HIGH PLAINS METROPOLITAN DISTRICT FINANCIAL STATEMENTS APRIL 30, 2020

HIGH PLAINS METROPOLITAN DISTRICT BALANCE SHEET - GOVERNMENTAL FUNDS APRIL 30, 2020

	 General	0	perations Fee	ebt Service GO Bonds	 bt Service Revenue	Capital Projects	P R	Capital rojects - legional provement	 Total
ASSETS									
1st Bank	\$ 2,121	\$	138,071	\$ -	\$ -	\$ 28,818	\$	20,090	\$ 189,100
Colotrust	1,356,255		370,951	2,877,308	12,789	863,669		-	5,480,972
Accounts receivable	-		93,085	-	-	-		-	93,085
Receivable from Century Communities	1,000		-	-	-	-		-	1,000
Receivable from County Treasurer	165,174		-	192,509	-	-		5,955	363,638
TOTAL ASSETS	\$ 1,524,550	\$	602,107	\$ 3,069,817	\$ 12,789	\$ 892,487	\$	26,045	\$ 6,127,795
LIABILITIES AND FUND BALANCES									
LIABILITIES									
Accounts payable	\$ 5,448	\$	15,619	\$ -	\$ -	\$ 97,249	\$	-	\$ 118,316
Prepaid assessments	-		63,040	-	-	-		-	63,040
Retainage payable	-		-	-	-	34,480		-	34,480
Due to Beacon Point	-		-	-	12,789	-		_	12,789
Due to SARIA	-		-	-	-	-		26,045	26,045
Development fees payable	 			 668,500	 	 			 668,500
TOTAL LIABILITIES	 5,448		78,659	668,500	 12,789	 131,729		26,045	 923,170
FUND BALANCES									
Fund balances	 1,519,102		523,448	 2,401,317	 	 760,758			 5,204,625
TOTAL LIABILITIES AND									
FUND BALANCES	\$ 1,524,550	\$	602,107	\$ 3,069,817	\$ 12,789	\$ 892,487	\$	26,045	\$ 6,127,795

HIGH PLAINS METROPOLITAN DISTRICT STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL FOR THE FOUR MONTHS ENDED APRIL 30, 2020

GENERAL FUND

	Annual Budget		Ye	ear to Date Actual	 Variance
REVENUES					
Property taxes	\$	1,226,331	\$	723,461	\$ (502,870)
Specific ownership taxes		76,310		26,803	(49,507)
Interest income		8,000		3,118	(4,882)
Other revenue		2,000		-	(2,000)
TOTAL REVENUES		1,312,641		753,382	(559,259)
EXPENDITURES					
Accounting		51,000		13,104	37,896
Audit		4,950		-	4,950
County Treasurer's fee		18,395		10,853	7,542
Directors' fees		6,000		500	5,500
Director and meeting expense		2,500		677	1,823
Insurance		40,000		25,884	14,116
Legal		60,000		23,300	36,700
Miscellaneous		2,000		1,108	892
Payroll taxes		459		77	382
Election expense		25,000		8,775	16,225
Website		1,500		150	1,350
Contingency		25,196			25,196
TOTAL EXPENDITURES		237,000		84,428	 152,572
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES		1,075,641		668,954	(406,687)
OTHER FINANCING SOURCES (USES)					
Transfers to other fund		(950,000)			 950,000
TOTAL OTHER FINANCING SOURCES (USES)		(950,000)			 950,000
NET CHANGE IN FUND BALANCES		125,641		668,954	543,313
FUND BALANCES - BEGINNING	_	836,818		850,147	 13,329
FUND BALANCES - ENDING	\$	962,459	\$	1,519,101	\$ 556,642

HIGH PLAINS METROPOLITAN DISTRICT STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL FOR THE FOUR MONTHS ENDED APRIL 30, 2020

