

CASTLEWOOD RANCH METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2018

with

Independent Auditor's Report

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Board of Directors  
Castlewood Ranch Metropolitan District  
Douglas County, Colorado

Independent Auditors' Report

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Castlewood Ranch Metropolitan District (the "District") as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

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

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

**Auditor's Responsibility**

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

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

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

## **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Castlewood Ranch Metropolitan District as of December 31, 2018, and the respective changes in the financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

Management has omitted the management's discussion and analysis that accounting principles general 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 opinions on the basic financial statements are not affected by this missing information.

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

The additional information, as listed in the table of contents, has not been subject 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.

*Stratagem PC*  
*Certified Public Accountants*  
*Lakewood, Colorado*

July 23, 2019

**CASTLEWOOD RANCH METROPOLITAN DISTRICT**

BALANCE SHEET/STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
December 31, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>						
Cash	\$ 117,233	\$ -	\$ -	\$ 117,233	\$ -	\$ 117,233
Cash - Restricted	1,947	716,821	257,935	976,703	-	976,703
Receivable county treasurer	1,839	12,876	-	14,715	-	14,715
Property taxes receivable	184,703	1,292,917	-	1,477,620	-	1,477,620
Prepaid expense	4,889	-	-	4,889	-	4,889
Capital assets	-	-	-	-	1,741,085	1,741,085
Total Assets	<u>310,611</u>	<u>2,022,614</u>	<u>257,935</u>	<u>2,591,160</u>	<u>1,741,085</u>	<u>4,332,245</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>						
Deferred Loss on Refunding	-	-	-	-	274,255	274,255
Total Deferred Outflows of Resources	-	-	-	-	274,255	274,255
Total Assets and Deferred Outflows of Resources	<u>\$ 310,611</u>	<u>\$ 2,022,614</u>	<u>\$ 257,935</u>	<u>\$ 2,591,160</u>		
<b>LIABILITIES</b>						
Accounts payable	\$ 2,765	\$ -	\$ -	\$ 2,765	-	2,765
Accrued interest on bonds	-	-	-	-	36,131	36,131
Long-term liabilities						
Due within one year	-	-	-	-	790,000	790,000
Due in more than one year	-	-	-	-	16,015,000	16,015,000
Total Liabilities	<u>2,765</u>	<u>-</u>	<u>-</u>	<u>2,765</u>	<u>16,841,131</u>	<u>16,843,896</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred property taxes	184,703	1,292,917	-	1,477,620	-	1,477,620
Total Deferred Inflows of Resources	<u>184,703</u>	<u>1,292,917</u>	<u>-</u>	<u>1,477,620</u>	<u>-</u>	<u>1,477,620</u>
<b>FUND BALANCES</b>						
Nonspendable:						
Prepays	4,889	-	-	4,889	(4,889)	-
Restricted:						
Emergencies	1,916	-	-	1,916	(1,916)	-
Debt service	-	729,697	-	729,697	(729,697)	-
Capital projects	-	-	257,935	257,935	(257,935)	-
Assigned						
Subsequent years' expenditures	5,764	-	-	5,764	(5,764)	-
Unassigned	110,574	-	-	110,574	(110,574)	-
Total Fund Balances	<u>123,143</u>	<u>729,697</u>	<u>257,935</u>	<u>1,110,775</u>	<u>(1,110,775)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 310,611</u>	<u>\$ 2,022,614</u>	<u>\$ 257,935</u>	<u>\$ 2,591,160</u>		
<b>NET POSITION</b>						
Restricted for:						
Emergencies					1,916	1,916
Debt service					693,566	693,566
Capital projects					257,935	257,935
Unrestricted					<u>(14,668,433)</u>	<u>(14,668,433)</u>
Total Net Position					<u>\$(13,715,016)</u>	<u>\$(13,715,016)</u>

