

**MAHER RANCH METROPOLITAN DISTRICT NO. 4**

**2017 ANNUAL REPORT**

**TO**

**THE TOWN OF CASTLE ROCK**

Pursuant to its Service Plan and by Section 11.02.040 of the Castle Rock Municipal Code, the Maher Ranch Metropolitan District No. 4 (the “**District**”) is required to provide an annual report to the Town of Castle Rock with regard to the following matters:

- A. A narrative summary of the District’s progress in implementing the service plan for the report year.

*Public improvements for the development within the District have been completed. The District is in bonded debt repayment mode.*

- B. Audited financial statements with a statement of financial condition (i.e. balance sheet) as of December 31 and statement of operations (i.e. revenues and expenditures).

*The District’s 2017 audit is attached as **Exhibit A**.*

- C. A summary of the capital expenditures incurred by the District in development of public facilities in the report year, and a summary of the capital improvements or projects proposed to be undertaken in the next five (5) years.

*Capital expenditures relative to the development of public facilities has been completed. The District’s ongoing capital expenditures, if any, may be for common area recreation and landscaping enhancements within the District in its discretion. No such expenditures are planned or contemplated.*

- D. A summary of the financial obligations of the District at the end of the report year including amount of indebtedness, assessed valuations and current mill levy imposed for debt service.

*The amount of District indebtedness on December 31, 2017 was \$17,904,000 which is the outstanding principal amount of the District’s Series 2016A and 2016B limited tax refunding bonds.*

*The District’s 2017 assessed value: \$32,323,160*

*The District’s 2017 debt service mill levy: 35.500 for collection in 2018.*

E. The District's budget for the calendar year in which the annual report is submitted.

*The District's 2018 budget is attached as **Exhibit B**.*

F. A summary of any residential and commercial development that occurred within the District for the report year.

*Residential construction is nearing or at full build out.*

G. A summary of all fees, charges and assessments imposed by the District for the report year.

*The District imposes a \$3,000 per residential lot facility fee due at building permit. The building permit timing results in the home builder paying the fees.*

H. Certification of the Board of Directors that no action, event or condition enumerated in Section 11.02.060 has occurred in the report year.

*Attached as Exhibit C is the certification given on behalf of Board of Directors that no action, event or condition enumerated in Section 11.02.060 occurred in 2017.*

I. The name of each member of the Board of Directors and general counsel, plus the date, place and time of the board regular meeting.

*At the time of submission of this annual report:*

*Lenn M. Haffeman (land owner/original developer)*

*Rex Williams (resident of the Maher Ranch development/Sapphire Pointe)*

*Anthony Roberts (resident of the Maher Ranch development/Sapphire Pointe)*

*General Counsel: White Bear Ankele Tanaka & Waldron, 2154 E. Commons Avenue, Suite 2000, Centennial, CO 80122, (303) 858-1800.*

*Regular meetings are scheduled for the first Wednesday of March and November at 6:30 p.m., Sapphire Pointe Community Center, 7550 Soapstone Way, Castle Rock, Colorado.*

**EXHIBIT A**

**MAHER RANCH METROPOLITAN DISTRICT NO. 4  
2017 AUDIT**

Maher Ranch Metropolitan District No. 4

Financial Statements

Year Ended December 31, 2017

with

Independent Auditor's Report

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Board of Directors  
Maher Ranch Metropolitan District No. 4  
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 Maher Ranch Metropolitan District No. 4 (the "District") as of and for the year ended December 31, 2017, 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 Maher Ranch Metropolitan District No. 4 as of December 31, 2017, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

