

# TRADITIONS METROPOLITAN DISTRICT

## 2019 ANNUAL REPORT TO THE CITY OF AURORA

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Pursuant to the Consolidated Service Plan dated August 8, 2003 and the First Amendment to the Consolidated Service Plan of Traditions Metropolitan District Nos. 1 & 2 dated November 14, 2016, the District is required to provide an annual report to the City of Aurora (the “City”) with regard to the following matters:

**For the year ending December 31, 2019, the District makes the following report:**

**1. Boundary changes made or proposed:**

There were no boundary changes made or proposed during 2019.

**2. Intergovernmental Agreements with other governmental entities entered into or proposed:**

The District did not enter into any Intergovernmental Agreements in 2019.

**3. Changes or proposed changes in the District’s policies:**

There were no changes or proposed changes in the District’s policies during 2019.

**4. Changes or proposed changes in the District’s operations:**

There were no changes or proposed changes in the District’s operations during 2019.

**5. Any changes in the financial status of the District including revenue projections, or operating costs:**

A copy of the District’s 2019 budget, including revenue projections and operating costs, is attached hereto as **Exhibit A**.

**6. A summary of any litigation which involves the District:**

To our actual knowledge, based on review of the court records in Arapahoe County, there is no litigation involving the District as of December 31, 2019.

**7. Proposed development plans for the year immediately following the year summarized in the annual report:**

The District has no planned development for 2019. Based on information available to the District from third parties, the District anticipates that homebuilders will construct approximately 20 additional residences during 2019.

**8. Status of District's Public Improvement Construction Schedule:**

The principal public infrastructure necessary to support the planned 972 homes within the development has been completed.

**9. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by Aurora:**

No update since the filing of the 2008 Annual Report. All principal public infrastructure has been completed.

**10. Summary of current assessed valuation of the District:**

The District received a certification of valuation from the Arapahoe County Assessor that reports a taxable assessed valuation for 2019 of \$23,163,034.00.

**Traditions Metropolitan District  
Supplement to the 2019 Annual Report**

**Summary of Financial Information**

**1. Assessed value of taxable property within the District:**

The District received a certification of valuation from the Arapahoe County Assessor that reports a taxable assessed valuation for 2019 of \$23,163,034.00.

**2. Total acreage of property within the District:**

The total acreage of property within the District is approximately 319 acres.

**3. The District's indebtedness (stated separately for each class of debt):**

General Obligation Refunding Bonds, Series 2016 in the amount of \$13,545,000

**4. The District's debt service (stated separately for each class of debt):**

See the District's 2019 budget attached as **Exhibit A**.

**5. The District's tax revenue:**

In 2019, the District certified 40.725 mills, which is expected to produce \$943,315 in revenue to be collected in 2019.

**6. Other revenues of the District:**

See the District's 2019 budget attached as **Exhibit A**.

**7. Public improvement expenditures:**

See the District's 2019 budget attached as **Exhibit A**.

**8. Other expenditures:**

See the District's 2019 budget attached as **Exhibit A** and the District's 2018 Audit attached hereto as **Exhibit B**.

**EXHIBIT A**  
**2019 Budget**

**TRADITIONS METROPOLITAN DISTRICT**  
**2019**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2019 budget for the Traditions Metropolitan District.

The Traditions Metropolitan District has adopted two separate funds, a General Fund to provide for the payment of general operating and maintenance expenditures; and a Debt Service Fund to provide for payments on the outstanding general obligation debt..

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

The primary source of revenue for the District in 2019 will be property taxes. The District intends to impose a 40.725 mill levy on the property within the District for 2019, of which 2.487 mills will be dedicated to the General Fund and the balance of 38.238 mills will be allocated to the Debt Service Fund. The total mill levy includes a temporary reduction for 2019 of approximately 1.398 mills due to over collection of property taxes in 2018. The total mill levy in 2020 is anticipated to be approximately 44.610 mills, of which 3.885 mills will be dedicated to the General Fund and the balance of 38.238 mills will be allocated to the Debt Service Fund.

