

**LARKRIDGE METROPOLITAN DISTRICT NO. 1**

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: (303) 987-0835  
Fax: (303) 987-2032

June 25, 2020

City of Thornton  
City Clerk  
9500 Civic Center Drive  
Thornton, CO 80229

Via Email: [citymanager@cityofthornton.net](mailto:citymanager@cityofthornton.net)

RE: 2019 Annual Report of the Larkridge Metropolitan District No. 1

Dear Clerk:

Please find enclosed a copy of the 2019 Annual Report for the above-referenced District.

Please acknowledge your receipt of the document by signing this letter below and returning to this office via email to [osmith@sdmsi.com](mailto:osmith@sdmsi.com).

If you have any questions, please contact me.

Sincerely,



Odel Smith  
Assistant to Ann E. Finn  
District Manager

Enclosure

cc: McGeady Becher P.C. – Jennifer Pino  
Division of Local Government  
State Auditor

The above referenced document was received this \_\_\_\_ day of June, 2020.

City of Thornton

By: \_\_\_\_\_

**ANNUAL INFORMATION REPORT**  
**For the year 2019**  
**LARKRIDGE METROPOLITAN DISTRICT NO. 1**

Pursuant to Section XIII of the Service Plan for the above-referenced District, approved by the City of Thornton (“the City”) on February 24, 2004, as Amended and Restated August 9, 2005 and further amended by a First Revision to Amended and Restated Service plan, August 16, 2012, we present the following report of the District's activities from January 1, 2019 to December 31, 2019:

- A. A certificate of compliance with the City Code is attached as Exhibit A.
- B. Intergovernmental Agreements:  
  
The District entered into no new intergovernmental agreements in 2019.
- C. A copy of the 2019 certification of assessed valuation from Adams County is attached as Exhibit B.
- D. The District is exempt from SEC Rule 17 CFR § 240.15c2-12(d)(1)(i).
- E. A copy of the 2019 regular meeting notice is attached as Exhibit C.
- F. A copy of the 2019 Audit is attached as Exhibit D.

## **EXHIBITA**



June 29, 2020

**VIA US MAIL**

City Clerk  
City of Thornton  
Thornton Civic Center  
9500 Civic Center Drive  
Thornton, CO 80229

Re: Larkridge Metropolitan District No. 1  
Annual Report Certificate of City Code Compliance

Dear Sir/Madam:

Pursuant to Section XIII of the Amended and Restated Service Plan for Larkridge Metropolitan District No. 1 (the "District"), an annual report must be submitted to the Thornton City Clerk by June 30th of each year following the preceding reporting year. The annual report must include a "Certificate of Compliance" with the Thornton City Code. The City has informed the District that a letter from the District's general counsel is acceptable.

This letter shall serve as the District's Certificate of City Code Compliance for its 2019 Annual Report. The District, by and through its attorney, states that neither the District nor its attorney has received any notice from the City that it is or has been in non-compliance with any provision of the City Code.

Thank you.

Very truly yours,

McGEADY BECHER P.C.

A handwritten signature in blue ink, appearing to read "MaryAnn M. McGeady".

MaryAnn M. McGeady

## **EXHIBIT B**

Ken Musso  
ASSESSOR



228

Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
PHONE 720.523.6038  
FAX 720.523.6037  
www.adcogov.org

December 1, 2019

LARKRIDGE METRO DISTRICT 1  
Attn: ANN E FINN  
141 UNION BLVD STE 150  
LAKEWOOD CO 80228-1898

To ANN E FINN:

Enclosed is the final 2019 certified value.

This value is subject to change by the State Board of Assessment Appeals and the State Board of Equalization as provided by law.

In accordance with the law, you are directed to certify a mill levy for the year 2019 by December 15, 2019.

Please note: If the mill levy is 0, a DLG form still needs to be returned.

Certification forms should be mailed to: Adams County Finance Department  
4430 S. Adams County Pkwy. Ste. C4000A  
Brighton, CO 80601

Please email completed DLG form to: [MillLevy@adcogov.org](mailto:MillLevy@adcogov.org)  
Questions: 720-523-6189

Sincerely,

A handwritten signature in black ink, appearing to read 'KM', with a long horizontal flourish extending to the right.

