

ROBINSON RANCH METROPOLITAN DISTRICT
Douglas County, Colorado

FINANCIAL STATEMENTS
December 31, 2020

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Independent Auditor's Report

Board of Directors
Robinson Ranch Metropolitan District
Weld County, Colorado

Report for the Financial Statements

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

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

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

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The supplemental information listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements.

The supplemental information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the 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 supplemental information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

SCHILLING & COMPANY, INC.

Highlands Ranch, Colorado
July 22, 2021

BASIC FINANCIAL STATEMENTS

ROBINSON RANCH METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
December 31, 2020

	<u>Governmental Activities</u>
ASSETS	
Cash and investments - unrestricted	\$ 4,158
Cash and investments - restricted	104,935
Prepaid expenses	6,252
Receivable - county treasurer	980
Property taxes receivable	183,090
Total assets	<u>299,415</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred loss on refunding, net of amortization	75,028
Total deferred outflows of resources	<u>75,028</u>
 LIABILITIES	
Accounts payable	5,092
Accrued interest on long-term obligations	5,820
Noncurrent liabilities:	
Due within one year	50,000
Due in more than one year	1,745,000
Total liabilities	<u>1,805,912</u>
 DEFERRED INFLOWS OF RESOURCES	
Deferred property tax revenue	183,090
Total deferred inflows of resources	<u>183,090</u>
 NET POSITION	
Restricted	
Emergency reserves	1,400
Debt service	39,423
Unrestricted	(1,655,382)
Total net position	<u>\$ (1,614,559)</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

ROBINSON RANCH METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
Year Ended December 31, 2020

Functions/Programs	Expenses	Program Revenues			Net (Expense)
		Charges for	Operating	Capital Grants	Revenue and
		Services	Grants and	and	Change in Net
			Contributions	Contributions	Position
					Governmental
					Activities
Primary government:					
Governmental activities:					
General government	\$ 1,024,243	\$ -	\$ -	\$ -	\$ (1,024,243)
Interest and expenses on long-term debt	117,280	-	-	-	(117,280)
	<u>\$ 1,141,523</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(1,141,523)</u>
General revenues					
Property taxes					126,729
Specific ownership taxes					10,931
Interest					1,725
Total general revenues					<u>139,385</u>
Change in net position					(1,002,138)
Net position - beginning of year					<u>(612,421)</u>
Net position - end of year					<u>\$ (1,614,559)</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**ROBINSON RANCH METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2020**

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and investments - unrestricted	\$ 4,158	\$ -	\$ 4,158
Cash and investments - restricted	-	104,935	104,935
Prepaid expenditures	6,252	-	6,252
Receivable from county treasurer	672	308	980
Property taxes receivable	61,030	122,060	183,090
Total assets	\$ 72,112	\$ 227,303	\$ 299,415
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
LIABILITIES			
Accounts payable	\$ 5,092	\$ -	\$ 5,092
Total liabilities	5,092	-	5,092
DEFERRED INFLOWS OF RESOURCES			
Deferred property tax revenue	61,030	122,060	183,090
Total deferred inflows of resources	61,030	122,060	183,090
FUND BALANCES			
Nonspendable			
Prepaid expenditures	6,252	-	6,252
Restricted			
Emergency reserves	1,400	-	1,400
Debt service	-	105,243	105,243
Unassigned	(1,662)	-	(1,662)
Total fund balance	5,990	105,243	111,233
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
	\$ 72,112	\$ 227,303	
Deferred outflows of resources are not available to pay for current period expenditures and, therefore, are not reported in the funds:			
Deferred loss on refunding, net			75,028
Long-term liabilities are not due and payable in the current period and, therefore are not reported in the funds.			
Long-term obligations			(1,795,000)
Accrued interest on long-term obligations			(5,820)
Net position of governmental activities			\$ (1,614,559)

These financial statements should be read only in connection with
the accompanying notes to financial statements.