**Traditions Metropolitan District**  
**FKA Traditions Metropolitan District No. 2**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2019**

	Actual <u>2017</u>	Adopted Budget <u>2018</u>	Actual 6/30/2018	Estimate <u>2018</u>	Adopted Budget <u>2019</u>
Beginning fund balance	\$ 3,530	\$ 73,856	\$ 74,809	\$ 74,809	\$ 181,041
Revenues:					
Property taxes	89,978	122,393	121,498	122,393	57,607
Specific ownership taxes	7,705	8,568	4,560	9,000	4,066
Other income	<u>39</u>	<u>-</u>	<u>15</u>	<u>25</u>	<u>-</u>
Total revenues	<u>97,722</u>	<u>130,961</u>	<u>126,072</u>	<u>131,418</u>	<u>61,673</u>
Total funds available	<u>101,252</u>	<u>204,817</u>	<u>200,881</u>	<u>206,227</u>	<u>242,714</u>
Expenditures:					
Accounting	9,737	10,000	1,596	9,000	10,000
Legal	11,655	10,000	4,051	10,000	10,000
Insurance	2,706	3,000	2,800	2,800	3,000
Miscellaneous	195	500	12	250	500
Treasurer fees	1,350	1,836	1,823	1,836	864
Director Fees	800	1,800	-	1,300	1,800
Emergency reserve (3%)	-	760	-	-	731
Contingency	<u>-</u>	<u>176,921</u>	<u>-</u>	<u>-</u>	<u>215,819</u>
Total expenditures	<u>26,443</u>	<u>204,817</u>	<u>10,282</u>	<u>25,186</u>	<u>242,714</u>
Ending fund balance	<u>\$ 74,809</u>	<u>\$ -</u>	<u>\$ 190,599</u>	<u>\$ 181,041</u>	<u>\$ -</u>
Assessed Valuation		<u>\$ 18,829,694</u>			<u>\$ 23,163,034</u>
Mill levy		<u>6.500</u>			<u>2.487</u>

**Traditions Metropolitan District**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2019**

	Actual <u>2017</u>	Adopted Budget <u>2018</u>	Actual 6/30/2018	Estimate <u>2018</u>	Adopted Budget <u>2019</u>
Beginning fund balance	\$ 281,794	\$ 222,307	\$ 234,018	\$ 234,018	\$ 408,663
Revenues:					
Property taxes	484,499	720,010	714,747	720,101	885,708
Specific ownership taxes	41,488	50,401	26,825	53,500	62,000
Interest income	<u>5,360</u>	<u>3,000</u>	<u>4,861</u>	<u>8,000</u>	<u>3,000</u>
Total revenues	<u>531,347</u>	<u>773,411</u>	<u>746,432</u>	<u>781,601</u>	<u>950,708</u>
Total funds available	<u>813,141</u>	<u>995,718</u>	<u>980,450</u>	<u>1,015,619</u>	<u>1,359,371</u>
Expenditures:					
Bond interest - 2016	571,451	591,456	295,578	591,156	591,156
Paying agent fees	400	5,000	-	5,000	5,000
Treasurer fees	<u>7,271</u>	<u>10,800</u>	<u>10,722</u>	<u>10,800</u>	<u>13,286</u>
Total expenditures	<u>579,122</u>	<u>607,256</u>	<u>306,300</u>	<u>606,956</u>	<u>609,442</u>
Ending fund balance	<u>\$ 234,018</u>	<u>\$ 388,462</u>	<u>\$ 674,150</u>	<u>\$ 408,663</u>	<u>\$ 749,929</u>
Senior Surplus Max req	<u>\$ 500,000</u>	<u>\$ 500,000</u>		<u>\$ 500,000</u>	<u>\$ 500,000</u>
Assessed Valuation		<u>\$ 18,829,694</u>			<u>\$ 23,163,034</u>
Mill Levy		<u>38.238</u>			<u>38.238</u>
Total Mill Levy		<u>44.738</u>			<u>40.725</u>

**EXHIBIT B**  
**2018 Audit**



TRADITIONS METROPOLITAN DISTRICT  
FKA TRADITIONS METROPOLITAN DISTRICT NO. 2

Financial Statements

Year Ended December 31, 2018

with

Independent Auditor's Report

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# HIRATSUKA & ASSOCIATES, L.L.P.

CERTIFIED PUBLIC ACCOUNTANTS & BUSINESS ADVISORS

## **INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Traditions Metropolitan District No. 2  
Arapahoe County, Colorado

We have audited the accompanying financial statements of the governmental activities and each major fund of the Traditions Metropolitan District No. 2 (the District), Arapahoe County, Colorado, as of and for the year ended December 31, 2018, 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 (U.S. GAAP); this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards 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 of material misstatement.

