u>\$ 63,470,974</u>	<u>\$ 74,199,197</u>	<u>\$ 79,269,788</u>	<u>\$ 64,266,016</u>

HIGHLANDS RANCH METROPOLITAN DISTRICT
TABLE A-4
CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS
 Last Ten Years

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021*
REVENUES										
Property taxes	\$ 23,310,293	\$ 23,936,517	\$ 25,015,160	\$ 25,555,782	\$ 27,613,074	\$ 28,398,826	\$ 30,725,902	\$ 18,868,797	\$ 20,675,020	\$ 20,958,305
System Development fees	3,203,647	3,699,566	2,620,591	3,019,829	1,420,565	2,294,481	4,294,725	1,672,544	1,011,493	466,375
Tap fees	3,499,380	4,597,540	3,068,780	3,095,135	1,470,610	3,582,280	3,631,880	3,111,680	3,032,040	2,104,620
Water operations	19,921,448	17,722,012	19,081,069	19,981,342	22,597,760	22,391,288	24,503,256	24,048,223	29,076,106	27,338,205
Wastewater operations	7,973,596	8,316,029	8,369,979	8,808,221	9,330,090	9,559,516	9,890,836	11,016,554	11,404,512	12,494,907
Street light fees	1,100,303	1,167,601	1,163,641	1,355,021	1,441,425	1,452,171	1,456,098	1,470,363	1,464,833	1,292,616
Stormwater management fees	701,272	723,998	725,968	734,611	740,973	784,678	829,140	889,103	893,801	904,349
Conservation Trust Fund	462,064	503,045	458,543	468,436	553,043	500,312	524,645	580,820	861,909	1,548,656
Program Fees	1,592,087	1,866,333	1,819,939	1,885,624	1,837,352	2,020,035	1,868,678	2,045,711	535,673	633,903
Intergovernmental	1,131,466	584,325	626,666	771,518	614,905	815,166	2,807,354	1,093,268	956,202	741,638
Net investment income (loss)	432,243	(57,392)	351,194	285,670	512,243	472,219	1,161,434	2,265,996	1,784,896	(148,758)
Contributions	230,462	386,002	81,159	140,000	50,380	160,250	998,699	85,000	160,000	8,000
Other	718,582	691,638	759,391	1,118,143	998,240	789,240	881,295	1,508,617	1,202,715	1,458,051
Total Revenues	64,276,843	64,137,214	64,142,080	67,219,332	69,180,660	73,220,462	83,573,942	68,656,676	73,059,200	69,800,867
EXPENDITURES										
Current:										
General government	1,927,999	1,883,312	2,131,940	2,081,299	2,134,933	2,131,317	2,401,689	2,886,609	2,706,416	2,342,272
Public Safety	7,604,529	8,131,241	8,414,917	9,051,875	9,231,499	10,704,073	9,970,298	1,156,132	1,204,832	1,341,524
Parks and open space	7,683,853	7,158,764	7,664,304	8,069,845	8,198,521	8,366,074	10,685,061	8,871,021	8,980,565	9,004,534
Recreation services	867,390	917,580	870,743	883,744	942,020	1,523,413	1,014,693	1,142,311	917,615	983,396
Cultural	661,330	428,310	463,732	545,093	481,376	538,608	645,073	601,203	516,278	476,547
Public Works	571,596	616,861	612,498	666,454	573,737	624,465	676,602	715,180	780,732	747,289
Stormwater management	103,489	107,683	142,818	108,108	179,633	192,185	159,131	168,459	189,143	118,508
Water operations	19,921,448	17,722,012	19,081,069	19,981,342	22,597,760	22,391,288	24,503,256	24,048,223	29,076,106	27,338,205
Wastewater operations	7,973,596	8,316,029	8,369,979	8,808,221	9,330,090	9,559,516	9,890,836	11,016,554	11,404,512	12,494,907
Investment in reserved capacity	3,108,063	2,673,681	2,645,632	2,295,310	3,488,508	5,120,020	4,115,252	1,008,272	1,813,004	1,090,054
Debt service - principal	9,052,935	8,944,527	9,350,404	9,770,000	7,135,000	-	3,455,000	3,540,000	3,615,000	19,190,000
Debt service - interest	3,384,704	2,949,393	2,545,976	2,103,320	1,304,580	536,400	536,400	474,210	410,490	345,420
Bond Issuance costs	-	-	-	-	73,604	-	-	-	-	-
Capital outlay & Lease related	4,445,520	2,077,784	2,943,191	2,063,606	4,937,916	3,458,234	6,106,598	2,300,280	6,373,913	7,790,922
Total Expenditures	67,306,452	61,927,177	65,237,203	66,428,217	70,609,177	65,145,593	74,159,889	57,928,454	67,988,606	83,263,578
Excess of revenues over (under) expenditures	(3,029,609)	2,210,037	(1,095,123)	791,115	(1,428,517)	8,074,869	9,414,053	10,728,222	5,070,594	(13,462,710)
OTHER FINANCING SOURCES										
Transfer in:	5,958,989	4,291,064	6,910,229	4,196,717	(3,744,627)	5,993,501	5,725,120	10,514,307	3,620,260	(13,462,710)
Transfer out:	(5,958,989)	(4,291,064)	(6,910,229)	(4,196,717)	3,744,626	(5,993,501)	(5,725,120)	(10,514,307)	(3,620,260)	-
Proceeds from bonds issued	-	-	-	-	29,800,000	-	-	-	-	-
Payment to refunded escrow agent	-	-	-	-	(29,729,054)	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	70,945	-	-	-	-	-
Net Change in Fund Balances	\$ (3,029,609)	\$ 2,210,037	\$ (1,095,123)	\$ 791,115	\$ (1,357,572)	\$ 8,074,869	\$ 9,414,053	\$ 10,728,222	\$ 5,070,594	\$ (13,462,710)
Debt service as a percentage of noncapital expenditures	20%	20%	19%	18%	13%	1%	6%	7%	7%	26%