ROBINSON RANCH METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year Ended December 31, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
REVENUES			
Property taxes	\$ 39,829	\$ 86,900	\$ 126,729
Specific ownership taxes	3,435	7,496	10,931
Interest	1,573	152	1,725
Total revenues	<u>44,837</u>	<u>94,548</u>	<u>139,385</u>
EXPENDITURES			
<u>General</u>			
County treasurer fees	603	1,317	1,920
Directors' fees	600	-	600
District management and accounting	28,118	-	28,118
Dues and subscriptions	271	-	271
Insurance and bonds	2,510	-	2,510
Legal	15,546	-	15,546
Miscellaneous	222	10	232
Payroll taxes	46	-	46
Developer reimbursement	-	975,000	975,000
<u>Debt service</u>			
Bond interest	-	11,369	11,369
Bond issuance costs	-	55,000	55,000
Loan principal	-	15,000	15,000
Loan interest	-	44,025	44,025
Paying agent fees	-	300	300
Total expenditures	<u>47,916</u>	<u>1,102,021</u>	<u>1,149,937</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>(3,079)</u>	<u>(1,007,473)</u>	<u>(1,010,552)</u>
OTHER FINANCING SOURCES			
Bond proceeds	-	1,060,000	1,060,000
Total other financing sources	<u>-</u>	<u>1,060,000</u>	<u>1,060,000</u>
NET CHANGE IN FUND BALANCE	(3,079)	52,527	49,448
FUND BALANCE - BEGINNING OF YEAR	<u>9,069</u>	<u>52,716</u>	<u>61,785</u>
FUND BALANCE - END OF YEAR	<u>\$ 5,990</u>	<u>\$ 105,243</u>	<u>\$ 111,233</u>

These financial statements should be read only in connection with
the accompanying notes to the financial statements.

**ROBINSON RANCH METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
Year Ended December 31, 2020**

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

Net change in fund balances - Total governmental funds	\$	49,448
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The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. 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.

The net effect of these differences are as follows:

Bond proceeds	(1,060,000)	
Loan principal payment	15,000	
Amortization of loss on deferred refunding	<u>(4,435)</u>	(1,049,435)

Some expenses in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds:

Net change in accrued interest on long-term obligations	<u>(2,151)</u>
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Change in net position of governmental activities	<u><u>\$ (1,002,138)</u></u>
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These financial statements should be read only in connection with the accompanying notes to financial statements.

ROBINSON RANCH METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL
GENERAL FUND
Year Ended December 31, 2020

	<u>Budget Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	<u>Final Budget</u> <u>Positive</u> <u>(Negative)</u>
REVENUES				
Property taxes	\$ 39,829	\$ 39,829	\$ 39,829	\$ -
Specific ownership taxes	8,871	3,500	3,435	(65)
Interest	500	1,600	1,573	(27)
Total revenues	<u>49,200</u>	<u>44,929</u>	<u>44,837</u>	<u>(92)</u>
EXPENDITURES				
County treasurer fees	597	603	603	-
Directors' fees	1,000	600	600	-
District management and accounting	15,000	28,200	28,118	82
Dues and subscriptions	300	300	271	29
Elections	500	-	-	-
Insurance and bonds	3,200	2,510	2,510	-
Legal	7,000	16,000	15,546	454
Miscellaneous	400	250	222	28
Payroll taxes	100	50	46	4
Emergency reserve	1,500	-	-	-
Total expenditures	<u>29,597</u>	<u>48,513</u>	<u>47,916</u>	<u>597</u>
NET CHANGE IN FUND BALANCE	19,603	(3,584)	(3,079)	505
FUND BALANCE - BEGINNING OF YEAR	<u>6,454</u>	<u>9,069</u>	<u>9,069</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 26,057</u>	<u>\$ 5,485</u>	<u>\$ 5,990</u>	<u>\$ 505</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

ROBINSON RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020

NOTE 1 - DEFINITION OF REPORTING ENTITY

Robinson Ranch Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree on April 20, 2010, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Douglas County, Colorado, entirely within the Town of Parker (Town).

The District was organized to provide financing and acquire and construct public improvements within and without its boundaries, including street and traffic controls, water and sanitary sewer facilities and storm sewer services and facilities.

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

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

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

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are

ROBINSON RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Expenditures for redemption of bonds are recorded as a reduction in liabilities.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property and specific ownership taxes. Expenditures, other than interest on long-term obligations are recorded when the liability is incurred or the long-term obligation paid. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

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

The Debt Service Fund accounts for the resources accumulated and payments made for principal, interest and related expenses on long-term general obligation debt.

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

ROBINSON RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

In accordance with the Local Government Law of Colorado, the District's board of directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year end. The District's board of directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

For the year ended December 31, 2020, supplementary appropriations approved by the District's board of directors modified the appropriation from \$29,597 to \$48,513 in the General Fund and from \$60,629 to \$1,103,000 in the Debt Service Fund.