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

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

### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of Traditions Metropolitan District No. 2, Arapahoe County, Colorado, as of December 31, 2018, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with U.S. GAAP.

### **Other Matters**

#### *Required Supplementary Information*

Management has not presented Management's Discussion and Analysis. Such missing information, although not a part of the basic financial statements, is required by GASB, 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 the missing information.

*Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Debt Service Fund and Summary of Assessed Valuation, Mill Levy and Property Taxes Collected were presented for the purpose of additional analysis and was not a required part of the financial statements.

The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Debt Service Fund and Summary of Assessed Valuation, Mill Levy and Property Taxes Collected are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

The Continuing Disclosure Annual Financial Information – Unaudited as listed in the table of contents 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.

*Hiratsuka & Associates, LLP*

September 18, 2019  
Wheat Ridge, Colorado

TRADITIONS METROPOLITAN DISTRICT NO. 2

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

	<u>General</u>	Debt <u>Service</u>	<u>Total</u>	<u>Adjustments</u>	Statement of <u>Net Position</u>
<b>ASSETS</b>					
Cash and investments	\$ 172,370	\$ -	\$ 172,370	\$ -	\$ 172,370
Cash and investments - restricted	731	413,855	414,586	-	414,586
Receivable County Treasurer	729	4,290	5,019	-	5,019
Property taxes receivable	57,606	885,708	943,314	-	943,314
Prepaid expenses	2,725	-	2,725	-	2,725
Prepaid bond insurance, net of amortization	-	-	-	76,047	76,047
Total Assets	<u>234,161</u>	<u>1,303,853</u>	<u>1,538,014</u>	<u>76,047</u>	<u>1,614,061</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
Deferred loss on refunding	-	-	-	164,572	164,572
Total Deferred Outflows of Resources	-	-	-	<u>164,572</u>	<u>164,572</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 234,161</u>	<u>\$ 1,303,853</u>	<u>\$ 1,538,014</u>		
<b>LIABILITIES</b>					
Accounts payable	\$ 1,454	\$ -	\$ 1,454	-	1,454
Accrued interest on bonds	-	-	-	49,263	49,263
Long-term liabilities:					
Due in more than one year	-	-	-	13,617,883	13,617,883
Total Liabilities	<u>1,454</u>	<u>-</u>	<u>1,454</u>	<u>13,667,146</u>	<u>13,668,600</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred property taxes	<u>57,606</u>	<u>885,708</u>	<u>943,314</u>	<u>-</u>	<u>943,314</u>
Total Deferred Inflows of Resources	<u>57,606</u>	<u>885,708</u>	<u>943,314</u>	<u>-</u>	<u>943,314</u>
<b>FUND BALANCE</b>					
Nonspendable:					
Prepays	2,725	-	2,725	(2,725)	-
Restricted:					
Emergencies	731	-	731	(731)	-
Debt service	-	418,145	418,145	(418,145)	-
Unassigned	<u>171,645</u>	<u>-</u>	<u>171,645</u>	<u>(171,645)</u>	<u>-</u>
Total Fund Balances	<u>175,101</u>	<u>418,145</u>	<u>593,246</u>	<u>(593,246)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 234,161</u>	<u>\$ 1,303,853</u>	<u>\$ 1,538,014</u>		
<b>NET POSITION</b>					
Restricted for:					
Emergencies				731	731
Debt service				368,882	368,882
Unrestricted				<u>(13,202,894)</u>	<u>(13,202,894)</u>
Total Net Position (Deficit)				<u>\$ (12,833,281)</u>	<u>\$ (12,833,281)</u>