*Note: All outstanding debt was paid off early in December 2021

HIGHLANDS RANCH METROPOLITAN DISTRICT
TABLE A-5
TAX REVENUES BY SOURCE, GOVERNMENTAL FUNDS
Last Ten Years

Collection Year	Property Tax Collections	Specific Ownership Tax Collections	New Growth		Total Tax Collections
			Growth Valuation	Growth Tax Collections	
2012	21,968,366	1,717,458	-	-	23,310,293
2013	22,363,424	1,895,756	-	-	23,936,517
2014	22,898,399	2,116,761	-	-	25,015,160
2015	23,271,839	2,283,942	-	-	25,555,782
2016	25,240,106	2,372,968	-	-	27,613,074
2017	25,555,431	2,843,395	-	-	28,398,826
2018	27,737,316	2,988,586	-	-	30,725,902
2019	17,116,130	1,752,667	-	-	18,868,797
2020	19,006,925	1,668,095	-	-	20,675,020
2021	19,084,799	1,873,506	-	-	20,958,305

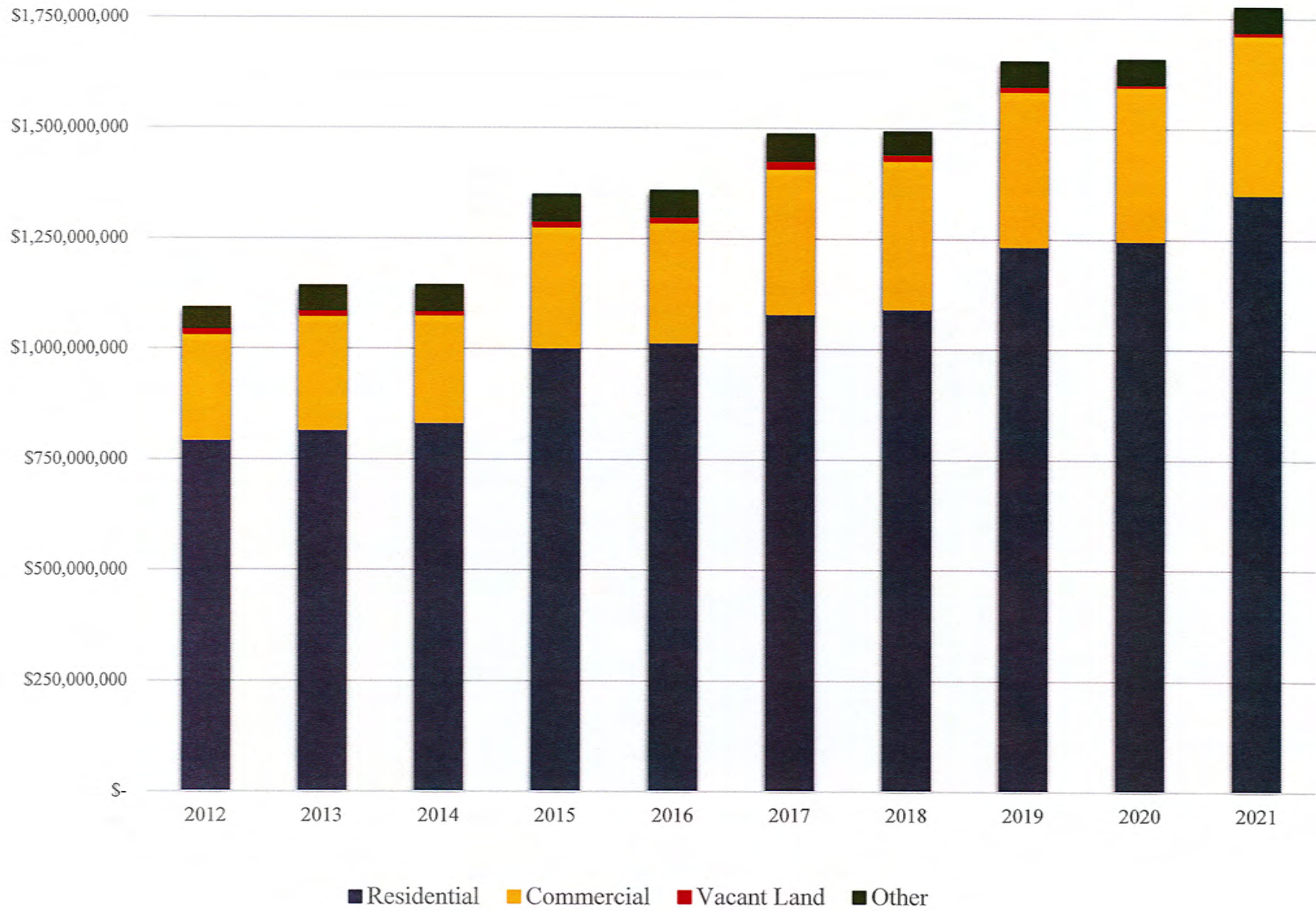
HIGHLANDS RANCH METROPOLITAN DISTRICT
TABLE B-1
ASSESSED VALUE AND ACTUAL VALUE OF TAXABLE PROPERTY
 Last Ten Years

Assessment Year	Residential	Commercial	Business Personal Property	Vacant Land	Other	Total Assessed Value	Total Direct Tax Rate	Total Actual Value	Ratio of Assessed to Actual Value	Annual increase (decrease) in actual value
2011	787,793,780	241,956,610	53,705,680	15,880,930	34,588,070	1,133,925,070	19.713	11,090,851,006	10.22%	