Pooled Cash and Investments

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

Property Taxes

Property taxes are levied by the District's board of directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1, of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The county treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April 30 or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The county treasurer remits the taxes collected monthly to the District.

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

Capital Assets

Capital assets, which include infrastructure assets (e.g. roads, bridges, sidewalks and similar items), are reported as a governmental activity in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or

ROBINSON RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

constructed. Donated capital assets are recorded at estimated fair value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the assets are not capitalized.

During 2020, the District reimbursed SPASCO of Colorado LLC (Developer) for capital improvements which were completed by the Developer of the property in the District's boundaries prior to the District being formed. The Developer completed the capital improvements and conveyed them to the Town of Parker and Parker Water and Sanitation District prior to the formation of the District. The District did not at any time own the improvements. Therefore, they have not been capitalized by the District. In the Statement of Activities, the Developer reimbursement has been reported in expenses of the general government function/program.

Bond and Loan Issuance Costs

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond and loan issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources.

Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

In the government-wide financial statements, the deferred loss on refunding is being amortized over the term of the loan using the straight-line method. At December 31, 2020, the accumulated amortization of the deferred loss on refunding was \$11,457.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred loss on refunding*, is deferred and recognized as an outflow of resources in the period that the amount is incurred.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

ROBINSON RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balances – Governmental Fund

The District’s governmental fund balances may consist of five classifications based on the relative strength of the spending constraints:

Nonspendable fund balance – the amount of fund balance that is not in spendable form (such as inventory or prepaids) or is legally or contractually required to be maintained intact.

Restricted fund balance – the amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions or by enabling legislation.

Committed fund balance – amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority (i.e. board of directors). To be reported as committed, amounts cannot be used for any other purpose unless the District takes the same highest level of action to remove or change the constraint.

Assigned fund balance – amounts the District intends to use for a specific purpose. Intent can be expressed by the District board of directors or by an official or body to which the District board of directors delegates the authority.

Unassigned fund balance – amounts that are available for any purpose.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the District board of directors has provided otherwise in its commitment or assignment actions.

NOTE 3 - CASH AND INVESTMENTS

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

Statement of net position:

Cash and investments - unrestricted	\$ 4,158
Cash and investments - restricted	<u>104,935</u>
	<u>\$ 109,093</u>

ROBINSON RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

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

Deposits with financial institutions	\$ 60,351
Investments	<u>48,742</u>
Total cash and investments	<u>\$ 109,093</u>

Cash Deposits

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

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

At December 31, 2020, the carrying amount of the District's deposits had a bank balance of \$60,846 and a carrying balance of \$60,351.

Investments

Credit Risk

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

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

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

ROBINSON RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

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

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

Investment	Maturity	Carrying Value
Colorado Local Government Liquid Asset Trust	Weighted average under 60 days	\$ 48,742
		<u>\$ 48,742</u>

Cash and investments of \$104,935 are restricted in the Debt Service Fund for servicing the District's debt (Note 4).

COLOTRUST

During 2020, the District invested in the Colorado Local Government Liquid Asset Trust (Colotrust) an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing Colotrust. Colotrust operates similarly to a money market fund and each share is equal in value to \$1.00. Colotrust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. A designated custodial bank serves as custodian for Colotrust's portfolios pursuant to a custodian agreement.

The custodian acts as safekeeping agent for Colotrust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by Colotrust. As of December 31, 2020, the District had \$48,742 invested in COLOTRUST PLUS+ in the name of the District. Colotrust is rated AAAM by S&P Global Ratings.

Investment Valuation

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

ROBINSON RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

The District's investments are measured at amortized cost or in certain circumstances the value is calculated using the net asset value (NAV) per share, or its equivalent of the investment. These investments include 2a7-like external investment pools and money market investments. The District held investments in Colotrust at yearend for which the investment valuations were determined as follows.

Colotrust determines the NAV of the shares of each portfolio as of the close of business on each day. The NAV per share of each portfolio is computed by dividing the total value of the securities and other assets of the portfolios, less any liabilities, by the total outstanding shares of the portfolios. Liabilities, which include all expenses and fees of Colotrust, are accrued daily. The NAV is calculated at fair value using various inputs in determine value in accordance with FASB guidance. It is the goal of Colotrust to maintain a NAV of \$1.00 per share, however changes in interest rates may affect the fair value of the securities held by Colotrust and there can be no assurance that the NAV will not vary from \$1.00 per share.