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

TRADITIONS METROPOLITAN DISTRICT NO. 2

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

For the Year Ended December 31, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES					
Accounting and audit	\$ 9,447	\$ -	\$ 9,447	\$ -	\$ 9,447
Legal	15,896	-	15,896	-	15,896
Insurance	2,800	-	2,800	-	2,800
Miscellaneous	160	-	160	-	160
Directors' fees and related taxes	900	-	900	-	900
Treasurer's fees	1,837	10,804	12,641	-	12,641
Bond interest expense	-	591,156	591,156	5,218	596,374
Amortization of bond insurance	-	-	-	4,140	4,140
Paying agent fees	-	650	650	-	650
	<u>31,040</u>	<u>602,610</u>	<u>633,650</u>	<u>9,358</u>	<u>643,008</u>
Total Expenditures					
GENERAL REVENUES					
Property taxes	122,392	720,009	842,401	-	842,401
Specific ownership taxes	8,894	52,323	61,217	-	61,217
Interest income	46	14,405	14,451	-	14,451
	<u>131,332</u>	<u>786,737</u>	<u>918,069</u>	<u>-</u>	<u>918,069</u>
Total General Revenues					
NET CHANGE IN FUND BALANCES	100,292	184,127	284,419	(284,419)	
CHANGES IN NET POSITION				275,061	275,061
FUND BALANCE/NET POSITION:					
BEGINNING OF YEAR	<u>74,809</u>	<u>234,018</u>	<u>308,827</u>	<u>(13,417,169)</u>	<u>(13,108,342)</u>
END OF YEAR	<u>\$ 175,101</u>	<u>\$ 418,145</u>	<u>\$ 593,246</u>	<u>\$ (13,426,527)</u>	<u>\$ (12,833,281)</u>

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

TRADITIONS METROPOLITAN DISTRICT NO. 2

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

For the Year Ended December 31, 2018

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES			
Property taxes	\$ 122,393	\$ 122,392	\$ (1)
Specific ownership taxes	8,568	8,894	326
Interest income	<u>-</u>	<u>46</u>	<u>46</u>
Total Revenues	<u>130,961</u>	<u>131,332</u>	<u>371</u>
EXPENDITURES			
Accounting and audit	10,000	9,447	553
Legal	10,000	15,896	(5,896)
Insurance	3,000	2,800	200
Miscellaneous	500	160	340
Directors' fees and related taxes	1,800	900	900
Treasurers fees	1,836	1,837	(1)
Contingency	176,921	-	176,921
Emergency reserve	<u>760</u>	<u>-</u>	<u>760</u>
Total Expenditures	<u>204,817</u>	<u>31,040</u>	<u>173,777</u>
CHANGE IN FUND BALANCE	(73,856)	100,292	174,148
FUND BALANCE - BEGINNING OF YEAR	<u>73,856</u>	<u>74,809</u>	<u>953</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 175,101</u>	<u>\$ 175,101</u>

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

# TRADITIONS METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

### Note 1: Summary of Significant Accounting Policies

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

#### Definition of Reporting Entity

The District was organized in 2003 under the name of Traditions Metropolitan District No. 2, concurrently with Traditions Metropolitan District No. 1 (“District No. 1”), as a quasi-municipal organization established under the State of Colorado Special District Act. On November 14, 2016, the City approved a First Amendment to the Consolidated Service Plan. On November 7, 2017, the district court granted an order changing the District’s name to Traditions Metropolitan District. The District was organized to provide water, wastewater, park and recreation, and other related improvements for the benefit of taxpayers and service users located within the City. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

The District serves as the “Taxing District” while District No.1 serves as the “Operating District”. The Operating District is responsible for providing the day to day operations and administrative management for both Districts. District No. 1 dissolved in 2011 and the day to day operating and administration were transferred to the District.

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

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

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



# TRADITIONS METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

### Basis of Presentation

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

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

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

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

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

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

TRADITIONS METROPOLITAN DISTRICT  
Notes to Financial Statements  
December 31, 2018

The District reports the following major governmental funds:

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

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

Budgetary Accounting

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

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

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

Deposits and Investments

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

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

# TRADITIONS METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

### Estimates

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

### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category. This item is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. (See Note 3).

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

### Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net assets.

### Original Issue Premium, Prepaid Bond Insurance and Deferred Loss on Refunding

The Original Issue Premium and Prepaid Bond Insurance from the Series 2016 Bonds are being amortized over the life of the bonds using the effective interest method. The Deferred Loss on Refunding on the Series 2016 Bonds is being amortized over the life of the refunded bonds using the straight-line method. Accumulated amortization of the Original Issue Premium, Prepaid Bond Insurance, and Deferred Loss on Refunding amounted to \$8,133, \$8,487 and \$18,753 respectively, at December 31, 2018.