2012	794,336,090	238,436,310	55,496,750	13,958,640	45,506,970	1,147,734,760	19.713	11,197,999,390	10.25%	0.97%
2013	817,028,890	257,811,620	54,609,760	13,205,630	54,143,091	1,196,798,991	19.713	11,573,520,551	10.34%	3.35%
2014	833,591,020	242,784,670	61,369,820	10,514,010	56,728,790	1,204,988,310	19.713	11,751,646,069	10.25%	1.54%
2015	1,003,448,250	274,626,450	67,464,200	13,121,170	58,756,360	1,417,416,430	18.205	14,033,712,023	10.10%	19.42%
2016	1,014,925,740	273,176,560	66,442,310	12,750,670	58,510,070	1,425,805,350	18.205	14,167,343,204	10.06%	0.95%
2017	1,079,801,740	330,363,310	65,084,660	17,105,550	60,002,090	1,552,357,350	18.205	16,623,700,399	9.34%	17.34%
2018	1,091,918,930	336,748,950	67,469,600	13,899,110	49,848,840	1,559,885,430	11.205	16,775,181,850	9.30%	0.91%
2019	1,234,743,190	350,814,380	73,813,870	11,305,070	55,205,430	1,725,881,940	11.205	18,963,021,790	9.10%	13.04%
2020	1,247,475,970	349,372,680	77,036,630	4,745,200	55,148,350	1,733,778,830	11.205	19,124,112,197	9.07%	0.85%
2021	1,353,241,260	361,184,020	66,927,580	6,227,550	56,092,290	1,843,672,700	11.205	20,617,536,888	8.94%	7.81%