Ken Musso  
Adams County Assessor  
KM/cjw

## CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **228 - LARKRIDGE METRO DISTRICT 1**

IN ADAMS COUNTY ON 11/27/2019

New Entity: No

### USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2019 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$854,050
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$23,490,430
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$23,117,860
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$372,570
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

### USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2019 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2019

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$75,641,914
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2019

Data Date: 11/27/2019

EXHIBIT C



PUBLIC NOTICE OF 2019 REGULAR MEETINGS OF THE  
BOARD OF DIRECTORS OF THE  
LARKRIDGE METROPOLITAN DISTRICT NO. 1

PUBLIC NOTICE is hereby given that regular meetings of the Board of Directors of the Larkridge Metropolitan District No. 1, of Adams County, State of Colorado, shall be held on June 11 and October 8, 2019 at 11:00 a.m. at Jordon Perlmutter & Co., 1601 Blake Street, Suite 600, Denver, Colorado 80127. At such meetings, the Board shall conduct the regular business of the District and other business which may come before the Board. All meetings shall be open to the public.

IN WITNESS WHEREOF, this notice is given and duly posted pursuant to statute this 1<sup>st</sup> day of February, 2019.

LARKRIDGE METROPOLITAN  
DISTRICT NO. 1

By: /s/ Ann E. Finn  
Secretary

CERTIFICATION

I certify that this Notice was posted in at least three places within the limits of the Larkridge Metropolitan District No. 1 this \_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_

## **EXHIBIT D**

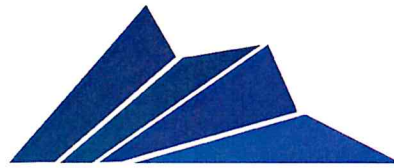
**LARKRIDGE METROPOLITAN  
DISTRICT NO. 1  
Adams County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2019**

**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
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## Dazzo & Associates, PC

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Certified Public Accountants

### INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Larkridge Metropolitan District No. 1  
Adams County, Colorado

We have audited the accompanying financial statements of the governmental activities and each major fund of the Larkridge Metropolitan District No. 1 as of and for the year December 31, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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

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

#### **Auditor's Responsibility**

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

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

8200 South Quebec Street, Suite A3259, Centennial, Colorado 80112  
303-905-0809 • [info@dazziocpa.com](mailto:info@dazziocpa.com)

• Member American Institute of Certified Public Accountants • Member Colorado Society of Certified Public Accountants •

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

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Larkridge Metropolitan District No. 1, as of December 31, 2019, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

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

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Larkridge Metropolitan District No. 1's basic financial statements. The supplementary information and the other information listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic 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 basic financial statements as a whole.

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

*Dussio & Associates, P.C.*

April 21, 2020

## **BASIC FINANCIAL STATEMENTS**

**LARKRIDGE METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2019**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 4,793
Cash and Investments - Restricted	553,759
Accounts Receivable	568
Receivable - County Treasurer	4,868
Property Tax Receivable	13,599
Prepaid Expense	3,740
Capital Assets, Net	394,312
Total Assets	975,639
<b>LIABILITIES</b>	
Accounts Payable	5,831
Accrued Bond Interest Payable	44,881
Noncurrent Liabilities:	
Due Within One Year	210,000
Due In More Than One Year	13,435,744
Total Liabilities	13,696,456
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	13,599
Total Deferred Inflows of Resources	13,599
<b>NET POSITION</b>	
Net Investment in Capital Assets	(648,616)
Restricted For:	
Emergency Reserves	2,100
Unrestricted	(12,087,900)
Total Net Position	\$ (12,734,416)

See accompanying Notes to Basic Financial Statements.



**LARKRIDGE METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF ACTIVITIES**  
**YEAR ENDED DECEMBER 31, 2019**

	Expenses	Charges for Services	Program Revenues		Capital Grants and Contributions	Net Revenues (Expenses) and Change in Net Position
<b>FUNCTIONS/PROGRAMS</b>						
Primary Government:						
Government Activities:						
General Government	\$ 118,611	\$ -	\$ 60,850	\$ -		\$ (57,761)
Interest and related costs on Long-Term Debt	772,569	-	679,497	-		(93,072)
Total Governmental Activities	<u>\$ 891,180</u>	<u>\$ -</u>	<u>\$ 740,347</u>	<u>\$ -</u>		<u>(150,833)</u>
<b>GENERAL REVENUES</b>						
Property Taxes						31,301
Specific Ownership Taxes						63,479
Net Investment Income						10,132
Total General Revenues						<u>104,912</u>
<b>CHANGE IN NET POSITION</b>						(45,921)
Net Position - Beginning of Year						<u>(12,688,495)</u>
<b>NET POSITION - END OF YEAR</b>						<u>\$ (12,734,416)</u>

See accompanying Notes to Basic Financial Statements.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2019**