# TRADITIONS METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

### Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April 30, or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August, and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

### Fund Equity

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

### Nonspendable Fund Balance

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

The nonspendable fund balance in the General Fund in the amount of \$2,725 represents prepaid expenditures.

### Restricted Fund Balance

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

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$731 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$418,145 is reserved for the payment of the General Obligation bonds (see Note 3).

## TRADITIONS METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2018

#### Committed Fund Balance

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

#### Assigned Fund Balance

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

#### Unassigned Fund Balance

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

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

#### Net Position

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

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

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

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

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

TRADITIONS METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2018

Note 2: Cash and Investments

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

Statement of Net Position:

Cash and investments	\$ 172,370
Cash and investments – Restricted	<u>414,586</u>
Total	\$ <u>586,956</u>

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

Deposits with financial institutions	\$ 3,561
Investments – COLOTRUST	<u>583,395</u>
	\$ <u>586,956</u>

Deposits

Custodial Credit Risk

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

The District follows state statutes for deposits. None of the District’s deposits were exposed to custodial credit risk.

Investments

Custodial and Concentration of Credit Risk

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

Interest Rate Risk

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

# TRADITIONS METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

### Credit Risk

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

### Investment Valuation

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

As of December 31, 2018, the District had the following investment:

### COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST") is rated AAAM by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint ventures established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. The trusts operate similarly to a money market fund with each share maintaining a value of \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. Designated custodian banks provide safekeeping and depository services to the trusts. Substantially all securities owned by the trusts are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians' internal records identify the investments owned by COLOTRUST. At December 31, 2018, the District had \$583,395 invested in COLOTRUST.

TRADITIONS METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2018

Note 3: Long Term Debt

\$13,545,000 General Obligation Limited Tax Refunding Bonds, Series 2016

On December 13, 2016, the District issued \$13,545,000 of General Obligation Refunding Bonds, Series 2016, (“Series 2016 Bonds”) dated December 13, 2016, for the purpose of refunding the District’s General Obligation Limited Tax (convertible to unlimited tax) Bonds Series 2006, maturing on and after December 1, 2016, in the amount of \$4,495,000, refunding the District’s Subordinate General Obligation (limited tax convertible to unlimited tax) Convertible Capital Appreciation Bonds Series 2008, maturing on and after December 15, 2016, in the amount of \$8,780,000, purchasing a municipal bond insurance policy, and paying the costs of the issuance of the Bonds. The 2016 Bonds bear interest at rates from 4% to 5%, payable semiannually on each June 1 and December 1, commencing on June 1, 2017, and mature on December 1, 2046. The Bonds are subject to early redemption at the option of the District commencing December 1, 2026 without redemption premium, and are subject to mandatory sinking fund redemption, prior to maturity, commencing on December 1, 2027. The 2016 Bonds are secured by Pledged Revenues including the Required Mill Levy and the Specific Ownership Taxes related to the Required Mill Levy.

As a result of the issuance of the Series 2016 Bonds, the refunded bonds are considered to be defeased and the liabilities have been removed from the governmental activities column of the statement of net position. The reacquisition price of the old debt exceeded the net carrying amount by \$183,325. This amount is recorded as a deferred outflow and is being amortized over the life of the refunded bonds. The refunding resulted in an economic gain of \$4,243,268 due to the average interest rate of the Series 2016 Bonds being lower than the refunded bonds.

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

	Principal	Interest	Total
2019	\$ -	\$ 591,156	\$ 591,156
2020	85,000	591,156	676,156
2021	170,000	587,756	757,756
2022	220,000	580,956	800,956
2023	240,000	572,156	812,156
2024-2028	1,500,000	2,682,630	4,182,630
2029-2033	2,070,000	2,258,280	4,328,280
2034-2038	2,815,000	1,734,851	4,549,851
2039-2043	3,700,000	1,072,489	4,772,489
2044-2046	2,745,000	237,364	2,982,364
	<u>\$ 13,545,000</u>	<u>\$ 10,908,794</u>	<u>\$ 24,453,794</u>



TRADITIONS METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2018

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

	Balance 1/1/2018	Additions	Deletions	Balance 12/31/2018	Current Portion
Series 2016 Bonds	\$ 13,545,000	\$ -	\$ -	\$ 13,545,000	\$ -
Premium on Series 2016 Bonds	76,850	-	3,967	72,883	-
	<u>\$ 13,621,850</u>	<u>\$ -</u>	<u>\$ 3,967</u>	<u>\$ 13,617,883</u>	<u>\$ -</u>

In 2003, a majority of the qualified electors of the District who voted in the election authorized the issuance of indebtedness of \$38,900,000 for new improvements. The electoral authorization remaining at December 31, 2018, is \$25,345,000 of public improvements general obligation debt and \$38,900,000 of refunding general obligation debt. The District's Service Plan includes a debt authorization limit of \$17,500,000. As of December 31, 2018, the amount of unissued debt authorized under the Service Plan was \$3,955,000.