Notes:

- (1) The Assessment Year is the year that the assessed value is based upon. The taxes for the assessment year are collected one year later.
- (2) The taxable real property assessed value **excludes** both HB 1006 new growth assessments and tax exempt property.

Assessed Value by Property Type



HIGHLANDS RANCH METROPOLITAN DISTRICT

TABLE B-2

PROPERTY TAX RATES - DIRECT and ALL OVERLAPPING GOVERNMENTS
(PER \$1,000 ASSESSED VALUATION)
Last Ten Years

Collection Year	District Rate			Overlapping Entities rates						Total
	General Fund	Debt Service	Total	Douglas County	DC Law Enforcement	DC Library	DC School District	Urban Drainage & Flood Control	South Metro Fire Rescue	
2012	12.632	7.081	19.713	19.774	4.500	4.040	48.788	0.623		97.438
2013	12.342	7.371	19.713	19.774	4.500	4.068	48.727	0.657		97.439
2014	12.842	6.871	19.713	19.774	4.500	4.029	48.277	0.672		96.965
2015	12.842	6.871	19.713	19.774	4.500	4.032	48.277	0.700		96.996
2016	12.805	5.400	18.205	19.774	4.500	4.035	42.439	0.611		89.564
2017	15.330	2.875	18.205	19.774	4.500	4.021	38.996	0.557		86.053
2018	8.600	2.605	11.205	19.774	4.500	4.008	44.950	0.820	9.250	94.507
2019	8.905	2.300	11.205	19.774	4.500	4.023	43.839	0.997	9.250	93.588
2020	8.905	2.300	11.205	19.774	4.500	4.012	43.504	0.900	9.250	93.145
2021	8.905	2.300	11.205	19.274	4.500	4.012	43.504	1.000	9.250	92.745

Notes:

- (1) The mill levy is the tax rate applied per \$1,000 of assessed valuation.
- (2) Source of information is from the Douglas County Assessor's office.
- (3) Collection year is one year subsequent to assessment year.

HIGHLANDS RANCH METROPOLITAN DISTRICT
TABLE B-3
SIGNIFICANT TAXPAYERS WITHIN THE DISTRICT

Customer	Business Type	2021		2012	
		Assessed Value	% of Total Taxable Assessed Value	Assessed Value	% of Total Taxable Assessed Value
1 PLAZA DRIVE PROPERTIES LLC	Offices	\$ 14,058,330	0.8%		
2 HRTC I LLC	Retail	10,313,850	0.6%	2 6,600,950	0.6%
3 REDWOOD ERC LITTLETON LLC (SUMMER WIND)	Senior Living	9,801,120	0.5%		
4 PALOMINO PARK (BLUE RIDGE)	Apartments	8,808,800	0.5%	8 4,635,900	0.4%
5 VISA USA INC	Offices	8,575,650	0.5%	5 5,231,150	0.5%
6 PALOMINO (GREEN RIVER)	Apartments	8,179,600	0.4%	10 4,304,770	0.4%
7 REDWOOD ERC LITTLETON LLC (MILL VISTA)	Senior Living	7,768,830	0.4%	6 5,060,970	0.4%
8 MLATL FAMILY LLP	Offices	7,663,720	0.4%		
9 LPF LEGACY AT HIGHLANDS RANCH	Apartments	7,543,250	0.4%		
10 HIGHLANDS RANCH 1668 LLC	Retail	7,098,440	0.4%	9 4,453,430	0.4%
ALCATEL - LUCENT TECHNOLOGIES	Offices			1 16,958,530	1.5%
CPF HIGHLANDS RANCH LLC	Retail			3 5,827,100	0.5%
AMERICAN MULTI-CINEMA INC	Movie Theater			4 5,616,330	0.5%
QWEST COMMUNICATIONS CORPORATION	Utility			7 4,675,540	0.4%
	Sub-Total	89,811,590	4.9%		
		1,753,861,110	95.1%		
	TOTAL	\$ 1,843,672,700	100.00%		
				63,364,670	3.4%
				1,084,370,090	94.5%
				\$ 1,147,734,760	100.00%