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash and Investments	\$ 4,793	\$ -	\$ 4,793
Cash and Investments - Restricted	2,100	551,659	553,759
Accounts Receivable	47	521	568
Receivable - County Treasurer	400	4,468	4,868
Property Taxes Receivable	1,118	12,481	13,599
Prepaid Expense	3,740	-	3,740
Total Assets	\$ 12,198	\$ 569,129	\$ 581,327
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts Payable	5,831	\$ -	\$ 5,831
Total Liabilities	5,831	-	5,831
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Property Tax Revenue	1,118	12,481	13,599
Total Deferred Inflows of Resources	1,118	12,481	13,599
<b>FUND BALANCES</b>			
Nonspendable:			
Prepaid Expense	3,740	-	3,740
Restricted:			
Emergency Reserves	2,100	-	2,100
Debt Service	-	556,648	556,648
Unassigned	(591)	-	(591)
Total Fund Balances	5,249	556,648	561,897
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 12,198	\$ 569,129	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Capital Assets, Net	394,312
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Long-term liabilities, including Developer advances and bonds payable, are not due and payable in the current period and, therefore, are not reported as liabilities in the funds.

Bonds Payable	(11,960,000)
Accrued and Unpaid Interest on Subordinate Bonds	(847,253)
Accrued Interest on Bonds	(44,881)
Developer Advance Payable	(435,241)
Accrued Interest on Developer Advance	(403,250)

Net Position of Governmental Activities	\$ (12,734,416)
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See accompanying Notes to Basic Financial Statements.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2019**

	General	Debt Service	Total Governmental Funds
<b>REVENUES</b>			
Property Taxes	\$ 2,573	\$ 28,728	\$ 31,301
Property Taxes Received Through TDA	60,850	679,497	740,347
Specific Ownership Taxes	5,217	58,262	63,479
Net Investment Income	79	10,053	10,132
	<u>68,719</u>	<u>776,540</u>	<u>845,259</u>
Total Revenues	68,719	776,540	845,259
<b>EXPENDITURES</b>			
Current			
Accounting	21,191	-	21,191
Audit	5,500	-	5,500
County Treasurer's Fees	40	444	484
District Management	19,046	-	19,046
Dues and Subscriptions	322	-	322
Insurance and Bonds	3,938	-	3,938
Legal	15,363	-	15,363
Maintenance	17,538	-	17,538
Miscellaneous	348	-	348
Utilities	2,462	-	2,462
Debt Service			
Bond Principal	-	195,000	195,000
Bond Interest Expense	-	566,738	566,738
Paying Agent/Trustee Fees	-	2,250	2,250
Total Expenditures	<u>85,748</u>	<u>764,432</u>	<u>850,180</u>
<b>NET CHANGE IN FUND BALANCES</b>	(17,029)	12,108	(4,921)
Fund Balances - Beginning of Year	<u>22,278</u>	<u>544,540</u>	<u>566,818</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 5,249</u>	<u>\$ 556,648</u>	<u>\$ 561,897</u>

See accompanying Notes to Basic Financial Statements.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2019**

Net Change in Fund Balances - Total Governmental Funds	\$	(4,921)
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay and depreciation in the current period.

Depreciation		(32,863)
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The issuance of long-term debt (e.g., bonds, Developer advances) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Current Year Bond Principal Payments		195,000
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest on Developer Advance		(30,466)
Accrued Interest on Bonds - Change in Liability		874
Accrued Interest on Subordinate Bonds		(191,227)
Subordinate Bond Interest Payment		17,682
		17,682

Changes in Net Position of Governmental Activities	\$	<u>(45,921)</u>
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**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2019**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property Taxes	\$ 2,562	\$ 2,573	\$ 2,573	\$ -
Property Taxes Received Through TDA	60,739	60,850	60,850	-
Specific Ownership Taxes	3,854	5,217	5,217	-
Interest Income	-	79	79	-
Other Income	-	4,252	-	(4,252)
Total Revenues	67,155	72,971	68,719	(4,252)
<b>EXPENDITURES</b>				
Accounting	21,000	21,191	21,191	-
Audit	5,775	5,500	5,500	-
County Treasurer's Fees	38	40	40	-
District Management	14,000	19,046	19,046	-
Dues and Subscriptions	500	322	322	-
Insurance and Bonds	3,800	3,938	3,938	-
Legal	10,000	15,363	15,363	-
Maintenance	10,000	17,538	17,538	-
Miscellaneous	2,000	348	348	-
Utilities	3,000	2,462	2,462	-
Contingency	2,887	4,252	-	4,252
Total Expenditures	73,000	90,000	85,748	4,252
<b>NET CHANGE IN FUND BALANCE</b>	(5,845)	(17,029)	(17,029)	-
Fund Balance - Beginning of Year	22,244	22,278	22,278	-
<b>FUND BALANCE - END OF YEAR</b>	\$ 16,399	\$ 5,249	\$ 5,249	\$ -

See accompanying Notes to Basic Financial Statements.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Larkridge Metropolitan District No. 1 (District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court for Adams County on May 18, 2004, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Thornton, Colorado. The District was established to provide water, storm sewer and sanitary sewer, streets and traffic safety protection, parks and recreation, transportation, mosquito control, and other powers.