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

## CASTLEWOOD RANCH METROPOLITAN DISTRICT

### STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE/STATEMENT OF ACTIVITIES GOVERNMENTAL FUNDS

For the Year Ended December 31, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES</b>						
Accounting and audit	\$ 7,551	\$ -	\$ -	\$ 7,551	\$ -	\$ 7,551
Directors fees	700	-	-	700	-	700
District management	18,432	-	-	18,432	-	18,432
Insurance	5,290	-	-	5,290	-	5,290
Legal	8,413	-	-	8,413	-	8,413
Office expense-misc	5,255	-	-	5,255	-	5,255
Election	1,086	-	-	1,086	-	1,086
Treasurer's fees	2,729	19,100	-	21,829	-	21,829
Bond principal	-	770,000	-	770,000	(770,000)	-
Bond interest expense	-	453,435	-	453,435	(1,655)	451,780
Amortization of loss on refunding	-	-	-	-	21,652	21,652
Total Expenditures	<u>49,456</u>	<u>1,242,535</u>	<u>-</u>	<u>1,291,991</u>	<u>(750,003)</u>	<u>541,988</u>
<b>GENERAL REVENUES</b>						
Property taxes	180,392	1,262,743	-	1,443,135	-	1,443,135
Specific ownership taxes	20,629	144,401	-	165,030	-	165,030
Tap fees/system development fees	-	-	20,000	20,000	-	20,000
Interest income	3,869	751	-	4,620	-	4,620
Miscellaneous Income	-	-	150	150	-	150
Total General Revenues	<u>204,890</u>	<u>1,407,895</u>	<u>20,150</u>	<u>1,632,935</u>	<u>-</u>	<u>1,632,935</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>						
	155,434	165,360	20,150	340,944	750,003	1,090,947
<b>OTHER FINANCING SOURCES (USES)</b>						
Transfer to/from other funds	<u>(140,000)</u>	<u>140,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(140,000)</u>	<u>140,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET CHANGES IN FUND BALANCES</b>						
	15,434	305,360	20,150	340,944	(340,944)	
<b>CHANGE IN NET POSITION</b>						
					1,090,947	1,090,947
<b>FUND BALANCES/NET POSITION:</b>						
BEGINNING OF YEAR	<u>107,709</u>	<u>424,337</u>	<u>237,785</u>	<u>769,831</u>	<u>(15,575,794)</u>	<u>(14,805,963)</u>
END OF YEAR	<u>\$ 123,143</u>	<u>\$ 729,697</u>	<u>\$ 257,935</u>	<u>\$ 1,110,775</u>	<u>\$ (14,825,791)</u>	<u>\$ (13,715,016)</u>

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

**CASTLEWOOD RANCH METROPOLITAN DISTRICT**

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

For the Year Ended December 31, 2018

	Original & Final		Variance
	<u>Budget</u>	<u>Actual</u>	Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>			
Property taxes	\$ 181,795	\$ 180,392	\$ (1,403)
Specific ownership taxes	14,544	20,629	6,085
Interest income	<u>1,600</u>	<u>3,869</u>	<u>2,269</u>
 Total Revenues	 <u>197,939</u>	 <u>204,890</u>	 <u>6,951</u>
 <b>EXPENDITURES</b>			
Accounting and audit	9,125	7,551	1,574
Directors fees	2,000	700	1,300
District management	20,000	18,432	1,568
Insurance	4,500	5,290	(790)
Legal	18,000	8,413	9,587
Office expense-misc	2,500	5,255	(2,755)
Election	-	1,086	(1,086)
Repair and maintenance	5,000	-	5,000
Treasurer's fees	2,727	2,729	(2)
Contingency	95,957	-	95,957
Emergency reserve	<u>1,916</u>	<u>-</u>	<u>1,916</u>
 Total Expenditures	 <u>161,725</u>	 <u>49,456</u>	 <u>112,269</u>
 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	 36,214	 155,434	 119,220
 <b>OTHER FINANCING SOURCES (USES)</b>			
Transfers to other funds	<u>(140,000)</u>	<u>(140,000)</u>	<u>-</u>
 Total Other Financing Sources (Uses)	 <u>(140,000)</u>	 <u>(140,000)</u>	 <u>-</u>
 NET CHANGE IN FUND BALANCE	 (103,786)	 15,434	 119,220
 FUND BALANCE - BEGINNING OF YEAR	 <u>103,786</u>	 <u>107,709</u>	 <u>3,923</u>
 FUND BALANCE - END OF YEAR	 <u>\$ -</u>	 <u>\$ 123,143</u>	 <u>\$ 123,143</u>