NOTE 4 - LONG-TERM OBLIGATIONS

The following is an analysis of changes in long-term obligations for the year ended December 31, 2020:

	Balance at December 31, 2019	Additions	Deletions	Balance at December 31, 2020	Due Within One Year
Direct borrowings:					
2018 General Obligation Refunding Loan	\$ 750,000	\$ -	\$ 15,000	\$ 735,000	\$ 25,000
General Obligation Bond, Series 2020	-	1,060,000	-	1,060,000	25,000
	<u>\$ 750,000</u>	<u>\$ 1,060,000</u>	<u>\$ 15,000</u>	<u>\$ 1,795,000</u>	<u>\$ 50,000</u>

General Obligation Unlimited Tax Refunding and Improvement Loan, Series 2018

On June 12, 2018, the District entered into a loan agreement (Series 2018 Loan) in the amount of \$780,000. The Series 2018 Loan bore taxable interest at an annual rate of 5.87% prior to the reissue date of December 1, 2020, and as a tax-exempt note now bears tax-exempt interest of 4.75% per annum. Interest on the Series 2018 Loan is payable semiannually on June 1 and December 1 with the annual principal amount due on December 1. The Series 2018 Loan matures on December 1, 2037. The Series 2018 Loan was issued for the purpose of placing funds in escrow to redeem the General Obligation Bonds, Series 2011 as well as any costs associated with obtaining the loan.

Prior to June 1, 2028, the District may prepay all or part of the principal of the Series 2018 Loan coming due on any one or more principal payment dates, upon two business days' prior written notice of the amount of such prepayment, plus payment of the applicable prepayment fee, if any, in minimum increments of \$500,000. A prepayment fee may be due as a condition of such

ROBINSON RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020

NOTE 4 – LONG-TERM OBLIGATIONS (CONTINUED)

prepayment, which prepayment fee shall be calculated as follows: the prepayment fee shall be equal to (1) the present value of the difference between (a) the amount that would have been realized by the lender on the prepaid amount for the remaining term of the Series 2018 Loan at the then-applicable base rate and (b) the amount that would be realized by the lender by reinvesting such prepaid funds for the remaining term of the Series 2018 Loan at the (i) then-current market swap rate in effect at the time of prepayment as determined by the lender, plus (ii) a spread of 1.90% with respect to prepayments of the Series 2018 Loan, with both (a) and (b) being discounted at the then-current market swap rate excluding the applicable spread; plus (2) interest accrued from the beginning of the last payment date to the date of prepayment. Should the present value have no value or a negative value, the District may repay with no additional fee. Any partial prepayment shall be applied to installments of principal of the Series 2018 Loan being repaid in the inverse order of maturity, and shall not postpone the due dates of, or relieve the amounts of, any scheduled installment payments due. Any amounts repaid may not be re-borrowed under the loan agreement. In the event any such prepayment fee exceeds the amount permitted by law, the Series 2018 Loan shall be deemed non-prepayable to that extent. Beginning June 1, 2028, the Series 2018 Loan will be callable in whole, at par, on any scheduled payment date.

The debt is secured by and payable from pledged revenue which includes property taxes derived from the required mill levy, specific ownership taxes which are collected as a result of the imposition of the required mill levy, and any other legally available moneys of the District. The District's Service Plan stipulates, until such time as the Debt to Assessed Value is equal to or less than 50%, the ad valorem property tax mill levy shall be such amount as may be necessary to pay the debt service on such debt, without limitation of rate. The loan agreement required the establishment of a reserve fund of \$30,000. At December 31, 2020, the reserve fund balance was \$30,192.

Significant events of default under the loan include (i) failure to pay principal and interest on any bonds, notes or other obligations, (ii) failure to meet financial or custodial agreement covenants, (iii) any representation made that is false or misleading in any material respect, (iv) a petition if filed for bankruptcy or insolvency, (v) failure to pay within 30 days. Upon the occurrence and during the continuance of any event of default, the lender may exercise any and all remedies available at law or in equity; however, acceleration shall not be an available remedy for an event of default. In addition, an event of default related to the tax covenants will result in an increase in the base rate of interest from the tax-exempt rate to the taxable rate.