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 has no employees, and all operations and administrative functions are contracted.

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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**Government-Wide and Fund Financial Statements**

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

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

**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**Government-Wide and Fund Financial Statements (Continued)**

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.

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

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

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

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

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

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.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**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.

The District has amended its annual budget for the year ended December 31, 2019.

**Pooled Cash and Investments**

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

**Property Taxes**

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

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

**Capital Assets**

Capital assets, which include property and infrastructure assets (e.g. detention ponds and similar items), are reported in the applicable governmental 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. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress, and are not included in the calculation of net investment in capital assets component of the District's net position.



**LARKRIDGE METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019**

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

**Capital Assets (Continued)**

The costs of normal maintenance and repairs that do not add to the value of the asset 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.

Depreciation expense has been computed using the straight-line method over the following estimated economic useful life:

Detention Pond	25 Years
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**Deferred Inflows of Resources**

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

**Equity**

**Net Position**

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by 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.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**Equity (Continued)**

**Fund Balance (Continued)**

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2019, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 4,793
Cash and Investments - Restricted	553,759
Total Cash and Investments	<u>\$ 558,552</u>

Cash and investments as of December 31, 2019, consist of the following:

Deposits with Financial Institutions	\$ 27,731
Investments	530,821
Total Cash and Investments	<u>\$ 558,552</u>

**Deposits with Financial Institutions**

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

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

At December 31, 2019, the District's cash deposits had a bank balance of \$39,116 and a carrying balance of \$27,731.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**Investments**

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

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 or investment custodial risk disclosure requirements for investments that are in the possession of another party.

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

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

As of December 31, 2019, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted Average Under 60 Days	\$ 530,821
		<u>\$ 530,821</u>

**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**CSAFE**

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard & Poor's. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2019, follows:

	Balance - December 31, 2018	Increases	Decreases	Balance - December 31, 2019
Capital Assets, Being Depreciated:				
Detention Pond	\$ 821,484	\$ -	\$ -	\$ 821,484
Total Capital Assets, Being Depreciated	821,484	-	-	821,484
Less Accumulated Depreciation For:				
Detention Pond	394,309	32,863	-	427,172
Total Accumulated Depreciation	394,309	32,863	-	427,172
Total Capital Assets, Being Depreciated, Net	427,175	(32,863)	-	394,312
Capital Assets, Net	<u>\$ 427,175</u>	<u>\$ (32,863)</u>	<u>\$ -</u>	<u>\$ 394,312</u>

Depreciation expense was charged to functions/programs of the District as follows:

Governmental Activities:	
General Government	<u>\$ 32,863</u>
Total Depreciation Expense - Governmental Activities	<u>\$ 32,863</u>

**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 5 LONG-TERM OBLIGATIONS**

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2019:

	Balance - December 31, 2018	Additions	Retirements	Balance - December 31, 2019	Due Within One Year
General Obligation Bonds Payable:					
Series 2012A	\$ 10,000,000	\$ -	\$ -	\$ 10,000,000	\$ 190,000
Series 2012B	215,000	-	195,000	20,000	20,000
Series 2012C - Subordinate Bonds	1,940,000	-	-	1,940,000	-
Accrued and Unpaid Interest:					
Series 2012C - Subordinate Bonds	673,708	191,227	17,682	847,253	-
Funding and Reimbursement Agreement	19,394	-	-	19,394	-
2004 Operations Funding	55,931	-	-	55,931	-
2005 Operations Funding	149,054	-	-	149,054	-
2006 Operations Funding	64,076	-	-	64,076	-
2007 Operations Funding	53,539	-	-	53,539	-
2008 Operations Funding	93,247	-	-	93,247	-
Accrued Interest	372,784	30,466	-	403,250	-
Total	<u>\$ 13,636,733</u>	<u>\$ 221,693</u>	<u>\$ 212,682</u>	<u>\$ 13,645,744</u>	<u>\$ 210,000</u>

The details of the District's long-term obligations are as follows:

**General Obligation Bonds**

\$10,000,000 General Obligation Refunding and Improvement Bonds, Series 2012A (Series 2012A Bonds), and \$1,100,000 General Obligation Bonds (Taxable Convertible to Tax-Exempt), Series 2012B (Series 2012B Bonds), dated August 31, 2012, with interest of 5.375% per annum until such time as the Series 2012B Bonds are no longer outstanding. The Series 2012A Bonds mature December 1, 2034 and the Series 2012B Bonds mature December 1, 2020. The Series 2012A Bonds are subject to early redemption, at the option of the District, on December 1, 2022, and thereafter, without redemption premium. The Series 2012B Bonds are not subject to early redemption. The Series 2012A Bonds are subject to mandatory sinking fund principal payment on December 1, commencing on December 1, 2020. The Series 2012B Bonds are subject to mandatory sinking fund principal payments annually on December 1. The bonds have a reserve requirement of \$529,225. If a withdrawal is made that reduces the reserve balance, the District shall compute an amount necessary in the next Mill Levy certification to replace the funds. The balance in the reserve fund at December 31, 2019, is \$529,225.