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

# CASTLEWOOD RANCH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

### Note 1: Summary of Significant Accounting Policies

The accounting policies of the Castlewood Ranch Metropolitan District, located in Douglas County, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

#### Definition of Reporting Entity

The District was organized on August 15, 1984, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was originally organized as The Villages at Castle Rock Metropolitan District No. 2. On February 20, 1998, the District changed its name to Castlewood Ranch Metropolitan District. The District was established to finance and construct water, sanitary and storm sewer, streets, and park and recreation facilities that benefit the citizens of the District. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

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

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

#### Basis of Presentation

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



# CASTLEWOOD RANCH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

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

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

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

### Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are 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 paid.

The District reports the following major governmental funds:

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

# CASTLEWOOD RANCH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

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

### Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. The appropriation is at the total fund expenditures level and lapses at year end.

### Assets, Liabilities and Net Position

#### Fair Value of Financial Instruments

The District's financial instruments include cash and cash equivalents, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2018, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

#### Deposits

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

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

#### Estimates

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

## CASTLEWOOD RANCH METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2018

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

#### Long-Term Obligations

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

#### Loss on Refunding

The Loss on Refunding from the Series 2016 General Obligation Refunding Loan is being amortized over the term of the loan using the straight line method. Accumulated amortization of the Loss on Refunding amounted to \$50,521 at December 31, 2018.

#### Capital Assets

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

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Depreciation expense has not been recorded as the assets were recorded as construction in progress. All assets, other than four detention ponds and certain vacant land tracts, have been dedicated to the Town of Castle Rock ("Town") as of December 31, 2018. No depreciation expense was recognized during 2018.

The dedication of assets to the Town resulted in a deficit balance in the Statement of Net Position. The reason for this deficit is that the District maintains an obligation to repay the bonds used to construct public improvements.

# CASTLEWOOD RANCH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

### 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 taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally 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 in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

### Fund Equity

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

### Nonspendable Fund Balance

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

The nonspendable fund balance in the General Fund in the amount of \$4,889 represents prepaid expenditures.

### Restricted Fund Balance

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

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$1,916 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$729,697 is restricted for the payment of the debt service costs associated with the future payment of the loan principal, interest and other costs related to general obligation debt (see Note 4).

# CASTLEWOOD RANCH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

The restricted fund balance in the Capital Projects Fund in the amount of \$257,935 is reserved for capital improvements within the District.

### Committed Fund Balance

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

### Assigned Fund Balance

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

The assigned fund balance in the General Fund represents the amount appropriated for use in the budget for the year ending December 31, 2018.

### Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund.

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

### Net Position

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

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows or resources related to those assets. At December 31, 2018, the District did not have any amounts that qualified for reporting in this category.

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

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

CASTLEWOOD RANCH METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2018

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

Note 2: Cash

As of December 31, 2018, cash is classified in the accompanying financial statements as follows:

Statement of net position:

Cash	\$ 117,233
Cash– Restricted	<u>976,703</u>
Total	<u>\$ 1,093,936</u>

Cash as of December 31, 2018 consist of the following:

Deposits with financial institutions	<u>\$ 1,093,936</u>
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Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act, (“PDPA”) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

The District does not have a formal policy for deposits. None of the District’s deposits were exposed to custodial credit risk.

CASTLEWOOD RANCH METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2018

Note 3: Capital Assets

An analysis of the changes in capital assets for the year ended December 31, 2018 follows:

	Balance 1/1/2018	Additions	Deletions	Balance 12/31/2018
<u>Governmental Type Activities:</u>				
<u>Capital assets not being depreciated:</u>				
Detention Ponds	\$ 1,657,000	\$ -	\$ -	\$ 1,657,000
CIP - Trail Project	84,085	-	-	84,085
	\$ 1,741,085	\$ -	\$ -	\$ 1,741,085

The assets included in the Trail Project will ultimately be conveyed to the Castlewood Ranch Homeowner’s Association.