ROBINSON RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020

NOTE 4 – LONG-TERM OBLIGATIONS (CONTINUED)

The District’s Series 2018 Loan matures as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 25,000	\$ 34,913	\$ 59,913
2022	30,000	33,725	63,725
2023	30,000	32,300	62,300
2024	30,000	30,875	60,875
2025	35,000	29,450	64,450
2026-2030	195,000	121,602	316,602
2031-2035	245,000	70,538	315,538
2036-2037	145,000	11,163	156,163
	<u>\$ 735,000</u>	<u>\$ 364,566</u>	<u>\$ 1,099,566</u>

General Obligation Bond, Series 2020

On August 4, 2020, the District entered into a bond agreement (Series 2020 Bond) in the amount of \$1,060,000. The Series 2020 Bond bears non-taxable interest at an annual rate of 3.30%. Interest on the Series 2020 Bond is payable semiannually on June 1 and December 1 with the annual principal amount due on December 1. The Series 2020 Bond matures on June 1, 2040. The Series 2020 Bond was issued for the purpose of repaying certain developer advances as well as any costs associated with obtaining the loan.

After December 1, 2025, the District may prepay all or part of the principal of the Series 2020 Bond on any interest payment date thereafter, at a price of par and accrued interest, without redemption premium. Any partial prepayment shall be applied to installments of principal in the inverse order of maturity in an amount no less than \$5,000 or any integral multiple of \$1 in excess thereof, and shall not postpone the due dates of, or relieve the amounts or, any scheduled installment payments due hereunder.

The Series 2020 Bond is secured by and payable from pledged revenue which includes property taxes derived from the required mill levy, specific ownership taxes which are collected as a result of the imposition of the required mill levy, and any other legally available moneys of the District. The District’s service plan stipulates, until such time as the debt to assessed value is equal to or less than 50%, the ad valorem property tax mill levy shall be such amount as may be necessary to pay the debt service on such debt, without limitation of rate. The Series 2020 Bond agreement required the establishment of a reserve fund of \$30,000. At December 31, 2020, the reserve fund balance was \$30,021.

Significant events of default under the Series 2020 Bond include (i) failure to impose the mill levy or apply the pledged revenue, (ii) failure to pay the principal and premium, if any, or interest when due, (iii) failure to meet financial or custodial agreement covenants, (iv) a petition if filed for bankruptcy or insolvency, (v) any representation made that is false or misleading in any material respect. Upon the occurrence of default, the owner of the bond may proceed to protect and enforce the rights under the bond resolution by mandamus or such other suit, action, or special proceedings in equity or at law, in any court of competent jurisdiction. Acceleration, punitive damages, and consequential damages are not permitted.

**ROBINSON RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020**

NOTE 4 – LONG-TERM OBLIGATIONS (CONTINUED)

The District's Series 2020 Bond matures as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 25,000	\$ 34,927	\$ 59,927
2022	25,000	34,103	59,103
2023	25,000	33,280	58,280
2024	30,000	32,456	62,456
2025	30,000	31,467	61,467
2026-2030	185,000	140,697	325,697
2031-2035	255,000	105,934	360,934
2036-2040	485,000	50,908	535,908
	<u>\$ 1,060,000</u>	<u>\$ 463,772</u>	<u>\$ 1,523,772</u>

Advance and Reimbursement Agreement

In an Advance and Reimbursement Agreement dated May 17, 2010, the District and the Developer agreed that the District would recognize advances made by the Developer and would accept additional cash advances from the Developer for reimbursement by the District. The reimbursement would include interest at a rate of 7.0%. The payment of the reimbursement is subject to the District's annual appropriation. On October 24, 2011, the District approved the assignment of rights to seek reimbursement from the District for advances from SPASCO of Colorado LLC to International Bank of Commerce. In conjunction with the issuance of the Series 2020 Bond, the District paid \$975,000 to International Bank of Commerce to reimburse SPASCO for certain public improvements constructed in prior years for the benefit of the District.

In conjunction with the issuance of the Series 2020 Bond issuance on August 4, 2020, the Developer released the District from any and further liability arising under, through and in connection with this Advance and Reimbursement Agreement.

Authorized Debt

The following table depicts the borrowing authority authorized by the District's voters at the November 3, 2009 District Election and the amount remaining as of December 31, 2020, after application of debt issued by the District.