\$1,940,000 Subordinate Limited Tax Bonds (Taxable Convertible to Tax-Exempt), Series 2012C (Series 2012C Bonds), dated August 31, 2012, with interest of 7% due annually on December 15, commencing on December 15, 2012. The Series 2012C Bonds were issued for the purpose of financing the acquisition of public improvements. The Series 2012C Bonds are subject to early redemption, at the option of the District, without redemption premium. The Series 2012C Bonds are only payable after provisions have been made for the payment of the Series 2012A and 2012B Bonds.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**General Obligation Bonds (Continued)**

The Bonds are secured by and payable from the Pledged Revenue consisting of monies derived from the imposition of the Mill Levy, net of collection costs, whether received directly by the District or as Tax Increment Revenue pursuant to the Agreement with the Thornton Development Authority (the Authority), and specific ownership taxes.

The District's long-term bond obligations will mature as follows:

NOTE: A schedule of debt service requirements to maturity is not included for the Series 2012C Bonds because principal and interest payments are only made as cash flow is available.

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	210,000	538,575	\$ 748,575
2021	310,000	527,287	837,287
2022	335,000	510,625	845,625
2023	460,000	492,619	952,619
2024	490,000	467,895	957,895
2025 – 2029	3,285,000	1,875,606	5,160,606
2030 – 2034	4,930,000	878,812	5,808,812
Total	<u>\$ 10,020,000</u>	<u>\$ 5,291,419</u>	<u>\$ 15,311,419</u>

**Authorized Debt**

On May 4, 2004, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$39,285,000 at an interest rate not to exceed 12% per annum. On November 2, 2004, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$12,000,000, at an interest rate not to exceed 12% per annum. On May 8, 2012, a majority of the qualified electors of the District authorized the District's indebtedness be increased in an amount not to exceed \$51,285,000, at an interest rate not to exceed 12% per annum. At December 31, 2019, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	May 4, 2004 <u>Authorization</u>	November 2, 2004 <u>Authorization</u>	May 8, 2012 <u>Authorization</u>	Authorization Used for Bonds	Remaining Authorization
Street Improvements	\$ 5,319,669	\$ 500,000	\$ 5,819,669	\$ 5,516,881	\$ 6,122,457
Water	1,376,533	400,000	1,776,533	1,403,935	2,149,131
Sewer and Storm Drainage	5,898,798	3,100,000	8,998,798	6,259,184	11,738,412
Operations	500,000	-	500,000	-	1,000,000
Refunding	13,095,000	4,000,000	17,095,000	-	34,190,000
IGA	13,095,000	4,000,000	17,095,000	-	34,190,000
Total	<u>\$ 39,285,000</u>	<u>\$ 12,000,000</u>	<u>\$ 51,285,000</u>	<u>\$ 13,180,000</u>	<u>\$ 89,390,000</u>

**LARKRIDGE METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Authorized Debt (Continued)**

Pursuant to the Service Plan and the Amendment, the District is permitted to issue bond indebtedness of up to \$14,500,000 for property within the initial District boundaries and \$3,500,000 when the future inclusion area parcel is included in the District's boundaries for a total limit of \$18,000,000. Any increase in the debt limit will be considered a material modification of the District's Service Plan which would require approval from the City of Thornton. The District has issued \$13,180,000 of debt under this limit. The District can issue only an additional \$4,820,000 of new money debt per the limit established in the District's Service Plan without approval from the City of Thornton to modify the Service Plan.

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.

**Developer Advances**

The District has entered into Funding and Reimbursement Agreements with the Developer as follows:

**Funding and Reimbursement Agreement**

The District and JP Thornton LLC (the Developer) entered into a Funding and Reimbursement Agreement (General District Improvements) dated August 10, 2004. Pursuant to the Funding and Reimbursement Agreement, the Developer has agreed to advance funds to the District for the construction of Initial Public Improvements and Additional Public Improvements (as such terms are defined in the Funding and Reimbursement Agreement). The District has agreed to reimburse the Developer for funds advanced under the Funding and Reimbursement Agreement, together with interest thereon at the rate of 7% per annum, from the proceeds of the bonds to the extent of the amounts advanced for the Initial Public Improvements and the Additional Public Improvements.