TAXABLE ASSESSED VALUATION (for collection year 2021)
Source: Douglas County Assessor

HIGHLANDS RANCH METROPOLITAN DISTRICT
TABLE B-4
PROPERTY TAX LEVIES AND COLLECTIONS, GOVERNMENTAL FUNDS
Last Ten Years

Collection Year	District Mill Levy	Assessed Valuation	Total Base Tax Levy	Collections within the Fiscal Year of the Levy		Net Collections / (rebates) in Subsequent Years	Total Collections to Date	
				Amount	% of Levy		Amount	% of Levy
2012	19.713	1,147,734,760	22,625,295	21,968,366	97.10%	(49,352)	21,919,014	96.88%
2013	19.713	1,196,798,991	23,592,499	22,363,424	94.79%	(3,699)	22,359,725	94.77%
2014	19.713	1,204,988,310	23,753,935	22,894,320	96.38%	(32,017)	22,862,303	96.25%
2015	19.713	1,417,416,430	27,941,530	23,271,839	83.29%	(19,934)	23,251,905	83.22%
2016	18.205	1,425,805,350	25,956,786	25,240,106	97.24%	(17,037)	25,223,070	97.17%
2017	18.205	1,552,357,350	28,260,666	25,555,431	90.43%	(10,886)	25,544,545	90.39%
2018	18.205	1,559,885,430	28,397,714	27,737,316	97.67%	(8,878)	27,737,316	97.67%
2019	11.205	1,725,881,940	19,338,507	17,116,130	88.51%	(8,756)	17,116,130	88.51%
2020	11.205	1,733,778,830	19,426,992	19,006,925	97.84%	N/A	19,006,925	97.84%
2021	11.205	1,843,672,700	20,658,353	19,084,799	92.38%	N/A	19,084,799	92.38%

Notes:

- (1) Assessed valuation amounts do not include HB 1006 assessed valuation due to new growth.
- (2) The mill levy is the tax rate applied per \$1,000 of assessed valuation.