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

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

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

May 29, 2018

## Maher Ranch Metropolitan District #4

### BALANCE SHEET/STATEMENT OF NET POSITION GOVERNMENTAL FUNDS December 31, 2017

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>					
Cash and investments	\$ 183,188	\$ -	\$ 183,188	\$ -	\$ 183,188
Cash and investments - restricted	1,855	293,262	295,117	-	295,117
Receivable county treasurer	334	8,693	9,027	-	9,027
Property taxes receivable	16,162	1,131,310	1,147,472	-	1,147,472
Prepaid Expenses	243	-	243	-	243
Total Assets	<u>201,782</u>	<u>1,433,265</u>	<u>1,635,047</u>	<u>-</u>	<u>1,635,047</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
Deferred loss on refunding	-	-	-	2,998,411	2,998,411
Total Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,998,411</u>	<u>2,998,411</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 201,782</u>	<u>\$ 1,433,265</u>	<u>\$ 1,635,047</u>		
<b>LIABILITIES</b>					
Accounts payable	\$ 6,736	\$ -	\$ 6,736	-	6,736
Accrued interest on bonds	-	-	-	49,048	49,048
Long-term liabilities					
Due within one year	-	-	-	685,000	685,000
Due in more than one year	-	-	-	17,219,000	17,219,000
Total Liabilities	<u>6,736</u>	<u>-</u>	<u>6,736</u>	<u>17,953,048</u>	<u>17,959,784</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred property taxes	16,162	1,131,310	1,147,472	-	1,147,472
Total Deferred Inflows of Resources	<u>16,162</u>	<u>1,131,310</u>	<u>1,147,472</u>	<u>-</u>	<u>1,147,472</u>
<b>FUND BALANCE</b>					
Nonspendable:					
Prepays	243	-	243	(243)	-
Restricted:					
Emergencies	1,855	-	1,855	(1,855)	-
Debt service	-	301,955	301,955	(301,955)	-
Unassigned	177,029	-	177,029	(177,029)	-
Total Fund Balances	<u>178,884</u>	<u>301,955</u>	<u>480,839</u>	<u>(480,839)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 201,782</u>	<u>\$ 1,433,265</u>	<u>\$ 1,635,047</u>		
<b>NET POSITION</b>					
Restricted for:					
Emergencies				1,855	1,855
Debt service				252,907	252,907
Unrestricted:				<u>(14,728,560)</u>	<u>(14,728,560)</u>
Total Net Position (Deficit)				<u>\$ (14,473,798)</u>	<u>\$ (14,473,798)</u>

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



## Maher Ranch Metropolitan District #4

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

For the Year Ended December 31, 2017

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES</b>					
Accounting and audit	\$ 9,159	\$ -	\$ 9,159	\$ -	\$ 9,159
Insurance	3,793	-	3,793	-	3,793
Legal	9,909	-	9,909	-	9,909
Miscellaneous expenses	109	-	109	-	109
Directors Fees	300	-	300	-	300
Treasurer's fees	685	17,807	18,492	-	18,492
Bond principal	-	356,000	356,000	(356,000)	-
Bond interest expense	-	866,208	866,208	169,893	1,036,101
Total Expenditures	<u>23,955</u>	<u>1,240,015</u>	<u>1,263,970</u>	<u>(186,107)</u>	<u>1,077,863</u>
<b>GENERAL REVENUES</b>					
Property taxes	45,563	1,184,641	1,230,204	-	1,230,204
Specific ownership taxes	4,991	129,770	134,761	-	134,761
Miscellaneous	2,163	11,700	13,863	-	13,863
Total General Revenues	<u>52,717</u>	<u>1,326,111</u>	<u>1,378,828</u>	<u>-</u>	<u>1,378,828</u>
CHANGE IN FUND BALANCE	28,762	86,096	114,858	(114,858)	-
CHANGE IN NET POSITION				300,965	300,965
<b>FUND BALANCE/NET POSITION</b>					
BEGINNING OF YEAR	<u>150,122</u>	<u>215,859</u>	<u>365,981</u>	<u>(15,140,744)</u>	<u>(14,774,763)</u>
END OF YEAR	<u>\$ 178,884</u>	<u>\$ 301,955</u>	<u>\$ 480,839</u>	<u>\$ (14,954,637)</u>	<u>\$ (14,473,798)</u>

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

## Maher Ranch Metropolitan District #4

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

For the Year Ended December 31, 2017

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
<b>REVENUES</b>			
Property taxes	\$ 45,563	\$ 45,563	\$ -
Specific ownership taxes	3,417	4,991	1,574
Miscellaneous	65	2,163	2,098
Total Revenues	49,045	52,717	3,672
<b>EXPENDITURES</b>			
Accounting and audit	13,500	9,159	4,341
Insurance	3,200	3,793	(593)
Legal	25,000	9,909	15,091
Miscellaneous expenses	3,000	109	2,891
Directors Fees	1,000	300	700
Treasurer's fees	683	685	(2)
Contingency	147,846	-	147,846
Emergency reserve	1,391	-	1,391
Total Expenditures	195,620	23,955	171,665
<b>CHANGE IN FUND BALANCE</b>	(146,575)	28,762	175,337
<b>FUND BALANCE - BEGINNING OF YEAR</b>	146,575	150,122	3,547
<b>FUND BALANCE - END OF YEAR</b>	\$ -	\$ 178,884	\$ 178,884