ROBINSON RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020

NOTE 4 – LONG-TERM OBLIGATIONS (CONTINUED)

	<u>Total Authorized</u>	<u>Authorization Used</u>	<u>Remaining at December 31, 2020</u>
Water supply improvements	\$ 75,049	\$ 75,049	\$ -
Sanitation	766,162	580,409	185,753
Streets	1,878,819	1,184,542	694,277
Operations	100,000	-	100,000
Debt refunding	2,720,030	-	2,720,030
	<u>\$ 5,540,060</u>	<u>\$ 1,840,000</u>	<u>\$ 3,700,060</u>

The District’s service plan, however, established a total debt limit for the District of \$2,720,030 in aggregate principal amount.

NOTE 5 – FUND EQUITY

At December 31, 2020, the District reported the following classifications of fund equity.

Nonspendable Fund Balance

The nonspendable fund balance in the General Fund in the amount of \$6,252 represents prepaid expenditures for the ensuing fiscal year and is therefore not in a spendable form.

Restricted Fund Balance

The restricted fund balance in the General Fund in the amount of \$1,400 is comprised of the Emergency Reserves that have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (See Note 10).

The restricted fund balance in the Debt Service Fund in the amount of \$105,243, is to be used exclusively for debt service requirements (See Note 4).

Deficit Fund Balance

At December 31, 2020, the General Fund reported an unassigned deficit fund balance of \$1,662. It is anticipated that 2021 revenue will eliminate this deficit.

NOTE 6 - NET POSITION

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

The restricted portion of the net position includes amounts that are restricted for use either externally by creditors, grantors, contributors, or laws and regulations of other governments or

**ROBINSON RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020**

NOTE 6 - NET POSITION (CONTINUED)

imposed by law through constitutional provisions or enabling legislation. The District's restricted net position at December 31, 2020 is as follows:

	Governmental Activities
Restricted net position:	
TABOR emergency reserve	\$ 1,400
Debt service	39,423
	\$ 40,823

In the government-wide financial statements, the District's unrestricted net deficit as of December 31, 2020 totaled \$1,655,382 primarily due to capital improvements that were funded with long-term debt that have been dedicated to other entities, while the long-term debt remains an obligation of the District.

NOTE 7 – RELATED PARTY

The members of the board of directors of the District are owners of vacant land contracts to purchase property within the District and may have conflicts of interest in dealing with the District.

NOTE 8 - RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, the District may be exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets, errors or omissions, injuries to employees or acts of God. The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members.

Settled claims have not exceeded this coverage in any of the past three fiscal years. The District pays annual premiums to the Pool for liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

ROBINSON RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020

NOTE 9 - TAX, SPENDING AND DEBT LIMITATIONS

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

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

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

On November 3, 2009, a majority of the District's electors authorized the District to collect and spend, or retain annually any and all amounts from any revenue sources without regard to any limitation imposed by TABOR.

On November 3, 2009, the District's voters approved an increase in District taxes to \$100,000 annually for coverage of operations, maintenance and other expenses without regard to any spending, revenue-raising or other limitation contained within TABOR or Section 29-1-301, Colorado Revised Statutes.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

This information is an integral part of the accompanying financial statements

SUPPLEMENTAL INFORMATION

ROBINSON RANCH METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL
DEBT SERVICE FUND
Year Ended December 31, 2020

	<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	\$ 86,900	\$ 86,900	\$ 86,900	\$ -
Specific ownership taxes	-	-	7,496	7,496
Interest	500	120	152	32
Total revenues	<u>87,400</u>	<u>87,020</u>	<u>94,548</u>	<u>7,528</u>
EXPENDITURES				
<u>General</u>				
County treasurer fees	1,304	1,304	1,317	(13)
Developer reimbursement	-	975,000	975,000	-
<u>Debt Service</u>				
Bond interest	-	-	11,369	(11,369)
Bond issuance costs	-	55,000	55,000	-
Loan principal	15,000	15,000	15,000	-
Loan interest	44,025	55,473	44,025	11,448
Miscellaneous	-	923	10	913
Paying agent fees	300	300	300	-
Total expenditures	<u>60,629</u>	<u>1,103,000</u>	<u>1,102,021</u>	<u>979</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>26,771</u>	<u>(1,015,980)</u>	<u>(1,007,473)</u>	<u>8,507</u>
OTHER FINANCING SOURCES				
Bond proceeds	-	1,060,000	1,060,000	-
Total other financing sources	<u>-</u>	<u>1,060,000</u>	<u>1,060,000</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	26,771	44,020	52,527	8,507
FUND BALANCE - BEGINNING OF YEAR	<u>44,820</u>	<u>45,011</u>	<u>52,716</u>	<u>7,705</u>
FUND BALANCE - END OF YEAR	<u>\$ 71,591</u>	<u>\$ 89,031</u>	<u>\$ 105,243</u>	<u>\$ 16,212</u>