**Project Funding Agreement**

The District and the Developer entered into a Project Funding Agreement (Developer Improvements) (TDA Improvements), dated August 10, 2004. Pursuant to the Project Funding Agreement, the Developer has agreed to advance funds for financing the costs associated with the construction of Developer Improvements and TDA Improvements. Costs associated with the construction of the Developer Improvements and the TDA Improvements are defined in the Project Funding Agreement as the "Developer Construction Related Expenses" and the "TDA Construction Related Expenses," respectively. On August 31, 2012, the District and the Developer entered into an Acknowledgment of Reimbursement pursuant to Project Funding Agreement (TDA Improvements). There are currently no amounts due and owing under the Project Funding Agreement, though it remains in effect and additional funds may be advanced in the future.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Developer Advances (Continued)**

**Project Funding Agreement (Continued)**

The District and the Developer entered into a Project Funding Agreement (Future Improvements), dated June 10, 2014, pursuant to which the Developer agrees to incur the costs of designing, planning and constructing the Future Improvements (Future Expenses). The Future Expenses must be verified by an independent engineer (Verified Costs) and shall not exceed \$59,999 for any single Future Improvements project, in order to qualify for reimbursement under this Agreement. The District agrees to appropriate amounts each year for reimbursement of Verified Costs to the Developer, to the extent that the District has revenue available after the imposition and collection of its mill levy, payment of operation and maintenance costs of the District, allocations of amounts required for repair, replacement or depreciation, and after payment of debt service requirements on existing debt. Interest on the Verified Costs shall accrue at 7% per annum.

**Operations Funding Agreements**

The District and the Developer have entered into several Operations Funding Agreements (the Operations Funding Agreements). Pursuant to the Operations Funding Agreements, the Developer has agreed to advance funds to the District to pay the operations and maintenance expenses of the District. The District has agreed to: (i) use its reasonable efforts to impose and collect its operations mill levy and to impose and collect its rates, fees, tolls and charges in the minimum amounts set forth in the District's Service Plan; and (ii) repay the amounts advanced by the Developer under the Operations Funding Agreements, together with interest at the rate of 7%, to the extent that it has funds available after the payment of its annual debt service payments and operations and maintenance expenses. The repayment obligation of the District is specifically subordinate to the District's annual debt service obligations except under the conditions set forth in the Operations Funding Agreements.



**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 6 NET POSITION**

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2019, the District had net investment in capital assets calculated as follows:

Net Investment in Capital Assets:	
Capital Assets, Net	\$ 394,312
Current and Noncurrent Portion of Long-Term Obligations - Bonds	(1,091,504)
Portion of Debt Related to Developer Advances	(1,770)
Portion of Debt Related to Restricted Cash and Investments	50,346
Net Investment in Capital Assets	<u>\$ (648,616)</u>

Restricted assets include net position that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2019, as follows:

Restricted Net Position:	
Emergencies	\$ 2,100
Total Restricted Net Position	<u>\$ 2,100</u>

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

**NOTE 7 DISTRICT AGREEMENTS**

**Tax Increment Sharing Agreement**

The District has entered into a Tax Increment Sharing Agreement with the Thornton Development Authority (Authority), dated as of June 9, 2004, regarding the sharing of Tax Increment Revenues generated within the District. The Tax Increment Sharing Agreement provides that in consideration for the District providing public improvements and services, the Authority agrees that the portion of revenues which it receives as a result of ad valorem property tax increments, which are attributable to the District's current and future levy of ad valorem taxes on property within the Development and encompassed by the Urban Renewal Plan, shall be segregated upon receipt and shall be remitted by the Authority to the District within 45 days of the end of each quarter.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019**

**NOTE 7 DISTRICT AGREEMENTS (CONTINUED)**

**Construction IGA**

The District has entered into an Intergovernmental Agreement regarding Construction of Public Improvements (the Construction IGA) with the Authority, dated as of June 9, 2004, regarding the construction of public improvements. Pursuant to the Construction IGA, the District has agreed to construct street, water, sewer, and other public improvements to benefit the Urban Renewal Project Area, and the Authority has agreed to finance the cost of such improvements. The Authority anticipates using the net proceeds of its proposed bonds to fulfill its obligations under the Construction IGA.