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

Maher Ranch Metropolitan District No. 4

Notes to Financial Statements  
December 31, 2017

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Maher Ranch Metropolitan District No. 4, 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 in January of 1987, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established to manage the financing, construction, operation and maintenance of the facilities located in the District. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

The District was organized concurrently with Maher Ranch Metropolitan Districts No. 3 and 5. Under the Amended Consolidated Service Plan effective July 8, 1999 each District was given the power to provide water, sanitation, streets, traffic and safety controls, television relay and translator services, mosquito and pest control, transportation, and park and recreation improvements and any other services that are normally provided by a metropolitan district within the District's boundaries. The Service Plan requires the District to convey all improvements to the town of Castle Rock, except those facilities and improvements primarily related to parks and recreation.

On July 18, 2000 the property in the boundaries of District No. 3 was included in District No. 4 and any agreements and/or contracts entered into by District No. 3 were assumed by the District. District No. 3 has been dissolved. All improvements made by District No. 3 were also transferred to the District. On December 20, 2007 District No. 5 was dissolved.

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.

## Maher Ranch Metropolitan District No. 4

### Notes to Financial Statements December 31, 2017

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.

The government-wide financial statements (i.e. the governmental funds balance sheet/the statement of net position and the statement of governmental fund 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 and 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.

## Maher Ranch Metropolitan District No. 4

### Notes to Financial Statements December 31, 2017

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.

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.

#### 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, 2017, 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.

## Maher Ranch Metropolitan District No. 4

### Notes to Financial Statements December 31, 2017

#### Deposits and Investments

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

#### 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.

#### 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.

#### 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 only 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.

#### Original Issue Premium and Prepaid Debt Insurance

The Deferred Loss on Refunding from the Series 2016 Bonds are being amortized over the term of the bonds using the straight-line method. Accumulated amortization amounted to \$165,110 at December 31, 2017.

## Maher Ranch Metropolitan District No. 4

### Notes to Financial Statements December 31, 2017

#### Capital Assets

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

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated. As of 12/31/2012, the District has conveyed all of the capital improvements of the District to other governmental entities except for the pool and clubhouse. Control, operations and maintenance of the pool and clubhouse was transferred to the HOA. Control operations and maintenance of the pool and clubhouse are required to be performed by the HOA as reflected in the HOA's 2003 Declaration of Covenants, Conditions and Restrictions.

#### Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the 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.

Maher Ranch Metropolitan District No. 4

Notes to Financial Statements  
December 31, 2017

Fund Equity

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

Nonspendable Fund Balance

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

Restricted Fund Balance

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

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$1,855 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 \$301,955 is restricted for the payment of the debt service costs associated with the General Obligation Refunding Bonds Series 2016 A and Series 2016B

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.

Unassigned Fund Balance

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



Maher Ranch Metropolitan District No. 4

Notes to Financial Statements  
December 31, 2017

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, 2017, the District did not have any amount to report 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.

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

Note 2: Cash and Investments

As of December 31, 2017, cash and investments are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and investments	\$ 183,188
Cash and investments – Restricted	<u>295,117</u>
Total	<u>\$ 478,305</u>

Cash and investments as of December 31, 2017, consist of the following:

Deposits with financial institutions	\$ 864
Investments – COLOTRUST	<u>477,441</u>
	<u>\$ 478,305</u>

## Maher Ranch Metropolitan District No. 4

### Notes to Financial Statements December 31, 2017

#### 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.

#### Investments

##### Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investment is not required to be categorized within the fair value hierarchy. This investment's value is calculated using the net asset value method (NAV) per share.