OPERATIONS FEE FUND

	Annual Budget		r to Date Actual	 Variance
REVENUES				
Interest income	\$	9,000	\$ 1,279	\$ (7,721)
Operations fee (homeowners)		551,100	257,982	(293,118)
Operations fee (vacant lots)		28,272	20,646	(7,626)
Working capital		80,000	17,500	(62,500)
Design review fees		5,000	1,420	(3,580)
Legal collection fees		6,000	88	(5,912)
Violations and late fees		5,000	465	(4,535)
TOTAL REVENUES		684,372	 299,380	 (384,992)
		004,072	 200,000	 (004,002)
EXPENDITURES			. 7.0	4.05.4
Legal - collections		6,000	1,746	4,254
Miscellaneous		40.000	475	(475)
Community activities		10,000	-	10,000
Design review		5,000	900	4,100
Facilities management - contract		38,000 10,000	14,629 4,148	23,371 5,852
Facilities management - costs				
Flowers		45,000 40,000	16,432	28,568 40,000
Irrigation repairs and improvements Landscape maintenance - contract		129,085	30,242	98,843
Landscape improvements		100,000	3,602	96,398
Tree and shrub replacement		100,000	5,260	96,396
Gas and electric		10,000	2,118	7,882
Trash removal		103,000	42,158	60,842
Water - irrigation		125,000	953	124,047
Grounds maintenance		25,000	3,001	21,999
Holiday lighting		20,000	1,272	18,728
Lighting		10,000	1,134	8,866
Playground inspection and repairs		10,000	-,	10,000
Snow removal		12,000	170	11,830
Vandalism		2,000	_	2,000
Contingency		8,915	-	8,915
TOTAL EXPENDITURES		809,000	128,240	680,760
NET CHANGE IN FUND BALANCES		(124,628)	171,140	295,768
FUND BALANCES - BEGINNING		310,176	 352,309	 42,132
FUND BALANCES - ENDING	<u>\$</u>	185,548	\$ 523,449	\$ 337,900



HIGH PLAINS METROPOLITAN DISTRICT SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL FOR THE FOUR MONTHS ENDED APRIL 30, 2020

DEBT SERVICE - GO BONDS FUND

		Annual Budget		ar to Date Actual	Variance
REVENUES					
Property taxes	\$	1,430,719	\$	844,039	\$ (586,680)
Specific ownership taxes		85,843		30,753	(55,090)
Interest income		24,000		7,990	(16,010)
TOTAL REVENUES	_	1,540,562		882,782	(657,780)
EXPENDITURES					
County Treasurer's fee		21,461		12,661	8,800
Paying agent fees		450		-	450
Bond interest - Series 2017		1,121,925		-	1,121,925
Bond principal - Series 2017		175,000		-	175,000
Contingency		3,164			 3,164
TOTAL EXPENDITURES		1,322,000		12,661	 1,309,339
NET CHANGE IN FUND BALANCES		218,562		870,121	651,559
FUND BALANCES - BEGINNING		1,527,818		1,531,197	 3,379
FUND BALANCES - ENDING	\$	1,746,380	\$	2,401,318	\$ 654,938

HIGH PLAINS METROPOLITAN DISTRICT SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL FOR THE FOUR MONTHS ENDED APRIL 30, 2020

DEBT SERVICE - REVENUE FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
TOTAL REVENUES			
EXPENDITURES			
TOTAL EXPENDITURES		: -	
NET CHANGE IN FUND BALANCES			-
FUND BALANCES - BEGINNING		·	
FUND BALANCES - ENDING	\$	- \$ -	\$ -

HIGH PLAINS METROPOLITAN DISTRICT SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL FOR THE FOUR MONTHS ENDED APRIL 30, 2020

CAPITAL PROJECTS FUND

	Annual Budget			ear to Date Actual	Variance
REVENUES					
Interest income	\$	4,500	\$	5,049	\$ 549
TOTAL REVENUES		4,500		5,049	549
EXPENDITURES					
Monumentation		320,000		797	319,203
Park Impovements		1,315,000		664,761	650,239
Entryways		400,000		28,083	371,917
Medians		250,000		-	250,000
TOTAL EXPENDITURES		2,285,000		693,641	 1,591,359
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES		(2,280,500)		(688,592)	1,591,908
OTHER FINANCING SOURCES (USES)					
Transfers from other funds		950,000		-	(950,000)
TOTAL OTHER FINANCING SOURCES (USES)		950,000		-	(950,000)
NET CHANGE IN FUND BALANCES		(1,330,500)		(688,592)	641,908
FUND BALANCES - BEGINNING		1,699,854		1,449,350	 (250,504)
FUND BALANCES - ENDING	\$	369,354	\$	760,758	\$ 391,404

