

**SWEETGRASS METROPOLITAN DISTRICT NO. 2**

**FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2018**

**SWEETGRASS METROPOLITAN DISTRICT NO. 2  
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## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Sweetgrass Metropolitan District No. 2  
Dacono, Colorado

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and the major fund of Sweetgrass Metropolitan District No. 2, as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the entity'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.

### ***Auditors' Responsibility***

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

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

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

***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of Sweetgrass Metropolitan District No. 2 as of December 31, 2018, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Other Matters***

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the budgetary comparison information on page 20 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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



**CliftonLarsonAllen LLP**

Greenwood Village, Colorado  
March 15, 2019

**SWEETGRASS METROPOLITAN DISTRICT NO. 2**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2018**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 56,089
Accounts Receivable	4,924
Due from Other Governments	2,938
Prepaid Expenses	2,180
Property Tax Receivable	521,871
Total Assets	588,002
<b>LIABILITIES</b>	
Due Within the Year:	
Accrued Interest and Non-Use Fees	64,695
Limited Tax Obligation Notes	60,000
Due in More Than One Year:	
Limited Tax Obligation Notes	9,910,000
Subordinate Limited Tax Obligation Bonds	6,252,500
Total Liabilities	16,287,195
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	521,871
Total Deferred Inflows of Resources	521,871
<b>NET POSITION</b>	
Restricted for Emergencies	5,378
Restricted for Debt Service	2,874
Unrestricted	(16,229,316)
Total Net Position	\$ (16,221,064)

See accompanying Notes to Financial Statements.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2018**

Functions/Programs	Expenses	Program Revenue Charges for Services	Net (Expense) Revenue and Changes in Net Position Governmental Activities
<b>Governmental Activities:</b>			
General Government	\$ 9,121,401	\$ -	\$ (9,121,401)
Interest and Related Costs on Long-Term Debt	563,806	-	(563,806)
	<u>\$ 9,685,207</u>	<u>\$ -</u>	<u>(9,685,207)</u>
<b>General Revenues:</b>			
			500,198
			38,496
			119,653
			1,952
		Total General Revenues	<u>660,299</u>
		<b>Change in Net Position</b>	(9,024,908)
		Net Position - Beginning of Year	<u>(7,196,156)</u>
		<b>Net Position - End of Year</b>	<u>\$ (16,221,064)</u>

See accompanying Notes to Financial Statements.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2  
BALANCE SHEET  
DECEMBER 31, 2018**

	<u>General Fund</u>
<b>ASSETS</b>	
Cash and Investments	\$ 56,089
Accounts Receivable	4,924
Due from Other Governments	2,938
Prepaid Items	2,180
Property Tax Receivable	<u>521,871</u>
 Total Assets	 <u><u>\$ 588,002</u></u>
<b>DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>	
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	<u>\$ 521,871</u>
Total Deferred Inflows of Resources	521,871
<b>FUND BALANCE</b>	
Nonspendable	2,180
Restricted for TABOR	5,378
Restricted for Debt Service	2,874
Unassigned	<u>55,699</u>
Total Fund Balance	<u>66,131</u>
 Total Deferred Inflows of Resources and Fund Balance	 <u><u>\$ 588,002</u></u>

See accompanying Notes to Financial Statements.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2  
RECONCILIATION OF THE BALANCE SHEET OF  
GOVERNMENTAL FUND TO THE STATEMENT OF NET POSITION  
DECEMBER 31, 2018**

Total Fund Balance - Total Governmental Fund	\$ 66,131
Amounts reported for governmental activities in the statement of net position are different because:	
Accrued interest payable is recognized for governmental activities, therefore, is not reported as a liability in the governmental fund.	(64,695)
Some liabilities are not due in the current period and, therefore, are not reported in the fund balance sheet.	
Limited Tax Obligation Notes	(9,970,000)
Subordinate Limited Tax Obligation Bonds	<u>(6,252,500)</u>
	<u>(16,222,500)</u>
Net Position of Governmental Activities	<u>\$ (16,221,064)</u>

See accompanying Notes to Financial Statements.