##### Credit Risk

The District has not adopted a formal investment policy; however the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

##### Custodial and Concentration of Credit Risk

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

##### Interest Rate Risk

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

Maher Ranch Metropolitan District No. 4

Notes to Financial Statements  
December 31, 2017

As of December 31, 2017, the District had the following investments:

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust (“COLOTRUST”) is rated AAAM by Standard & Poor’s with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint ventures established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. The trusts operate similarly to a money market fund with each share maintaining a value of \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes 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. Designated custodian banks provide safekeeping and depository services to the trusts. Substantially all securities owned by the trusts are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians’ internal records identify the investments owned by COLOTRUST. At December 31, 2017, the District had \$477,441 invested in COLOTRUST.

Note 3: Long Term Debt

The following is an analysis of changes in long-term debt for the period ending December 31, 2017:

	Balance 1/1/2017	Additions	Deletions	Balance 12/31/2017	Current Portion
General Obligation Limited Tax Refunding Bonds, Series 2016A	\$ 10,000,000	\$ -	\$ 195,000	\$ 9,805,000	\$ 380,000
General Obligation Limited Tax Refunding Bonds, Series 2016B	<u>8,260,000</u>	<u>-</u>	<u>161,000</u>	<u>8,099,000</u>	<u>305,000</u>
	<u>\$ 18,260,000</u>	<u>\$ -</u>	<u>\$ 356,000</u>	<u>\$ 17,904,000</u>	<u>\$ 685,000</u>

Maher Ranch Metropolitan District No. 4

Notes to Financial Statements  
December 31, 2017

A description of the long-term obligations as of December 31, 2017, is as follows:

\$10,000,000 General Obligation Limited Tax Refunding Bonds, Series 2016A

On December 16, 2016, the District issued \$10,000,000 of General Obligation Limited Tax Refunding Bonds, Series 2016A, (“Series 2016A Bonds”) dated December 16, 2016, for the purpose of advance refunding the District’s General Obligation Refunding Bonds, Series 2007, (in conjunction with the Series 2016B Bonds detailed below), and paying the costs of the issuance of the Bonds and the costs of the refunding of the 2007 Bonds. The 2016A Bonds bear interest at the rate of 4.95% prior to the Tax-Exempt Reissuance Date, payable semiannually on each June 1 and December 1, commencing on June 1, 2017, and mature on December 1, 2036. After the Tax-Exempt Reissuance Date, the interest rate will be reduced to 3.91% or 3.22% depending on whether the Series 2016A Bonds are deemed to be qualified tax-exempt obligations as further explained in the Bond documents. The Series 2016A Bonds are subject to early redemption at the option of the District, as a whole or in integral multiples of \$1,000,000, subject to a prepayment fee as further defined in the Sale Certificate, and are subject to mandatory sinking fund redemption commencing on December 1, 2017. The 2016A Bonds are secured by Pledged Revenues including the Required Mill Levy, the portion of Specific Ownership Tax related to the Required Mill Levy and any other moneys determined by the District.

\$8,260,000 General Obligation Limited Tax Refunding Bonds, Series 2016B

On December 16, 2016, the District issued \$8,260,000 of General Obligation Limited Tax Refunding Bonds, Series 2016B, (“Series 2016B Bonds”) dated December 16, 2016, for the purpose of advance refunding the District’s General Obligation Refunding Bonds, Series 2007, (in conjunction with the Series 2016A Bonds detailed above), and paying the costs of the issuance of the Bonds and the costs of the refunding of the 2007 Bonds. The 2016B Bonds bear interest at the rate of 4.95% prior to the Tax-Exempt Reissuance Date, payable semiannually on each June 1 and December 1, commencing on June 1, 2017, and mature on December 1, 2036. After the Tax-Exempt Reissuance Date, the interest rate will be reduced to 3.91% or 3.22% depending on whether the Series 2016B Bonds are deemed to be qualified tax-exempt obligations as further explained in the Bond documents. The Series 2016B Bonds are subject to early redemption at the option of the District, as a whole or in integral multiples of \$1,000,000, subject to a prepayment fee as further defined in the Sale Certificate, and are subject to mandatory sinking fund redemption commencing on December 1, 2017. The 2016B Bonds are secured by Pledged Revenues including the Required Mill Levy, the portion of Specific Ownership Tax related to the Required Mill Levy and any other moneys determined by the District.

