

SWEETGRASS METROPOLITAN DISTRICT NO. 2

FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2019

**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, 2019, 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, 2019, 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 principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.



CliftonLarsonAllen LLP

Greenwood Village, Colorado
March 25, 2020

SWEETGRASS METROPOLITAN DISTRICT NO. 2
STATEMENT OF NET POSITION
DECEMBER 31, 2019

	<u>Governmental Activities</u>
ASSETS	
Unrestricted Cash and Investments	\$ 29,753
Restricted Cash and Investments	3,397
Due from Other Governments	2,979
Prepaid Expenses	7,727
Property Tax Receivable	<u>592,071</u>
Total Assets	<u>635,927</u>
LIABILITIES	
Due Within the Year:	
Accrued Interest and Non-Use Fees	564,731
Limited Tax Obligation Notes	140,000
Due in More Than One Year:	
Limited Tax Obligation Notes	9,769,000
Subordinate Limited Tax Obligation Bonds	<u>6,252,500</u>
Total Liabilities	<u>16,726,231</u>
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	<u>592,071</u>
Total Deferred Inflows of Resources	<u>592,071</u>
NET POSITION	
Restricted for Emergencies	4,302
Unrestricted	<u>(16,686,677)</u>
Total Net Position	<u><u>\$ (16,682,375)</u></u>

See accompanying Notes to Financial Statements.

SWEETGRASS METROPOLITAN DISTRICT NO. 2
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2019

Functions/Programs	Expenses	Program Revenue Charges for Services	Net (Expense) Revenue and Changes in Net Position Governmental Activities
Governmental Activities:			
General Government	\$ 170,730	\$ -	\$ (170,730)
Interest and Related Costs on Long-Term Debt	868,635	-	(868,635)
	<u>\$ 1,039,365</u>	<u>\$ -</u>	<u>(1,039,365)</u>
General Revenues:			
			521,872
			35,059
			18,448
			-
			2,675
			<u>578,054</u>
			Change in Net Position (461,311)
			Net Position - Beginning of Year <u>(16,221,064)</u>
			Net Position - End of Year <u><u>\$ (16,682,375)</u></u>

See accompanying Notes to Financial Statements.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2
BALANCE SHEET
DECEMBER 31, 2019**

	General Fund
ASSETS	
Unrestricted Cash and Investments	\$ 29,753
Restricted Cash and Investments	3,397
Due from Other Governments	2,979
Prepaid Items	7,727
Property Tax Receivable	592,071
Total Assets	\$ 635,927
DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	\$ 592,071
Total Deferred Inflows of Resources	592,071
FUND BALANCE	
Nonspendable	7,727
Restricted for TABOR	4,302
Restricted for Debt Service	3,397
Unassigned	28,430
Total Fund Balance	43,856
Total Deferred Inflows of Resources and Fund Balance	\$ 635,927

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, 2019**

Total Fund Balance - Total Governmental Fund	\$ 43,856
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.	(564,731)
Some liabilities are not due in the current period and, therefore, are not reported in the fund balance sheet.	
Limited Tax Obligation Notes	(9,909,000)
Subordinate Limited Tax Obligation Bonds	(6,252,500) <u>(16,161,500)</u>
Net Position of Governmental Activities	<u><u>\$ (16,682,375)</u></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, 2019**

	<u>General Fund</u>
REVENUES	
Property Taxes	\$ 521,872
Specific Ownership Taxes	35,059
Net Investment Income	2,675
Intergovernmental - Metro District No. 1	18,448
Total Revenues	<u>578,054</u>
EXPENDITURES	
Current:	
Intergovernmental - Metro District No. 1	150,000
County Treasurer's Fees	7,829
Audit	8,670
Insurance	1,903
Trustee Fees	2,000
Miscellaneous	328
Debt Service:	
Principal	61,000
Interest and Fiscal Charges	330,668
Custodial Fee	3,000
Non-use Fee	34,931
Total Expenditures	<u>600,329</u>
NET CHANGES IN FUND BALANCE	(22,275)
Fund Balance - Beginning of Year	<u>66,131</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 43,856</u></u>

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, 2019**

Net Change in Fund Balance - Total Governmental Fund	\$ (22,275)
<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>	
Payment of Principal	61,000
<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	<u>(500,036)</u>
Change in Net Position of Governmental Activities	<u><u>\$ (461,311)</u></u>

See accompanying Notes to Financial Statements.

SWEETGRASS METROPOLITAN DISTRICT NO. 2
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019

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, 2019

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.

SWEETGRASS METROPOLITAN DISTRICT NO. 2
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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. The adopted budgets for the General Fund and Debt Service fund have been consolidated and reflected as the General Fund Budget for financial reporting purposes.

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, 2019, 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.

SWEETGRASS METROPOLITAN DISTRICT NO. 2
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance and Net Position (Continued)

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.

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). \$4,302 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, 2019 consist of the following:

Unrestricted Cash Deposits	\$ 29,753
Restricted Investments	<u>3,397</u>
Total Cash	<u><u>\$ 33,150</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, 2019, the District's cash deposits had a carrying balance of \$29,753.