**SWEETGRASS METROPOLITAN DISTRICT NO. 2  
STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCE – GOVERNMENTAL FUND  
YEAR ENDED DECEMBER 31, 2018**

	General Fund
<b>REVENUES</b>	
Property Taxes	\$ 500,198
Specific Ownership Taxes	38,496
Net Investment Income	1,952
Intergovernmental - Metro District No. 1	119,653
Total Revenues	660,299
<b>EXPENDITURES</b>	
Current:	
Intergovernmental - Metro District No. 1	9,099,900
County Treasurer's Fees	7,505
Audit	8,500
Insurance	2,153
Trustee Fees	3,000
Miscellaneous	343
Debt Service:	
Principal	7,972,000
Interest and Fiscal Charges	315,747
Custodial Fee	3,000
Non-use Fee	314
Loan Origination Fees	203,268
Total Expenditures	17,615,730
<b>DEFICIENCY OF REVENUES UNDER EXPENDITURES</b>	(16,955,431)
<b>OTHER FINANCING SOURCES</b>	
Proceeds from Debt Instrument	17,007,202
Total Other Financing Sources	17,007,202
<b>NET CHANGES IN FUND BALANCE</b>	51,771
Fund Balance - Beginning of Year	14,360
<b>FUND BALANCE - END OF YEAR</b>	\$ 66,131

See accompanying Notes to Financial Statements.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUND TO  
THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2018**

Net Change in Fund Balance - Total Governmental Fund	\$	51,771
<p>Amounts reported for governmental activities in the statement of activities  are different because:</p>		
<p>The issuance of long-term debt provides current financial resources to the  governmental fund, while the repayment of the principal on long-term debt  consumes the current financial resources of governmental funds. Neither  transaction, however, has any effect on net position.</p>		
Debt Proceeds		(17,007,202)
Payment of Principal		7,972,000
<p>The change in accrued interest and non-use fees does not have any impact on  governmental fund expenditures. This transaction, however, does increase the  amount of interest expense and non-use fees on the the statement of activities.</p>		
Accrued Interest		(41,634)
Non-Use Fees		<u>157</u>
Change in Net Position of Governmental Activities		<u>\$ (9,024,908)</u>

See accompanying Notes to Financial Statements.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Sweetgrass Metropolitan District No. 2 (the District) is a quasi-municipal corporation located within the city limits of Dacono, Colorado (Dacono) created by election in November 2001. The District and Dacono have entered into an Intergovernmental Agreement as required by the Dacono Code, which implemented the District Service Plan and limited certain District statutory powers. The District is governed pursuant to provisions of the Colorado Special District Act to finance construction, operation and maintenance of the facilities located within the Sweetgrass Metropolitan Districts No. 1, No. 2, and No. 3.

Sweetgrass Metropolitan District No. 1 (District No. 1) was organized concurrently with Sweetgrass Metropolitan District No. 2 and Sweetgrass Metropolitan District No. 3 (District No. 3). District No. 1 has the power to provide water, sanitation, storm drainage, streets, traffic and safety controls, and park and recreation improvements and other related improvements for the benefit of taxpayers and service users within the Districts' boundaries. The Service Plan requires District No. 1 to convey the constructed improvements to Dacono or the HOA for ownership and maintenance.

Sweetgrass Metropolitan District No. 1 is intended to serve as the "operating district" while Sweetgrass Metropolitan Districts No. 2 and No. 3 are intended to serve as the "financing districts". The operating district is responsible for providing the day-to-day operations and administrative management of all three of the Districts. The operating district is economically dependent upon intergovernmental revenue received from the financing districts.

The District has no employees and all services are contracted.

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

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity, including District No. 1, District No. 3, and Dacono.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. Governmental activities are normally supported by taxes.