Note 4: Tax, Spending and Debt Limitations

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

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

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

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

On November 3, 2003 a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

# TRADITIONS METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

In 2003, the voters approved the collection of up to \$90,000 per year for operations and maintenance tax revenue. In 2018 the District collected \$122,392 in tax revenue. In order to address the over collection, the mill levy for 2019 included a temporary reduction of 4.013 mills.

### Note 5: Risk Management

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

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

### Note 6: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

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

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

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

- 1) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities, and,
- 2) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

TRADITIONS METROPOLITAN DISTRICT NO. 2

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

For the Year Ended December 31, 2018

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	\$ 720,010	\$ 720,009	\$ (1)
Specific ownership	50,401	52,323	1,922
Interest income	<u>3,000</u>	<u>14,405</u>	<u>11,405</u>
Total Revenues	<u>773,411</u>	<u>786,737</u>	<u>13,326</u>
EXPENDITURES			
Bond interest expense	591,456	591,156	300
Paying agent fees	5,000	650	4,350
Treasurers' fees	<u>10,800</u>	<u>10,804</u>	<u>(4)</u>
Total Expenditures	<u>607,256</u>	<u>602,610</u>	<u>4,646</u>
CHANGE IN FUND BALANCE	166,155	184,127	17,972
FUND BALANCE - BEGINNING OF YEAR	<u>222,307</u>	<u>234,018</u>	<u>11,711</u>
FUND BALANCE - END OF YEAR	<u>\$ 388,462</u>	<u>\$ 418,145</u>	<u>\$ 29,683</u>

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

**TRADITIONS METROPOLITAN DISTRICT NO. 2**

SUMMARY OF ASSESSED VALUATION, MILL LEVY  
AND PROPERTY TAXES COLLECTED

December 31, 2018

<u>Year Ended December 31,</u>	<b>Prior Year Assessed Valuation for Current Year Property Tax Levy</b>	<u>Mills Levied</u>		<u>Total Property Tax</u>		<u>Percent Collected to Levied</u>
		<u>General Fund</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
2014	\$ 7,271,250	2.060	50.000	\$ 378,541	\$ 378,399	99.96%
2015	\$ 9,302,647	2.060	50.000	\$ 484,296	\$ 484,294	100.00%
2016	\$ 12,214,296	2.060	50.000	\$ 635,876	\$ 635,563	99.95%
2017	\$ 13,842,918	6.500	35.000	\$ 574,481	\$ 574,480	100.00%
2018	\$ 18,829,694	6.500	38.238	\$ 842,173	\$ 842,401	100.03%
Estimated for year ending December 31, 2019	\$ 23,163,034	2.487	38.238	\$ 943,314		

**NOTE**

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

CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION - UNAUDITED

## TRADITIONS METROPOLITAN DISTRICT NO. 2

### ASSESSED AND ACTUAL VALUATION OF CLASSES OF PROPERTY IN THE DISTRICT

December 31, 2018

UNAUDITED

<u>Class</u>	<u>2018 Assessed Valuation</u>	<u>Percent of Assessed Valuation</u>	<u>2018 Actual Valuation</u>	<u>Percent of Actual Valuation</u>
Residential	\$ 21,679,450	93.60%	\$ 301,103,450	98.34%
Vacant	1,007,460	4.35%	3,473,991	1.13%
State Assessed	410,740	1.77%	1,416,345	0.46%
Commercial	65,384	0.28%	225,452	0.07%
Total	<u>\$ 23,163,034</u>	<u>100.00%</u>	<u>\$ 306,219,238</u>	<u>100.00%</u>

#### NOTE

Percentage is based on a 2018 certified assessed valuation of \$23,163,034