HIGH PLAINS METROPOLITAN DISTRICT STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL FOR THE FOUR MONTHS ENDED APRIL 30, 2020

CAPITAL PROJECTS - REGIONAL IMPROVEMENT FUND

	_	Annual Budget	 r to Date Actual	Variance		
REVENUES			 			
Property taxes - Regional mill levy	\$	45,497	\$ 26,841	\$	(18,656)	
TOTAL REVENUES		45,497	26,841		(18,656)	
EXPENDITURES						
County Treasurer's fee		682	403		279	
Regional mill levy - Payment to SARIA		44,560	26,438		18,122	
TOTAL EXPENDITURES		45,242	26,841		18,401	
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES		255	-		(255)	
OTHER FINANCING SOURCES (USES)						
TOTAL OTHER FINANCING SOURCES (USES)		-	_		-	
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES		255	-		(255)	
FUND BALANCES - BEGINNING		(255)	 		255	
FUND BALANCES - ENDING	\$		\$ 	\$		

HIGH PLAINS METROPOLITANDISTRICT 2020 BUDGET SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Arapahoe County on November 27, 2002, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under an Amended and Restated Consolidated Service Plan approved on March 10, 2006.

The District was established to provide sanitation, water, streets, traffic and safety controls, parks and recreation, and other related improvements for the benefit of the taxpayers and service users within the Districts' boundaries.

As of December 31, 2015, the District had remaining voted debt authorization of approximately \$1,981,510,000. The District has not budgeted to issue any new debt during 2020. Per the District's Service Plan, the District cannot issue debt in excess of \$100,000,000.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

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 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.

The method of calculating assessed valuation of residential assessment rates in the State of Colorado changed to 7.15% from 7.20% for property tax years 2019-2020 on June 10, 2019 with a report submitted to the State Board of Equalization. Accordingly, the ARI mill levy increased to 1.113 from 1.105 mills.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

HIGH PLAINS METROPOLITANDISTRICT 2020 BUDGET SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues (continued)

Aurora Regional Improvements Mill Levy

Pursuant to the Service Plan, which is dated August 6, 2004, the District is required to impose a 1.000 mill levy for payment of the planning, designing, permitting, construction, acquisition and financing of the regional improvements described in the ARI Master Plan. The ARI Master Plan is one or more master plans adopted by an ARI Authority establishing Regional Improvements which will benefit the taxpayers and service users of the districts which constitute such ARI Authority, which master plan will change from time to time. The District is a participant in the Aurora Regional Improvement Authority No 1. Revenues collected and held under the ARI mill levy will be held in a segregated account for the benefit of the Authority.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 6.0% of the property taxes collected.

Operations Fee

The District imposes a monthly operations fee on homeowners and vacant lot owners. The fee varies between the two types of owners based on applicable costs to operate the landscape and maintenance of the District property. The fees and associated expenditures are tracked in the Operations Fee fund.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.5%.

Expenditures

General, Administrative, and Operations Expenditures

Administrative expenditures include the services necessary to maintain the District's administrative viability such as legal, accounting, audit, managerial, insurance, banking, meeting expense and other administrative expenses. Additionally, the operations expenditures to maintain District property are detailed in the Operations Fee fund.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2017 General Obligation Refunding Bonds. The District's current debt service schedule is attached.

See related notes below under Debt and Leases.

HIGH PLAINS METROPOLITANDISTRICT 2020 BUDGET SUMMARY OF SIGNIFICANT ASSUMPTIONS

Debt and Leases

On June 6, 2017 the District issued General Obligation Refunding Bonds Series 2017 in the amount of \$27,415,000. The proceeds from the sale of the 2017 Bonds were used to (i) refund the District's outstanding Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2005A, (ii) fund an initial deposit of \$1,000,000 to the Surplus Account, and (iii) pay certain costs of issuance of the Bonds.