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

The District is responsible for the repayment of bonds issued for the purpose of constructing infrastructure improvements which will be conveyed to Dacono or the HOA. The funds generated through the issuance of the bonds have been transferred to District No. 1 for that purpose. Consequently, a deficit balance is reflected on the District's statement of net position.

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

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. Expenditures generally are recorded when a liability is incurred as under accrual accounting. However, debt service expenditures, including non-use fees, are recorded only when payment is due.

The District reports the following major governmental fund:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. During fiscal year 2018, the Board of Directors approved a supplemental increase in budgeted expenditures in the amount of \$17,050,394.

**Property Taxes**

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

Property taxes are recorded initially as deferred inflows of resources in the year they are levied and measurable. The property tax revenue is recorded as revenue in the year they are available or collected.

**Fund Balance and Net Position**

Net position is reported in the governmental activities and is classified as restricted or unrestricted. Restrictions of net position represent amounts that are not available for appropriation or are legally restricted. As of December 31, 2018, fund balances of governmental funds are classified as follows:

Nonspendable – amounts that cannot be spent either because they are not spendable in form or because they are legally or contractually required to be maintained intact.

Restricted – amounts that are subject to externally enforceable legal purpose restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments; or through constitutional provisions or enabling legislation.

Committed – amounts that are subject to a purpose constraint imposed by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. Commitments may be established, modified or rescinded only through resolutions approved by the Board.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2  
 NOTES TO FINANCIAL STATEMENTS  
 DECEMBER 31, 2018**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Fund Balance and Net Position (Continued)**

Assigned – amounts that are subject to a purpose constraint that represents an intended use established by the District in its budget process. The purpose of the assignment must be narrower than the purpose of the General Fund.

Unassigned – represents the residual classification for the District’s General Fund and could report a surplus or deficit.

**Restricted Fund Balance**

Emergency Reserves have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (see Note 9). \$5,378 of the General Fund balance has been reserved in compliance with this requirement. The District’s order of fund balance spending policy is to apply expenditures against restricted fund balance, committed fund balance, assigned fund balance, and unassigned fund balance. The District reserves the right to selectively spend unassigned fund balance.

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments reflected on the statement of net position as of December 31, 2018 consist of the following:

Cash Deposits	\$	53,215
Investments		<u>2,874</u>
Total Cash	\$	<u><u>56,089</u></u>

**Cash Deposits**

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

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

At December 31, 2018, the District’s cash deposits had a carrying balance of \$53,215.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2  
 NOTES TO FINANCIAL STATEMENTS  
 DECEMBER 31, 2018**

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

**Investments**

The District has not adopted a formal investment policy; however, it follows state statutes regarding investments. The District also follows investment policies in bond or note agreements when those agreements are more restrictive than state statutes. The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk; minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk disclosure requirements or subject to investment custodial credit risk for investments that are in the possession of another party.

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

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

Colorado revised statutes limit investment maturities to five years or less depending on the specific investment held unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements. Revenue bonds of U.S. local government, corporate and bank securities and guaranteed investment contracts not purchased with bond proceeds are limited to maturities of three years or less. As of December 31, 2018, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amortized Cost</u>
*Money Market Fund - Fidelity Treasury	Less than One Year	<u>\$ 2,874</u>

As of December 31, 2018, the District had \$2874 invested in Fidelity Treasury Money Market Funds. The investment is rated AAAM by Standard & Poor's and is valued at amortized cost. Based on the valuation method, additional disclosures are not required under GASB Statement No. 72.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**

**NOTE 4 LONG-TERM OBLIGATIONS**

The District's long-term obligations consist of the following for the year ended December 31, 2018:

	Balance at January 1, 2018	Additions	Reductions	Balance at December 31, 2018	Due Within One Year
General Obligation					
Limited Tax Notes:					
Series 2016	\$ 7,187,298	\$ 754,702	\$ 7,942,000	\$ -	\$ -
Series 2018A	-	10,000,000	30,000	9,970,000	60,000
Subordinate Limited Tax					
Bond - Series 2018C	-	6,252,500	-	6,252,500	-
Total Long-Term Obligations	<u>\$ 7,187,298</u>	<u>\$ 17,007,202</u>	<u>\$ 7,972,000</u>	<u>\$ 16,222,500</u>	<u>\$ 60,000</u>