As a result of the issuance of the Series 2016A and 2016B Bonds, 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 \$3,163,521. This amount is recorded as a deferred outflow and is being amortized over the life of the 2016 Bonds. The refunding resulted in an economic gain of \$2,541,364 due to the average interest rate of the Series 2016A and 2016B Bonds being lower than the refunded bonds and a present value savings of \$1,229,954.

Maher Ranch Metropolitan District No. 4

Notes to Financial Statements  
December 31, 2017

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

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 685,000	\$ 588,574	\$ 1,273,574
2019	721,000	554,452	1,275,452
2020	742,000	531,236	1,273,236
2021	768,000	507,343	1,275,343
2022	794,000	482,614	1,276,614
2023-2027	4,370,000	2,012,725	6,382,725
2028-2032	5,109,000	1,263,013	6,372,013
2033-2036	<u>4,715,000</u>	<u>385,465</u>	<u>5,100,465</u>
	<u>\$ 17,904,000</u>	<u>\$ 6,325,422</u>	<u>\$ 24,229,422</u>

As of December 31, 2017, the District had remaining voted debt authorization of approximately \$18,100,000. The District has not budgeted to issue any additional debt in 2018.

Note 4: Related Party

One of the members of the Board of Directors is the president of Sapphire Point Development Inc, which a landowner within the District. Management believes that all potential conflicts, if any, have been disclosed by the Board.

Note 5: 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.

Maher Ranch Metropolitan District No. 4

Notes to Financial Statements  
December 31, 2017

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

Note 6: 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 Colorado Special Districts Property and Liability Pool (the Pool) 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 7: 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 elements:

- 1) Long-term liabilities such as bonds payable and accrued bond interest payable, are not due and payable in the current period and, therefore, are not in the funds; and
- 2) deferred loss on refunding costs are recorded as a deferred outflow of resources and amortized over the term of the related debt.

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

- 1) Governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities.

## SUPPLEMENTAL INFORMATION

## Maher Ranch Metropolitan District #4

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -  
DEBT SERVICE FUND  
For the Year Ended December 31, 2017

	Original & Final		Variance
	Budget	Actual	Favorable (Unfavorable)
<b>REVENUES</b>			
Property taxes	\$ 1,184,637	\$ 1,184,641	\$ 4
Specific ownership taxes	88,848	129,770	40,922
Miscellaneous	2,500	11,700	9,200
Total Revenues	1,275,985	1,326,111	50,126
<b>EXPENDITURES</b>			
Bond principal	400,000	356,000	44,000
Bond interest expense	986,463	866,208	120,255
Trustee fees	4,000	-	4,000
Miscellaneous expenses	1,500	-	1,500
Treasurer's fees	17,770	17,807	(37)
Total Expenditures	1,409,733	1,240,015	169,718
 CHANGE IN FUND BALANCE	 (133,748)	 86,096	 219,844
 FUND BALANCE - BEGINNING OF YEAR	 2,003,117	 215,859	 (1,787,258)
FUND BALANCE - END OF YEAR	\$ 1,869,369	\$ 301,955	\$(1,567,414)

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



**EXHIBIT B**

**MAHER RANCH METROPOLITAN DISTRICT NO. 4  
2018 BUDGET**

**MAHER RANCH METROPOLITAN DISTRICT NO. 4**  
**2018**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2018 budget for the Maher Ranch Metropolitan District No. 4.

The Maher Ranch Metropolitan District No. 4 has adopted two separate funds, a General Fund to provide for the payment of general operating expenditures and transfers to the Debt Service Fund; and a Debt Service Fund to account for the repayment of principal and interest on the District's outstanding general obligation debt.

The District's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the District in 2018 will be property and specific ownership taxes. The District intends to impose a 35.500 mill levy on property within the District for 2018, of which .500 mills will be dedicated to the General Fund and the balance of 35.000 mills will be allocated to the Debt Service Fund.