**City of Thornton IGA**

The District has entered into an intergovernmental agreement with the city of Thornton (the City), dated June 9, 2004, as amended September 13, 2005, and August 28, 2012 (the City IGA), regarding the District's Service Plan. In the City IGA, the District agrees not to do the following without the prior approval of the City: (i) change its boundaries; (ii) refund its outstanding bonds (which would include the Series 2012A, 2012B and 2012C Bonds) so as to extend the maturity or increase total debt service; (iii) impose capital fees or exactions; (iv) consolidate with any other special district; (v) acquire, own, manage, adjudicate or develop water rights or resources; (vi) use its power of eminent domain for any real property; (vii) apply for Greater Outdoors Colorado Trust Fund grants or other state or federal grants; (viii) permit bond documents which provide acceleration of debt against the issuer as a remedy; (ix) provide services outside its boundaries except as necessary to construct, operate and maintain the public improvements set forth in its Service Plan; and (x) own, operate or otherwise allow telecommunication facilities in such a way as to affect the ability of the City to expand the City's telecommunications facilities or impair the City's existing telecommunication facilities. The District further agrees that, once the District's outstanding debt has been retired, upon a determination by the City Council that the purposes for which the District was created have been accomplished the District shall take all actions necessary to dissolve. The District agrees that it is subject to the City's zoning, subdivision building code, and other land use requirements. Prior to the issuance of bonds, the District is to provide the City with an opinion of bond counsel that the bond issue satisfies the Taxpayer Bill of Rights requirements set forth in Article X, Section 20 of the Colorado Constitution and an opinion of the District's counsel that the bond issue is in conformity with the District's Service Plan. The City agrees that it will not impose any growth limitations on a property within the District's boundaries. The Mill Levy Cap set forth in the Service Plan is 50 mills. The City agrees that any portion of the District's debt with respect to which the Debt to Assessed Valuation is less than 50%, the District will be permitted to impose a mill levy that shall not be subject to the Mill Levy Cap. The City further agrees that in the event the method of calculating assessed valuation is changed by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut or abatement, the Mill Levy Cap may be increased or decreased to reflect such change.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019**

**NOTE 7 DISTRICT AGREEMENTS (CONTINUED)**

**Construction Management Agreement**

The District entered into a Construction Management Agreement with Jordon Perlmutter & Co. dated September 9, 2004. Under the terms of such agreement, the District retains Jordon Perlmutter & Co. to provide consulting services for the construction of certain improvements set forth in the District's Service Plan, as well as certain improvements which the District will be constructing on behalf of and subject to funding by the Authority and the Developer. Pursuant to this agreement, Jordon Perlmutter & Co. will be retained to supervise all engineers, consultants, and contractors, conduct competitive bid procedures, and related construction activities. Under the terms of this agreement, Jordon Perlmutter & Co. would be paid a fee of 3.5% of the hard costs and 6% of certain soft costs associated with the construction of such improvements.

**Construction Management/Project Management Agreement**

The District entered into a Construction Management/Project Management Agreement with Jordon Perlmutter & Co. dated September 9, 2004. Under the terms of such agreement, the District retains Jordon Perlmutter & Co. to provide consulting services for the construction of certain improvements set forth in the District's Service Plan, as well as certain improvements which the District will be constructing on behalf of and subject to funding by the Authority and the Developer. Pursuant to this agreement, Jordon Perlmutter & Co. will be retained to supervise all engineers, consultants and contractors, conduct competitive bid procedures, assist the District with certain project management and administrative activities, including assisting the District in preparing a work budget, reviewing and giving recommendation of approval on change orders, attending District board meetings, assisting the District in processing a Service Plan Amendment, and managing compliance with applicable provisions of the laws, rules and regulations of all governing jurisdictions. Under the terms of this agreement, Jordon Perlmutter & Co. would be paid a fee of 9% of the hard costs and 6% of the soft costs of such improvements.

**NOTE 8 RELATED PARTY**

The Developer of the property which constitutes the District is JP Thornton LLC. Jordon Perlmutter & Co. has an interest in the Developer. The majority of the members of the Board of Directors are employees, owners or are otherwise associated with Jordon Perlmutter & Co. and with the Developer and may have conflicts of interest in dealing with the District.

**NOTE 9 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). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 9 RISK MANAGEMENT (CONTINUED)**

The District pays annual premiums to the Pool for liability, property, public officials' liability, and workers' compensation 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 10 TAX, SPENDING, AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations that 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.

On May 8, 2012, a majority of the District's electors authorized the District to collect and spend or retain in a reserve the full amount of all currently levied taxes and fees from the District annually, without regard to any limitations under TABOR.