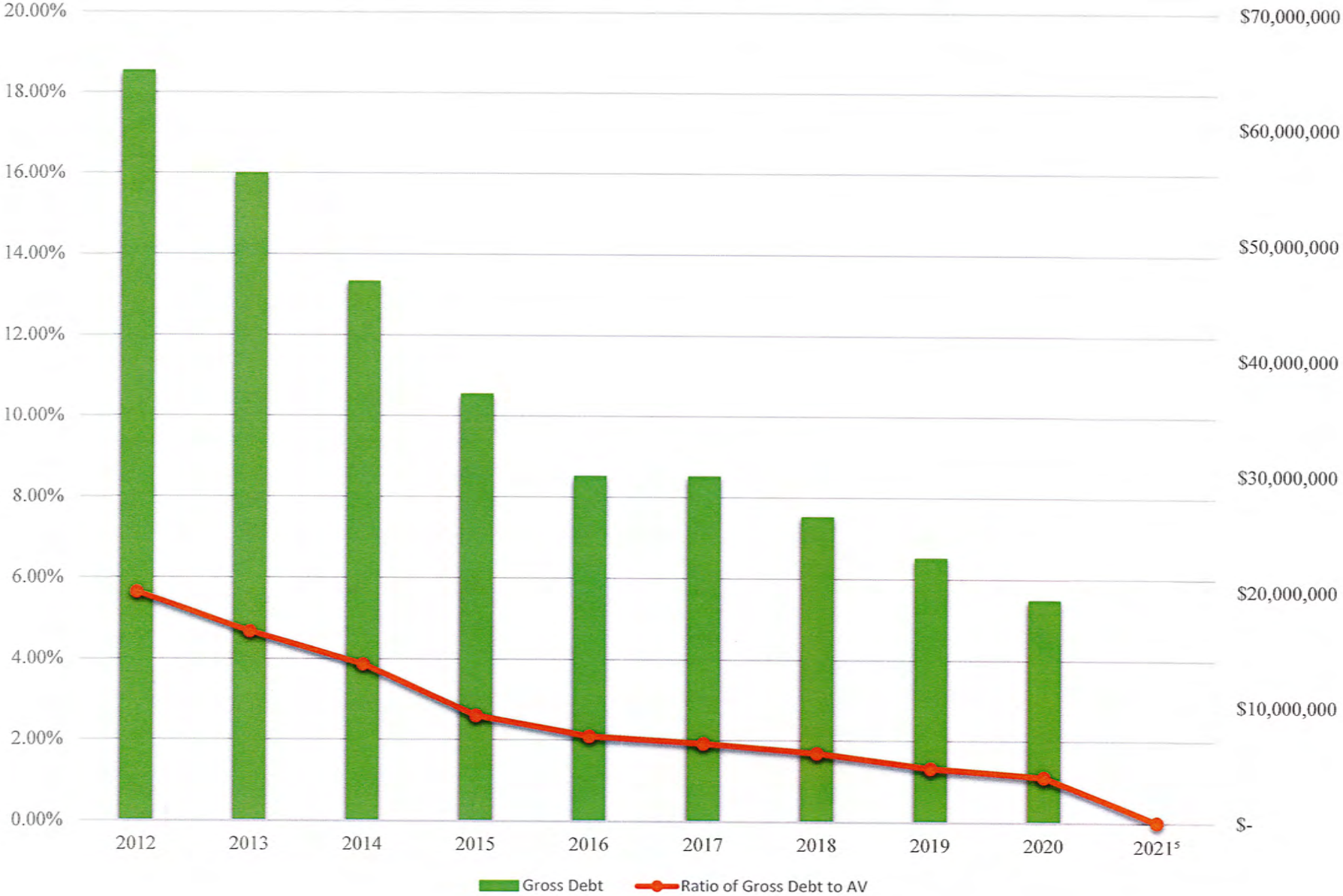
HIGHLANDS RANCH METROPOLITAN DISTRICT
TABLE C-1
RATIO OF GENERAL BONDED DEBT
TO ASSESSED VALUE, ACTUAL VALUE AND DEBT PER CAPITA
Last Ten Years

Collection year				RATIO OF GROSS GO DEBT			RATIO OF NET GO DEBT		
	Gross GO Bonded Debt Outstanding	Less Debt Service Fund Balance	Net GO Bonded Debt Outstanding	To Collection year Assessed Value	To collection year Actual Value	Per Capita	To Assessed Value	To Actual Value	Per Capita
2012	64,890,000	9,330,000	55,560,000	5.65%	0.58%	667	4.84%	0.50%	571
2013	55,965,000	9,330,000	46,635,000	4.68%	0.48%	560	3.90%	0.40%	467
2014	46,635,000	9,330,000	37,305,000	3.87%	0.40%	456	3.10%	0.32%	364
2015	36,865,000	8,252,200	28,612,800	2.60%	0.26%	382	2.02%	0.20%	296
2016	29,800,000	679,757	29,120,243	2.09%	0.21%	305	2.04%	0.21%	298
2017	29,800,000	4,322,381	25,477,619	1.92%	0.18%	300	1.64%	0.15%	257
2018	26,345,000	4,692,897	21,652,103	1.69%	0.16%	258	1.39%	0.13%	212
2019	22,805,000	3,540,000	19,265,000	1.32%	0.12%	222	1.12%	0.10%	188
2020	19,190,000	3,615,000	15,575,000	1.11%	0.10%	183	0.90%	0.08%	148
2021 ⁵	-	-	-	0.00%	0.00%	-	0.00%	0.00%	-

Notes:

- (1) **Assessed** value and **Actual** value information found on Table B-1. B-1 shows assessment year. The Collection year is one year later, therefore the value used to calculate % is the prior year Assessed and Actual value from Table B-1.
- (2) Population estimates found on Table D-1.
- (3) Colorado Statutes require that Special District debt cannot exceed 50% of Assessed Value unless certain other requirements are met and the debt is registered with the State Securities Division.
- (4) Colorado Statutes require the District to appropriate funds on annual basis for capital leases therefore capital leases are not considered long term debt and are not included in the ratios.
- (5) All outstanding District debt was retired in 2021.