**Series 2016 Note**

The District issued the 2016 Limited Tax Obligation Note on June 10, 2016 for an amount not to exceed \$8,000,000 until June 10, 2019. The proceeds of such debt were used to refund all of the amounts due on the District's General Obligation Limited Tax Bonds, Series 2010; repay or reimburse a portion of the amounts owed under the Capital Costs Agreement; and pay costs of issuance on the Note. The District does not have optional prepayment of principal through the second anniversary of the date of the Note. A prepayment fee of 1% will be added to the principal balance if prepayment occurs after the second anniversary but before the third anniversary date. No prepayment fee is incurred if prepayment occurs after the third anniversary date and before the fifth anniversary date of the Note. On May 21, 2021, and each five year anniversary until the maturity date, the interest rate will reset to the Bank Qualified Tax-Exempt Rate on the reset date. Interest payments are due on June 1 and December 1 of each year. The District is subject to non-use fees in the amount of 0.25% of the unfunded portion of the maximum advance amount computed on the basis of a 360-day year and actual days elapsed beginning on the commencement date of the Initial Advance stated below. The District incurred \$157 in non-use fees on the unfunded balance as of December 31, 2018. The District paid off the Note during 2018 with proceeds from the 2018A Limited Tax Obligation Note.

Below is a summary of each draw made through December 31, 2018:

	Amount	Principal Paid in 2018	Interest Incurred in 2018	Date of Advance	Effective Interest Rate
Initial Advance	\$ 4,087,226	\$ 4,054,508	\$ 76,833	June 10, 2016	3.790%
Second Advance	824,924	818,324	15,037	September 1, 2016	3.675%
Third Advance	494,028	490,073	10,311	January 25, 2017	4.208%
Fourth Advance	1,356,060	1,345,202	26,433	June 1, 2017	3.930%
Fifth Advance	483,060	479,191	9,740	October 19, 2017	4.065%
Sixth Advance	754,702	754,702	13,490	January 30, 2018	4.290%
Total	<u>\$ 8,000,000</u>	<u>\$ 7,942,000</u>	<u>\$ 151,844</u>		



**SWEETGRASS METROPOLITAN DISTRICT NO. 2  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Series 2018A Note**

The District issued the 2018A Limited Tax General Obligation Note on June 29, 2018 in the amount of \$10,000,000. The proceeds of such debt were used to refund all of the amounts due on the District's General Obligation Limited Tax Bonds, Series 2016; refund, pay and discharge all remaining amounts due on the Series 2005 Note in District No. 1; pay for a portion of the Public Improvements; repay or reimburse a portion of the amounts owed under the Capital Costs Agreement; and pay costs of issuance on the Note. The District does not have optional prepayment of principal until the fifth anniversary through the sixth anniversary of the date of the Note. A prepayment fee of 1% will be added to the principal balance if prepayment occurs after the fifth anniversary but before the sixth anniversary date. No prepayment fee is incurred if prepayment occurs after the sixth anniversary date of the Note. On November 25, 2028, and each ten year anniversary until the maturity date, the interest rate will reset to the Bank Qualified Tax-Exempt Rate on the reset date. The Interest rate was 3.271% at December 31, 2018 computed on the basis of a 360-day year and actual days elapsed beginning on the commencement date. Interest payments are due June 1 and December 1 of each year. The District incurred \$168,022 in interest expense as of December 31, 2018.

As part of the 2018A Note agreement, the District may issue 2018B Note by authorizing and executing the 2018B Loan Agreement in an amount not to exceed \$10,000,000. The 2018B Loan will be considered parity debt with the 2018A Note. As of December 31, 2018, the District has executed the 2018B Loan Agreement but has not drawn on the loan.