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

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

**SUPPLEMENTARY INFORMATION**

**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2019**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property Taxes	\$ 28,611	\$ 28,728	\$ 28,728	\$ -
Property Taxes Received Through TDA	678,254	679,497	679,497	-
Specific Ownership Taxes	43,032	58,262	58,262	-
Net Investment Income	1,000	10,053	10,053	-
Other Income	-	15,568	-	(15,568)
Total Revenues	<u>750,897</u>	<u>792,108</u>	<u>776,540</u>	<u>(15,568)</u>
<b>EXPENDITURES</b>				
County Treasurer's Fees	429	444	444	-
Bond Principal - Series 2012 B	195,000	195,000	195,000	-
Bond Interest - Series 2012 A	537,500	537,500	537,500	-
Bond Interest - Series 2012 B	11,556	11,556	11,556	-
Bond Interest - Series 2012 C	5,000	17,682	17,682	-
Paying Agent Fees	2,250	2,250	2,250	-
Contingency	2,265	15,568	-	15,568
Total Expenditures	<u>754,000</u>	<u>780,000</u>	<u>764,432</u>	<u>15,568</u>
<b>NET CHANGE IN FUND BALANCE</b>	(3,103)	12,108	12,108	-
Fund Balance - Beginning of Year	<u>533,706</u>	<u>544,540</u>	<u>544,540</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 530,603</u>	<u>\$ 556,648</u>	<u>\$ 556,648</u>	<u>\$ -</u>

## OTHER INFORMATION

**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2019**

General Obligation Refunding & Improvement Bonds - Series 2012A & Series 2012B  
Interest Rate - 5.375%, Dated August 31, 2012  
Payable June 1 and December 1, Principal Due December 1

Year Ending December 31	Series 2012A - \$10,000,000 Tax-Exempt			Series 2012B - \$1,100,000 Taxable (Convertible to Tax-Exempt)		
	Principal	Interest	Total	Principal	Interest	Total
	2020	\$ 190,000	\$ 537,500	\$ 727,500	\$ 20,000	\$ 1,075
2021	310,000	527,287	837,287	-	-	-
2022	335,000	510,625	845,625	-	-	-
2023	460,000	492,619	952,619	-	-	-
2024	490,000	467,895	957,895	-	-	-
2025	580,000	441,556	1,021,556	-	-	-
2026	620,000	410,381	1,030,381	-	-	-
2027	650,000	377,056	1,027,056	-	-	-
2028	700,000	342,119	1,042,119	-	-	-
2029	735,000	304,494	1,039,494	-	-	-
2030	785,000	264,987	1,049,987	-	-	-
2031	825,000	222,794	1,047,794	-	-	-
2032	880,000	178,450	1,058,450	-	-	-
2033	925,000	131,150	1,056,150	-	-	-
2034	1,515,000	81,431	1,596,431	-	-	-
Total	<u>\$ 10,000,000</u>	<u>\$ 5,290,344</u>	<u>\$ 15,290,344</u>	<u>\$ 20,000</u>	<u>\$ 1,075</u>	<u>\$ 21,075</u>



**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)  
DECEMBER 31, 2019**

Year Ending December 31	Totals		
	Principal	Interest	Total
2020	\$ 210,000	\$ 538,575	\$ 748,575
2021	310,000	527,287	837,287
2022	335,000	510,625	845,625
2023	460,000	492,619	952,619
2024	490,000	467,895	957,895
2025	580,000	441,556	1,021,556
2026	620,000	410,381	1,030,381
2027	650,000	377,056	1,027,056
2028	700,000	342,119	1,042,119
2029	735,000	304,494	1,039,494
2030	785,000	264,987	1,049,987
2031	825,000	222,794	1,047,794
2032	880,000	178,450	1,058,450
2033	925,000	131,150	1,056,150
2034	1,515,000	81,431	1,596,431
Total	<u>\$ 10,020,000</u>	<u>\$ 5,291,419</u>	<u>\$ 15,311,419</u>

NOTE: A schedule of debt service requirements to maturity is not included for the Series 2012C Bonds because principal and interest payments are only made as cash flow is available, subject to the provisions outlined in Note 5.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1  
SUMMARY OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2019**

Year Ended December 31,	Prior Year Gross Assessed Valuation for Current Year Property Tax Levy	Prior Year Net Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Taxes		Percentage Collected to Levied
			Operations	Debt Service	Levied	Collected	
2015	\$ 21,049,130	\$ 1,557,990	3.000	33.500	\$ 56,867	\$ 56,890	100.04 %
2016	20,907,350	1,547,500	3.000	33.500	56,484	56,412	99.87
2017	20,849,880	1,572,760	3.000	33.500	57,406	57,171	99.59
2018	21,438,620	1,617,190	3.000	33.500	59,028	59,005	99.96
2019	21,408,760	854,050	3.000	33.500	31,173	31,301	100.41

Estimated for Year  
Ending December 31,  
2020

\$ 23,490,430	\$ 372,570	3.000	33.500	\$ 13,599
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NOTE: Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy if delinquent taxes are collected.