The Series 2017 Bonds bear interest at rates ranging from 2.375% to 5.000%, payable semi-annually on June 1 and December 1, beginning on December 1, 2017. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2019. The Series 2017 Bonds mature on December 1, 2047. The Series 2017 Bonds are subject to optional and mandatory sinking fund redemption prior to maturity.

The Series 2017 Bonds are a general obligation of the District. The full faith and credit of the District are pledged for the payment of the principal of, premium, if any and interest on the Bonds. Without limiting the foregoing, the Pledged Revenue is pledged to the payment of the Bonds, on a parity with Parity Bonds, if any. "Pledged Revenue" is defined in the Bond Resolution to mean: (i) all amounts derived by the District from imposition of the Required Mill Levy and, to the extent not applied to the payment or refunding of the Series 2005A Bonds, the debt service mill levy imposed by the District in 2016 (less costs of collection and any tax refunds or abatements authorized by or on behalf of the County); and (ii) Specific Ownership Taxes. The Series 2017 Bonds are secured by amounts held by the District in the Surplus Account, if any. All of the Series 2017 Bonds shall be additionally secured by a Bond Insurance Policy issued by National Public Finance Guarantee Corp, rated A by Standard & Poor's.

The District has no operating or capital leases.

Reserves

Emergency Reserves

The District has provided an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2020, as defined under TABOR.

HIGH PLAINS METROPOLITAN DISTRICT SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY **December 31, 2020**

\$27,415,000 **General Obligation Refunding Bonds** Series 2017 Dated June 6, 2017

Rates ranging from 2.375% to 5.000% **Interest Payable June 1 and December 1**

Bonds and Interest Maturing in the Year

Maturing in the Year	Principal Due December 1							
Ending December 31,	Principal	Interest	Total					
2020	\$ 175,000	\$ 1,121,925	\$ 1,296,925					
2021	300,000	1,114,925	1,414,925					
2022	420,000	1,102,925	1,522,925					
2023	450,000	1,086,125	1,536,125					
2024	500,000	1,068,125	1,568,125					
2025	520,000	1,048,125	1,568,125					
2026	565,000	1,035,775	1,600,775					
2027	595,000	1,007,525	1,602,525					
2028	655,000	977,775	1,632,775					
2029	685,000	945,025	1,630,025					
2030	755,000	910,775	1,665,775					
2031	780,000	886,237	1,666,237					
2032	835,000	860,888	1,695,888					
2033	865,000	833,750	1,698,750					
2034	940,000	790,500	1,730,500					
2035	990,000	743,500	1,733,500					
2036	1,070,000	694,000	1,764,000					
2037	1,115,000	651,200	1,766,200					
2038	1,195,000	606,600	1,801,600					
2039	1,245,000	558,800	1,803,800					
2040	1,330,000	509,000	1,839,000					
2041	1,380,000	455,800	1,835,800					
2042	1,475,000	400,600	1,875,600					
2043	1,535,000	341,600	1,876,600					
2044	1,630,000	280,200	1,910,200					
2045	1,695,000	215,000	1,910,000					
2046	1,805,000	147,200	1,952,200					
2047	1,875,000	75,000	1,950,000					
	\$ 27,380,000	\$ 20,468,900	\$ 47,848,900					

High Plains Metropolitan District Schedule of Cash Position April 30, 2020 Updated as of May 14, 2020