The following summarizes the debt services requirements to maturity for the 2018A Note:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 60,000	\$ 326,140	\$ 386,140
2020	140,000	324,177	464,177
2021	160,000	319,597	479,597
2022	170,000	314,363	484,363
2023	180,000	308,802	488,802
2024-2028	1,040,000	1,446,529	2,486,529
2029-2033	1,210,000	1,272,501	2,482,501
2034-2038	1,780,000	1,039,263	2,819,263
2039-2043	2,430,000	703,964	3,133,964
2044-2048	2,800,000	270,042	3,070,042
Total	<u>\$ 9,970,000</u>	<u>\$ 6,325,378</u>	<u>\$ 16,295,378</u>

**SWEETGRASS METROPOLITAN DISTRICT NO. 2**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Series 2018C Bonds**

The District issued the 2018C Subordinate Limited Tax General Obligation Bonds on December 4, 2018 for an amount not to exceed \$11,000,000. The proceeds of such debt were used for project costs and costs of issuing the Bonds. The Bonds are subordinate to the repayment of the Series 2018A and 2018B Note. The District drew down \$6,252,500 of principal on the date of issuance. The Bonds are subject to redemption prior to maturity at the option of the District as well as mandatory redemption for excess funds in the Subordinate Bond Fund to be first applied to interest then principal as a whole or in denominations of \$1,000. The Bonds will mature on December 1, 2048 and bear interest at a rate of 8% calculated based on a 360-day year payable solely and to the extent of Subordinate Pledged Revenue. Interest payments are due on December 15 of each year beginning on December 15, 2019. The District incurred \$37,515 in interest expense as of December 31, 2018.

The following summarizes the debt services requirements to maturity for the 2018C Bonds:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	\$ 500,200	\$ 500,200
2020	-	500,200	500,200
2021	-	500,200	500,200
2022	-	500,200	500,200
2023	-	500,200	500,200
2024-2028	-	2,501,000	2,501,000
2029-2033	-	2,501,000	2,501,000
2034-2038	-	2,501,000	2,501,000
2039-2043	-	2,501,000	2,501,000
2044-2048	6,252,500	2,023,031	8,275,531
Total	<u>\$ 6,252,500</u>	<u>\$ 14,528,031</u>	<u>\$ 20,780,531</u>

**Debt Authorization**

The District voters approved \$164,000,000 of revenue obligation debt in 2005 at an interest rate not to exceed 18% per annum. At December 31, 2018, the District had \$147,777,500 in authorized but unissued debt. In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area. The District's current service plan limits its combined debt obligations to \$41,690,000.

**NOTE 5 RELATED PARTY**

Three members of the Board of Directors are employees or are associated with Bellock Construction Company, construction manager and accountant for the District and Dacono Properties, LLC, the developer within the District. During 2018, Districts No. 1, No. 2, and No. 3 had the same Board of Directors (see Note 6).

**SWEETGRASS METROPOLITAN DISTRICT NO. 2  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 5 RELATED PARTY (CONTINUED)**

**Accounting Services Agreement**

An accounting services contract was entered into with Bellock Construction Company during 2002. This agreement was subsequently amended on March 25, 2004. Under this amended agreement, accounting services are provided to the District at the annual hourly rates of Bellock Construction Company employees. During 2018, the District did not incur accounting services fees.

**NOTE 6 DISTRICT FACILITIES CONSTRUCTION AND SERVICE AGREEMENT (SERVICE CONTRACT)**

In order to implement the Service Plan, District No. 1 approved an intergovernmental agreement with the District and District No. 3. The agreement shall remain in full force and effect until such time as each of the terms and conditions have been performed in their entirety or until the agreement is terminated by mutual written agreement by the Districts.

District No. 1 is to construct the facilities benefiting the three Districts and transfer them to Dacono or the HOA. The District and District No. 3 will, to the extent that they are to benefit, pay the capital costs and the service costs of operation and maintenance of such facilities.