Note 4: Long Term Debt

A description of the long-term obligations as of December 31, 2018, is as follows:

\$18,380,000 General Obligation Refunding Loan, Series 2016

On September 6, 2016, the District entered into a Loan Agreement (“2016 Loan”) with Key Government Finance, Inc. (“Lender”) for a General Obligation Refunding Loan in the amount of \$18,380,000. The 2016 Loan is evidenced by a promissory note and was issued to currently refund the 2006 Bonds with the exception of the bonds coming due on December 1, 2016, and to pay the costs of issuance of the 2016 Loan.

The 2016 Loan matures on September 6, 2031. Principal payments are due on December 1 of each year beginning December 1, 2016. Interest is payable on June 1 and December 1 of each year beginning December 1, 2016. The 2016 Loan bears interest at a rate of 2.58% per annum calculated on the basis of a 360-day year and twelve 30-day months. The District may, at its option, prepay the 2016 Loan in whole or in part on any interest payment date upon payment to the lender of the principal amount so prepaid, accrued interest thereon at the rate then borne by the 2016 Loan to the date the lender receives such prepayment, plus a Prepayment Fee.

As a result of the issuance of the 2016 Loan, the refunded bonds are considered to be defeased and the liabilities have been removed from the governmental activities column of the statement of net position. The reacquisition price of the old debt exceeded the net carrying amount by \$324,776. This amount is recorded as a deferred outflow and is being amortized over the original remaining life of the refunded bonds. The refunding resulted in an economic gain of \$2,562,580 due to the interest rate of the 2016 Loan being lower than the refunded bonds and the reduction of the final maturity of the bonds from 2034 to 2031.

CASTLEWOOD RANCH METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2018

The following is an analysis of changes in long-term debt for the period ending December 31, 2018:

	Balance 1/1/2018	Additions	Deletions	Balance 12/31/2018	Current Portion
General Obligation					
Refunding Loan - Series 2016	\$ 17,575,000	\$ -	\$ (770,000)	\$ 16,805,000	\$ 790,000
	<u>\$ 17,575,000</u>	<u>\$ -</u>	<u>\$ (770,000)</u>	<u>\$ 16,805,000</u>	<u>\$ 790,000</u>

The following is a summary of the annual long-term debt principal and interest requirements.

	Principal	Interest	Total
2019	\$ 790,000	\$ 433,569	\$ 1,223,569
2020	835,000	413,187	1,248,187
2021	860,000	391,644	1,251,644
2022	895,000	369,456	1,264,456
2023	915,000	346,365	1,261,365
2024-2028	5,185,000	1,356,306	6,541,306
2029-2031	<u>7,325,000</u>	<u>434,171</u>	<u>7,759,171</u>
	<u>\$ 16,805,000</u>	<u>\$ 3,744,698</u>	<u>\$ 20,549,698</u>

Debt Authorization

As of December 31, 2018, the District had remaining voted debt authorization of approximately \$110,000,000. In the future, the District may issue a portion or all of the remaining authorized, but unissued general obligation debt for the purposes of providing public improvements to support development as it occurs within the District’s service area. However, as of the date of this audit, the amount and timing of any debt issuances is not determinable. The District’s Service Plan and bond documents place certain restrictions on the District’s ability to issue additional debt.

Note 5: Other Agreements

Intergovernmental Agreement – Town of Castle Rock

On March 5, 2003, the District entered into an Intergovernmental Agreement with the Town. The Town will assume the responsibility for the repair and maintenance of a storm water detention pond (“Tract N Pond”). The agreement was amended and restated on April 27, 2004, wherein the Town agreed to assume inspection, maintenance and repair obligations for two additional ponds (“Tract J Pond” and “Tract C Pond”). The District has agreed to fund all costs incurred by the Town with respect to the inspection and maintenance of the ponds.