OTHER INFORMATION

**ROBINSON RANCH METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION
MILL LEVY AND PROPERTY TAXES COLLECTED
December 31, 2020**

<u>Year Ended December 31,</u>	<u>Prior Year Assessed Valuation for Current Year Property Tax Levy</u>	<u>Mills Levied</u>	<u>Total Property Taxes</u>		<u>Percentage Collected to Levied</u>
			<u>Levied</u>	<u>Collected</u>	
2011	\$ 1,429,560	50.000	\$ 71,478	\$ 71,478	100.00%
2012	\$ 1,318,600	50.000	\$ 65,930	\$ 65,872	99.91%
2013	\$ 1,334,590	50.000	\$ 66,730	\$ 66,684	99.93%
2014	\$ 1,183,360	50.000	\$ 59,168	\$ 59,168	100.00%
2015	\$ 1,199,730	50.000	\$ 59,986	\$ 59,986	100.00%
2016	\$ 1,172,430	50.000	\$ 58,621	\$ 58,621	100.00%
2017	\$ 1,162,850	50.000	\$ 58,143	\$ 58,143	100.00%
2018	\$ 3,139,630	35.000	\$ 109,887	\$ 109,548	99.69%
2019	\$ 3,200,640	35.000	\$ 112,022	\$ 112,022	100.00%
2020	\$ 3,620,840	35.000	\$ 126,729	\$ 126,729	100.00%
Estimated for the year ending December 31, 2021	\$ 4,068,660	45.000	\$ 183,090		

NOTE:

Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the county treasurer does not permit identification of specific year of assessment.

**ROBINSON RANCH METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2020**

**\$780,000 Series 2018
General Obligation Unlimited Tax Refunding and Improvement Loan
Dated June 1, 2018
Interest Rate of 5.87% 2018, Convertible to 4.75% in 2021
Interest Payable on June 1 and December 1
Principal Due on December 1**

	<u>Principal</u>	<u>Interest</u>	<u>Total Debt Service</u>
2021	\$ 25,000	\$ 34,913	\$ 59,913
2022	30,000	33,725	63,725
2023	30,000	32,300	62,300
2024	30,000	30,875	60,875
2025	35,000	29,450	64,450
2026	35,000	27,788	62,788
2027	35,000	26,125	61,125
2028	40,000	24,463	64,463
2029	40,000	22,563	62,563
2030	45,000	20,663	65,663
2031	45,000	18,525	63,525
2032	45,000	16,388	61,388
2033	50,000	14,250	64,250
2034	50,000	11,875	61,875
2035	55,000	9,500	64,500
2036	55,000	6,888	61,888
2037	90,000	4,275	94,275
	<u>\$ 735,000</u>	<u>\$ 364,566</u>	<u>\$ 1,099,566</u>

ROBINSON RANCH METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2020

\$1,060,000 Series 2020
General Obligation Bond
Interest Rate of 3.30%
Interest Payable on June 1 and December 1
Principal Due on December 1

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
	<u> </u>	<u> </u>	<u>Debt Service</u>
2021	\$ 25,000	\$ 34,927	\$ 59,927
2022	25,000	34,103	59,103
2023	25,000	33,280	58,280
2024	30,000	32,456	62,456
2025	30,000	31,467	61,467
2026	35,000	30,479	65,479
2027	35,000	29,326	64,326
2028	35,000	28,172	63,172
2029	40,000	27,019	67,019
2030	40,000	25,701	65,701
2031	45,000	24,383	69,383
2032	50,000	22,900	72,900
2033	50,000	21,253	71,253
2034	55,000	19,605	74,605
2035	55,000	17,793	72,793
2036	60,000	15,981	75,981
2037	65,000	14,004	79,004
2038	130,000	11,862	141,862
2039	140,000	7,578	147,578
2040	90,000	1,483	91,483
	<u>\$ 1,060,000</u>	<u>\$ 463,772</u>	<u>\$ 1,523,772</u>