The District and District No. 3 are required to fund, on an annual basis, the amount of actual service costs that each District would be capable of funding through property tax revenue plus other fee revenue as determined in the annual budget. If the Districts disagree as to the amount to be paid, then the District and District No. 3 must pay District No. 1 the amount set forth in the annual budget. During fiscal year 2017, the Colorado legislature reduced the residential assessment ratio from 7.96% to 7.20% causing the property tax mill rate for general obligation bonds and service costs to increase from 50 mills to 55.275 mills. The rate remained the same for 2018.

**NOTE 7 INTERGOVERNMENTAL REVENUES AND EXPENDITURES**

The following intergovernmental revenue and expenses occurred during fiscal year ended December 31, 2018:

	<u>Sweetgrass Metropolitan District No. 1</u>	<u>Sweetgrass Metropolitan District No. 2</u>	<u>Sweetgrass Metropolitan District No. 3</u>	<u>Total Revenues</u>
Sweetgrass Metropolitan:				
District No. 1	\$ -	\$ 9,099,900	\$ -	\$ 9,099,900
District No. 2	119,653	-	-	119,653
District No. 3	3,578	-	-	3,578
Total Expenditures	<u>\$ 123,231</u>	<u>\$ 9,099,900</u>	<u>\$ -</u>	<u>\$ 9,223,131</u>

**SWEETGRASS METROPOLITAN DISTRICT NO. 2**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**

**NOTE 8 RISK MANAGEMENT**

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

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2018. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage during the past three years.

The District pays annual premiums to the Pool for liability and public officials liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**NOTE 9 TAX, SPENDING AND DEBT LIMITATIONS**

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

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

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

On November 5, 2005, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all annual District revenue without regard to any limitations under TABOR.

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.

**REQUIRED SUPPLEMENTARY INFORMATION**

**SWEETGRASS METROPOLITAN DISTRICT NO. 2**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCE – BUDGET AND ACTUAL**  
**GENERAL FUND**  
**YEAR ENDED DECEMBER 31, 2018**

	Original Budgeted Amounts	Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>				
Property Taxes	\$ 500,238	\$ 500,198	\$ 500,198	\$ -
Specific Ownership Taxes	25,012	38,496	38,496	-
Net Investment Income	-	1,952	1,952	-
Intergovernmental - Metro District No. 1	21,000	119,653	119,653	-
Intergovernmental - Metro District No. 3	47,634	-	-	-
Total Revenues	<u>593,884</u>	<u>660,299</u>	<u>660,299</u>	<u>-</u>
<b>EXPENDITURES</b>				
Current:				
Intergovernmental - Metro District No. 1	94,829	9,099,900	9,099,900	-
County Treasurer's Fees	7,504	7,505	7,505	-
Audit	8,500	8,500	8,500	-
Insurance	2,500	2,153	2,153	-
Trustee Fees	-	3,000	3,000	-
Miscellaneous	10,000	343	343	-
Debt Service:				
Principal	131,540	7,972,000	7,972,000	-
Interest and Fiscal Charges	280,550	315,747	315,747	-
Custodial Fee	3,000	3,000	3,000	-
Non-use fee	1,913	314	314	-
Loan Origination Fees	25,000	203,268	203,268	-
Total Expenditures	<u>565,336</u>	<u>17,615,730</u>	<u>17,615,730</u>	<u>-</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	28,548	(16,955,431)	(16,955,431)	-
<b>OTHER FINANCING SOURCES</b>				
Proceeds from Debt Instrument	-	17,007,202	17,007,202	-
Total Other Financing Sources	<u>-</u>	<u>17,007,202</u>	<u>17,007,202</u>	<u>-</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES</b>	28,548	51,771	51,771	-
Fund Balances - Beginning of Year	<u>5,177</u>	<u>14,360</u>	<u>14,360</u>	<u>-</u>
<b>FUND BALANCES - END OF YEAR</b>	<u><u>\$ 33,725</u></u>	<u><u>\$ 66,131</u></u>	<u><u>\$ 66,131</u></u>	<u><u>\$ -</u></u>