## CASTLEWOOD RANCH METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2018

#### Agreement with Castle Rock 25 Partners LLC

On July 9, 2004, the District entered into an agreement with Castle Rock 25 Partners LLC (“Castle Rock 25”), the Town, and Castlewood Ranch Master Association (as amended on July 21, 2006) whereby Castle Rock 25 agrees to pay \$526,308 to the District. This amount represents 50% of the Mikelson Condemnation Area Roadway Construction Estimate. Payment will be made to the District in advance of the earlier of: (1) The Town’s issuance to Castle Rock 25 of any improvement construction permit associated with the final plat for Castle Rock 25’s property or (2) the Town’s issuance to Castle Rock 25 of any building permits associated with such plat.

#### Amended and Restated Tract Maintenance and License Agreement

The District and the Castlewood Ranch Master Association (the “HOA”) are parties to that certain Amended and Restated Tract Maintenance and License Agreement dated June 28, 2013 (the “Maintenance Agreement”). The District owns certain real property (the “Tracts”) within Castlewood Ranch (the “Development”). The Tracts are utilized for detention pond purposes and open space for the benefit of the Development. Pursuant to the Maintenance Agreement, the HOA has agreed to maintain the Tracts, at the HOA’s cost and expense. The District granted the HOA a license to perform such maintenance. The District, however, has the obligation to maintain any “Pond Functional Improvements” which are all facilities, fixtures and improvements constructed and installed to effect or carry out the functional storm drainage, flow, detention, or retention capabilities of the detention ponds located on the Tracts. The Maintenance Agreement establishes certain standards for the HOA’s performance of its maintenance duties.

#### Note 6: Tax, Spending and Debt Limitations

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

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

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

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.

# CASTLEWOOD RANCH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

### Note 7: Risk Management

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

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

### Note 8: Interfund and Operating Transfers

The transfer of \$140,000 from the General Fund to the Debt Service fund was for the purpose of funding the interest and principal payments on the Series 2016 General Obligation Funding Loan.

### Note 9: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

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

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

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

- 1) governmental funds report bond interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities; and
- 2) governmental funds report bond principal payments as expenditures; however, these costs are considered reductions in long-term debt for the Statement of Activities.

SUPPLEMENTAL INFORMATION

## CASTLEWOOD RANCH METROPOLITAN DISTRICT

### SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - DEBT SERVICE FUND

For the Year Ended December 31, 2018

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>			
Property taxes	\$ 1,272,567	\$ 1,262,743	\$ (9,824)
Specific ownership taxes	101,804	144,401	42,597
Interest income	<u>4,200</u>	<u>751</u>	<u>(3,449)</u>
 Total Revenues	 <u>1,378,571</u>	 <u>1,407,895</u>	 <u>29,324</u>
 <b>EXPENDITURES</b>			
Bond principal	770,000	770,000	-
Bond interest expense	453,435	453,435	-
Paying agent fees	2,500	-	2,500
Treasurer's fees	<u>19,088</u>	<u>19,100</u>	<u>(12)</u>
 Total Expenditures	 <u>1,245,023</u>	 <u>1,242,535</u>	 <u>2,488</u>
 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	 133,548	 165,360	 31,812
 <b>OTHER FINANCING SOURCES (USES)</b>			
Transfer to/from other funds	<u>140,000</u>	<u>140,000</u>	<u>-</u>
 Total Other Financing Sources (Uses)	 <u>140,000</u>	 <u>140,000</u>	 <u>-</u>
 CHANGE IN FUND BALANCE	 273,548	 305,360	 31,812
 FUND BALANCE - BEGINNING OF YEAR	 <u>416,245</u>	 <u>424,337</u>	 <u>8,092</u>
 FUND BALANCE - END OF YEAR	 <u>\$ 689,793</u>	 <u>\$ 729,697</u>	 <u>\$ 39,904</u>