**SWEETGRASS METROPOLITAN DISTRICT NO. 2
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

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, 2019, 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>\$ 3,397</u>

As of December 31, 2019, the District had \$3,397 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, 2019

NOTE 4 LONG-TERM OBLIGATIONS

The District's long-term obligations consist of the following for the year ended December 31, 2019:

	Balance at January 1, 2019	Additions	Reductions	Balance at December 31, 2019	Due Within One Year
General Obligation					
Limited Tax Notes:					
Series 2018A	\$ 9,970,000	-	\$ 61,000	\$ 9,909,000	\$ 140,000
Subordinate Limited Tax					
Bond - Series 2018C	6,252,500	-	-	6,252,500	-
Total Long-Term Obligations	<u>\$ 16,222,500</u>	<u>\$ -</u>	<u>\$ 61,000</u>	<u>\$ 16,161,500</u>	<u>\$ 140,000</u>

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, 2019 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 paid \$330,668 of interest and incurred \$330,504 in interest expense as of December 31, 2019.

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, 2019, the District has executed the 2018B Loan Agreement but has not drawn on the loan. The District incurred \$34,931 in non-use fees on the unfunded balance as of December 31, 2019.

SWEETGRASS METROPOLITAN DISTRICT NO. 2
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

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>
2020	\$ 140,000	\$ 329,579	\$ 469,579
2021	160,000	324,036	484,036
2022	170,000	318,729	488,729
2023	180,000	313,091	493,091
2024	190,000	307,962	497,962
2025-2029	1,050,000	1,432,887	2,482,887
2030-2034	1,310,000	1,250,728	2,560,728
2035-2039	1,920,000	995,239	2,915,239
2040-2044	2,530,000	633,836	3,163,836
2045-2048	2,259,000	180,932	2,439,932
Total	<u>\$ 9,909,000</u>	<u>\$ 6,087,019</u>	<u>\$ 15,996,019</u>

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 \$500,200 in interest expense for the year ended December 31, 2019.

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>
2020	\$ -	\$ 500,200	\$ 500,200
2021	-	500,200	500,200
2022	-	500,200	500,200
2023	-	500,200	500,200
2024	-	500,200	500,200
2025-2029	-	2,501,000	2,501,000
2030-2034	-	2,501,000	2,501,000
2035-2039	-	2,501,000	2,501,000
2040-2044	-	2,501,000	2,501,000
2045-2048	6,252,500	1,979,958	8,232,458
Total	<u>\$ 6,252,500</u>	<u>\$ 14,484,958</u>	<u>\$ 20,737,458</u>

SWEETGRASS METROPOLITAN DISTRICT NO. 2
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

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, 2019, 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.

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 2019, Districts No. 1, No. 2, and No. 3 had the same Board of Directors (see Note 6).

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 2019, 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 residential assessment ratio decreased to 7.15% in 2019 causing the mills to increase to 55.663 for taxes to be collected in 2020.

SWEETGRASS METROPOLITAN DISTRICT NO. 2
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 7 INTERGOVERNMENTAL REVENUES AND EXPENDITURES

The following intergovernmental revenue and expenses occurred during fiscal year ended December 31, 2019:

	Sweetgrass Metropolitan District No. 1	Sweetgrass Metropolitan District No. 2	Sweetgrass Metropolitan District No. 3	Total Revenues
Sweetgrass Metropolitan:				
District No. 1	\$ -	\$ 150,000	\$ -	\$ 150,000
District No. 2	18,448	-	-	18,448
District No. 3	13,460	-	-	13,460
Total Expenditures	<u>\$ 31,908</u>	<u>\$ 150,000</u>	<u>\$ -</u>	<u>\$ 181,908</u>

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, 2019. 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.

SWEETGRASS METROPOLITAN DISTRICT NO. 2
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 9 TAX, SPENDING AND DEBT LIMITATIONS (CONTINUED)

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, 2019

	Original & Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 521,871	\$ 521,872	\$ 1
Specific Ownership Taxes	26,094	35,059	8,965
Net Investment Income	-	2,675	2,675
Intergovernmental - Metro District No. 1	41,300	18,448	(22,852)
Total Revenues	<u>589,265</u>	<u>578,054</u>	<u>(11,211)</u>
EXPENDITURES			
Current:			
Intergovernmental - Metro District No. 1	-	150,000	(150,000)
County Treasurer's Fees	7,828	7,829	(1)
Audit	9,000	8,670	330
Insurance	2,000	1,903	97
Trustee Fees	-	2,000	(2,000)
Miscellaneous	10,300	328	9,972
Debt Service:			
Principal	1,644,000	61,000	1,583,000
Interest and Fiscal Charges	898,855	330,668	568,187
Custodial Fee	-	3,000	(3,000)
Non-use fee	-	34,931	(34,931)
Loan Origination Fees	20,000	-	20,000
Total Expenditures	<u>2,591,983</u>	<u>600,329</u>	<u>1,991,654</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(2,002,718)	(22,275)	(1,980,443)
OTHER FINANCING SOURCES			
Proceeds from Debt Instrument	2,000,000	-	2,000,000
Total Other Financing Sources	<u>2,000,000</u>	<u>-</u>	<u>2,000,000</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES	(2,718)	(22,275)	19,557
Fund Balances - Beginning of Year	<u>56,089</u>	<u>66,131</u>	<u>(10,042)</u>
FUND BALANCES - END OF YEAR	<u>\$ 53,371</u>	<u>\$ 43,856</u>	<u>\$ (9,515)</u>