Ratio of Gross Debt to Assessed Value



HIGHLANDS RANCH METROPOLITAN DISTRICT
TABLE C-2
COMPUTATION OF OVERLAPPING and DIRECT DEBT and RELATED DEBT RATIOS
December 31, 2021

Name of Overlapping Entity	Total 2021 Assessed Valuation	Outstanding General Obligation Debt	Allocable to the District	
			Percentage	Amount
Overlapping Debt				
Douglas County School District	\$ 8,065,691,731	\$ 419,585,000	22.86%	\$ 95,909,618
Hunting Hill Metro District	9,036,050	7,090,000	100.00%	7,090,000
Total Overlapping Debt				102,999,618
Direct Debt - Highlands Ranch Metro District				
General Obligation	1,843,672,700	-	100.00%	-
Leases subject to annual appropriation	1,843,672,700	-	100.00%	-
Total Direct Debt				-
Total Overlapping and Direct Debt				\$ 102,999,618
ESTIMATED POPULATION				124,539
ESTIMATED CURRENT MARKET VALUATION				\$ 20,617,536,888
RATIOS				
Direct Debt to Assessed Valuation				0.00%
Direct Debt to Market Valuation				0.00%
Direct plus Overlapping Debt to Assessed Valuation				5.59%
Direct plus Overlapping Debt to Market Valuation				0.50%
Direct Debt Per Capita				-
Direct Plus Overlapping Debt Per Capita				\$ 827

Notes:

- (1) The following entities also overlap the District but have no outstanding general obligation debt:
Regional Transportation District, Urban Drainage and Flood Control District, Douglas County and Douglas County Law Enforcement Authority
- (2) Source for the Douglas County School District RE-1 Debt is their CAFR dated June 30, 2021.
- (3) The percentage of each overlapping entity's outstanding debt attributable to each District is calculated by determining the proportionate amount of that entity that overlaps that District.
- (4) Based upon statutory "assessed" and "actual" valuation per Douglas County, Colorado Office of the Assessor as of November 2021, collected in 2022

Source: Douglas County Assessor

HIGHLANDS RANCH METROPOLITAN DISTRICT
TABLE D-1
DOUGLAS COUNTY, COLORADO - DEMOGRAPHIC STATISTICS
 Last Ten Years

DOUGLAS COUNTY, COLORADO										
Year	Total Highlands Ranch	Estimated Population	Personal Income (\$1,000) (3)	Personal Income Per Capita (3)	Median Age (3)	Average Household Size (3)	Occupancy % (3)	Public School Enrollment	School Enrollment to Population	Unemployment Rate (3)
2012	97,341	295,689	21,737,873	73,516	37.4	2.95	96.30%	63,114	21.3%	5.9%
2013	99,867	302,464	18,561,913	61,369	37.5	2.80	96.00%	64,600	21.4%	5.6%
2014	102,348	308,000	19,900,804	64,613	36.9	2.82	95.00%	67,000	21.8%	4.5%
2015	96,550	328,990	21,713,011	65,999	37.2	2.84	97.60%	66,702	20.3%	2.6%
2016	97,720	336,000	22,558,704	67,139	37.6	2.76	96.30%	66,896	19.9%	2.8%
2017	99,316	346,000	24,637,968	71,208	38.9	2.75	95.70%	67,740	19.6%	2.6%
2018	102,017	358,000	26,941,290	75,225	38.1	2.81	97.10%	67,597	18.9%	3.4%
2019	102,660	370,000	29,028,350	78,455	38.1	2.79	96.40%	67,591	18.3%	2.8%
2020	104,893	379,000	29,933,420	78,980	38.5	2.52	96.40%	67,305	17.8%	6.3%
2021	124,539	373,275	29,776,147	79,770	39.3	2.75	95.74%	62,979	16.9%	5.2%

Notes:

- (1) The Highlands Ranch Metropolitan District is located within Douglas County. Demographic data, other than population estimates, for the District is not available. However the county data is generally representative of the District.
- (2) Douglas County Community Development Department estimate
- (3) Estimated population based on number of housing units times average household size and occupancy rate.