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

**CASTLEWOOD RANCH METROPOLITAN DISTRICT**

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

For the Year Ended December 31, 2018

	Original & Final		Variance
	<u>Budget</u>	<u>Actual</u>	Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>			
Tap fees/system development fees	\$ -	\$ 20,000	\$ 20,000
Miscellaneous Income	<u>-</u>	<u>150</u>	<u>150</u>
 Total Revenues	 <u>-</u>	 <u>20,150</u>	 <u>20,150</u>
 <b>EXPENDITURES</b>			
Capital outlay	<u>227,397</u>	<u>-</u>	<u>227,397</u>
 Total Expenditures	 <u>227,397</u>	 <u>-</u>	 <u>227,397</u>
 CHANGE IN FUND BALANCE	 (227,397)	 20,150	 247,547
 FUND BALANCE - BEGINNING OF YEAR	 <u>227,397</u>	 <u>237,785</u>	 <u>10,388</u>
 FUND BALANCE - END OF YEAR	 <u>\$ -</u>	 <u>\$ 257,935</u>	 <u>\$ 257,935</u>

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

**CASTLEWOOD RANCH METROPOLITAN DISTRICT**

SUMMARY OF ASSESSED VALUATION, MILL LEVY  
AND PROPERTY TAXES COLLECTED  
December 31, 2018

<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 Tax</u>		<u>Percent Collected to Levied</u>
		<u>General Fund</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
2007	\$ 24,762,944	5.000	35.000	\$ 947,013	\$ 990,716	104.61%
2008	\$ 29,340,820	5.000	35.000	\$ 1,173,632	\$ 1,174,362	100.06%
2009	\$ 30,160,350	5.000	35.000	\$ 1,206,414	\$ 1,204,031	99.80%
2010	\$ 30,356,650	5.000	35.000	\$ 1,214,266	\$ 1,215,299	100.09%
2011	\$ 30,440,450	5.000	35.000	\$ 1,217,618	\$ 1,217,391	99.98%
2012	\$ 25,238,930	5.000	40.000	\$ 1,135,752	\$ 1,127,121	99.24%
2013	\$ 25,272,020	5.000	40.000	\$ 1,137,241	\$ 1,137,299	100.01%
2014	\$ 25,019,205	5.000	40.000	\$ 1,125,864	\$ 1,124,823	99.91%
2015	\$ 25,309,700	5.000	40.000	\$ 1,138,937	\$ 1,138,769	99.99%
2016	\$ 32,356,280	5.000	35.000	\$ 1,294,251	\$ 1,294,256	100.00%
2017	\$ 32,966,130	5.000	35.000	\$ 1,318,645	\$ 1,318,648	100.00%
2018	\$ 36,359,050	5.000	35.000	\$ 1,454,362	\$ 1,443,135	99.23%
Estimated for year ending December 31, 2019	\$ 36,940,500	5.000	35.000	\$ 1,477,620		

**NOTE**

Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.

ADDITIONAL INFORMATION - UNAUDITED

# CASTLEWOOD RANCH METROPOLITAN DISTRICT

## LARGEST TAXPAYERS IN THE DISTRICT

December 31, 2018

(UNAUDITED)

	<u>Assessed Valuation</u>	<u>Percentage of District's Total Assessed Valuation</u>
Individual Homeowner #1	87,940	0.2381%
Individual Homeowner #2	77,780	0.2106%
Individual Homeowner #3	76,380	0.2068%
Individual Homeowner #4	76,290	0.2065%
Individual Homeowner #5	76,040	0.2058%
Individual Homeowner #6	74,030	0.2004%
Individual Homeowner #7	72,800	0.1971%
Individual Homeowner #8	70,910	0.1920%
Individual Homeowner #9	70,730	0.1915%
Individual Homeowner #10	70,480	0.1908%
	<u>753,380</u>	<u>2.0394%</u>



# CASTLEWOOD RANCH METROPOLITAN DISTRICT

## SELECTED DEBT RATIOS

December 31, 2018

(UNAUDITED)

	<u>2018</u>
General Obligation Debt Outstanding	\$16,805,000
Assessed Value	\$36,940,500
Ratio of Debt to Assessed Value	45.49%