**Maher Ranch Metropolitan District No. 4**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2018**

	Actual <u>2016</u>	Adopted Budget <u>2017</u>	Actual <u>6/30/2017</u>	Estimate <u>2017</u>	Adopted Budget <u>2018</u>
Beginning fund balance	\$ 241,858	\$ 146,575	\$ 150,122	\$ 150,122	\$ 178,596
Revenues:					
Property taxes	43,730	45,563	43,825	45,563	16,162
Specific Ownership taxes	4,023	3,417	2,401	5,000	1,212
Misc	46	-	2,067	2,067	-
Interest income	-	65	4	20	65
Total revenues	<u>47,799</u>	<u>49,045</u>	<u>48,297</u>	<u>52,650</u>	<u>17,439</u>
Total funds available	<u>289,657</u>	<u>195,620</u>	<u>198,419</u>	<u>202,772</u>	<u>196,035</u>
Expenditures:					
Legal - general	14,285	25,000	2,681	10,000	10,000
Accounting	4,046	10,000	2,572	5,100	5,100
Audit	3,500	3,500	-	3,500	3,500
Insurance	2,987	3,200	3,793	3,793	4,000
Directors' fees	400	1,000	200	1,000	1,000
Miscellaneous	48	3,000	30	100	3,000
Treasury Fees	658	683	657	683	242
Transfer to DS	113,611	-	-	-	35,000
Contingency	-	147,846	-	-	132,338
Emergency reserve (3%)	-	1,391	-	-	1,855
Total expenditures	<u>139,535</u>	<u>195,620</u>	<u>9,933</u>	<u>24,176</u>	<u>196,035</u>
Ending fund balance	<u>\$ 150,122</u>	<u>\$ -</u>	<u>\$ 188,486</u>	<u>\$ 178,596</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 30,375,310</u>			<u>\$ 32,323,160</u>
Mill Levy		<u>1.500</u>			<u>0.500</u>

**Maher Ranch Metropolitan District No. 4**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2018**

	Actual <u>2016</u>	Adopted Budget <u>2017</u>	Actual <u>6/30/2017</u>	Estimate <u>2017</u>	Adopted Budget <u>2018</u>
Beginning fund balance	\$ 1,958,805	\$ 2,003,117	\$ 215,859	\$ 215,859	\$ 281,017
Revenues:					
Property taxes	1,202,587	1,184,637	1,139,452	1,184,637	1,131,310
Specific ownership taxes	110,642	88,848	62,427	120,000	84,849
Transfer from General Fund	113,611	-	-	-	35,000
Facility fees	24,000	-	-	-	-
Interest income	-	2,500	3,144	4,000	2,500
Loan proceeds	18,260,000				
Misc	13,987	-	-	-	-
Total revenues	<u>19,724,827</u>	<u>1,275,985</u>	<u>1,205,023</u>	<u>1,308,637</u>	<u>1,253,659</u>
Total funds available	<u>21,683,632</u>	<u>3,279,102</u>	<u>1,420,882</u>	<u>1,524,496</u>	<u>1,534,676</u>
Expenditures:					
Bond Interest	1,004,269	986,463	414,274	866,209	588,574
Bond Principal	385,000	400,000	-	356,000	685,000
Cost of issuance	229,275				
Trustee fees	1,225	4,000	-	3,500	4,000
Miscellaneous	-	1,500	-	-	1,500
Payment to refunding agent	19,829,956				
Treasury fees	18,048	17,770	17,093	17,770	16,970
Total expenditures	<u>21,467,773</u>	<u>1,409,733</u>	<u>431,367</u>	<u>1,243,479</u>	<u>1,296,044</u>
Ending fund balance	<u>\$ 215,859</u>	<u>\$ 1,869,370</u>	<u>\$ 989,515</u>	<u>\$ 281,017</u>	<u>\$ 238,632</u>
Assessed valuation		<u>\$ 30,375,310</u>			<u>\$ 32,323,160</u>
Mill Levy		<u>39.000</u>			<u>35.000</u>
Total Mill Levy		<u>40.500</u>			<u>35.500</u>

**EXHIBIT C**

Certification on behalf of the Board of Directors

STATE OF COLORADO  
COUNTY OF DOUGLAS  
MAHER RANCH METROPOLITAN DISTRICTS NO. 4

White Bear Ankele Tanaka & Waldron P.C., acting general counsel and authorized representative for the Board of Directors of the above District, hereby certifies, on the Board's behalf, that during the year 2017, no action, event or condition enumerated in Section 11.02.060 of the Castle Rock Municipal Code took place within the District's boundaries or for which the District was made aware, which would have required a service plan amendment as a change of a basic or essential nature.

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

*White Bear Ankele Tanaka & Waldron*