Source: <https://www.douglas.co.us/documents/2021-annual-comprehensive-financial-report.pdf/>

HIGHLANDS RANCH METROPOLITAN DISTRICT

TABLE D-2

Douglas County, Colorado

Principal Employers

Employer	2021			2012		
	Rank	Employee Count	% of Total	Rank	Employee Count	% of Total
Douglas County School District	1	6,174	3.37%	1	5,292	3.31%
Charles Schwab	2	4,470	2.44%			
Echostar Communications	3	2,170	1.18%	2	1,950	1.22%
Centura Health	4	1,510	0.82%	7	930	0.58%
Healthone: Sky Ridge Medical	5	1,360	0.74%	4	1,110	0.69%
Douglas County Government	6	1,359	0.74%	6	1,061	0.66%
VISA Debit Processing Services	7	1,200	0.65%			
Specialized Loan Servicing LLC	8	840	0.46%			
HIS Markit	9	730	0.40%			
Jacobs Engineering (formerly CH2M Hill)	10	710	0.39%	3	1,630	1.02%
Western Union				5	1,090	0.68%
Liberty Media				10	620	0.39%
AVAYA				9	650	0.41%
Information Handling Systems				8	730	0.46%
Total for Principal Employers		20,523	11.2%		15,063	9.41%
Total Employment in Douglas County		183,412			160,069	
Total Labor Force in Douglas County		194,649				

Source: Douglas County, Colorado

HIGHLANDS RANCH METROPOLITAN DISTRICT

TABLE E-1
OPERATING INFORMATION
December 31, 2021

TOTAL EMPLOYEES										
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Parks, open space & recreation services	63.25	63.50	64.50	67.00	67.00	68.00	66.00	66.00	66.00	66.00
General government	10.40	9.80	9.80	9.80	9.80	10.80	10.80	11.30	9.80	9.80
Public Works	5.25	5.75	5.75	5.75	5.75	3.30	3.30	3.30	6.00	6.00
Public Safety*	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Street lights	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cultural	2.25	3.25	4.45	4.45	4.45	4.45	4.45	4.40	4.40	4.40
Water and wastewater operations*	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Temporary (FTE)	10.62	9.92	10.30	10.75	10.75	11.05	11.05	11.05	11.05	11.05
Total	91.77	92.22	94.80	97.75	97.75	97.60	95.60	96.05	97.25	97.25

CAPITAL ASSETS										
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
BUILDINGS										
Fire Stations - directly owned	2	2	2	2	2	2	2	N/A	N/A	N/A
Fire Stations - owned in partnership	1/3	1/3	1/3	1/3	1/3	1/3	1/3	N/A	N/A	N/A
Parks and Open Space (Service Center)	1	1	1	1	1	1	1	1	1	1
Cultural (Highlands Ranch Mansion)	1	1	1	1	1	1	1	1	1	1
PARKS (Acres)										
Neighborhood	114	114	114	114	114	114	114	114	123	123
Community	94	94	94	94	94	94	97	97	150	150
Playgrounds	21	21	21	21	21	21	21	21	21	21
Parkway Landscape	290	290	291	292	292	292	292	292	285	285
Open space parcels	2156	2255	2266	2266	2266	2577	2577	2577	2644	2644
TRAILS (miles)										
Walking/biking (paved only)	38	39	39	39	39	40	40	40	40	40

OPERATING STATISTICS										
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Fire & Emergency Response	3,879	3,896	4,028	4,260	4,883	5,070	4,930	N/A	N/A	N/A
Field Permit Hours	28,243	30,287	31,167	28,419	28,855	28,800	28,632	28,632	28,107	26,329
Shelter Reservations	938	1,069	1,134	1,082	1,050	1,000	1,005	1,180	657	1,398
Recreation Program Participation	14,888	15,201	16,167	13,880	12,700	12,416	11,496	10,625	4,036	9,936

*Services provided by contract

Source: District records