		General Fund	Special Revnue Fee Fund		Debt Service Fund GO Bonds		Debt Service Fund Revenue		Capital Projects Fund		Ī	ital Projects Regional Imprvmt		Total
1st Bank - Checking														
Balance as of 4/30/20	\$	2,121.33	\$	138,070.98	\$	-	\$	-	\$	28,818.04	\$	20,090.44	\$	189,100.79
Subsequent activity:														
05/06/20 - Payment to SARIA		-		-		-		-		-		(20,090.44)		(20,090.44)
Anticipated Bill.com Payment		-		(17,541.96)		-		-		(97,248.50)		-		(114,790.46)
Anticipated Transfer From Colotrust		-		751.50		-		-		97,248.50		-		98,000.00
Anticipated Balance		2,121.33	_	121,280.52	_	-				28,818.04		-	_	152,219.89
Colotrust - Savings Account														
Balance as of 4/30/20	\$	1,356,254.90	\$	370,951.16	\$	2,877,308.44	\$	12,788.76	\$	863,668.86	\$	-	\$	5,480,972.12
Subsequent activity:														
05/10/20 - Property tax deposit (April)		165,173.60		-		192,508.70		-		-		5,955.07		363,637.37
Surplus fund		-		-		(1,000,000.00)		-		-		-		(1,000,000.00)
Development fees payable		-		-		(668,500.00)		-		-		-		(668,500.00)
Anticipated Debt Service Payment		-		-		(560,962.50)		-		-		-		(560,962.50)
Anticipated Transfer to Checking		-		(751.50)		-		-		(97,248.50)		-		(98,000.00)
Anticipated Balance	_	1,521,428.50		370,199.66		840,354.64		12,788.76		766,420.36		5,955.07		3,517,146.99
Total by fund	\$	1,523,549.83	\$	491,480.18	\$	840,354.64	\$	12,788.76	\$	795,238.40	\$	5,955.07	\$	3,669,366.88

Yield Information:

Colotrust Prime (April 2020) - .31%

HIGH PLAINS METROPOLITAN DISTRICT Property Taxes Reconciliation 2020

	Current Year											Prior Year						
		Del	inquent		Specific								% of '	Γotal	Tota	I	% of Total	Property
	Property	Taxes	, Rebates		Ownership			,	Treasurer's	D	ue to	Net	Property	y Taxes	Cash	ı	Taxes R	eceived
	Taxes	& Ab	atements		Taxes	Inte	rest		Fees	C	ounty	Amount	Rece	ived	Receiv	ed	Monthly	YTD
												Received	Monthly	Y-T-D			•	
January	\$ 14,011.59	\$	-	\$	16,083.83	\$	-	\$	(210.17)	\$	-	\$ 29,885.25	0.52%	0.52%		127.24	0.47%	0.47%
February	1,107,361.06		-		16,812.66		-		(16,610.42)		-	1,107,563.30	40.97%	41.49%	938,0	91.22	40.46%	40.93%
March	113,843.99		-		14,825.42		41.65		(1,708.28)		-	127,002.78	4.21%	45.71%	99,5	548.78	3.78%	44.71%
April	359,124.00		-		9,834.50		66.73		(5,387.86)		-	363,637.37	13.29%	58.99%	352,2	279.29	14.98%	59.69%
May	-		-		-		-		-		-	-	0.00%	58.99%	67,5	579.32	2.34%	62.03%
June	-		-		-		-		-		-	-	0.00%	58.99%	854,1	116.31	36.87%	98.90%
July	-		-		-		-		-		-	-	0.00%	58.99%	22,3	349.10	0.36%	99.26%
August	-		-		-		-		-		-	-	0.00%	58.99%	21,1	175.59	0.19%	99.45%
September	-		-		-		-		-		-	-	0.00%	58.99%		-	-1.34%	98.11%
October	-		-		-		-		-		-	-	0.00%	58.99%		74.27	0.11%	98.22%
November	-		-		-		-		-		-	-	0.00%	58.99%	17,4	138.78	0.00%	98.22%
December	-		-		-		-		-		-	-	0.00%	58.99%	15,1	112.88	0.00%	98.22%
	\$ 1,594,340.64	\$	-	\$	57,556.41	\$	108.38	\$	(23,916.73)	\$	-	\$ 1,628,088.70	58.99%	58.99%	\$ 2,412,8	392.78	98.22%	98.22%

	Taxes	% of	Property Tax	% Collected to
	Levied	Levied	Collected	Amount Levied
Property Tax				
General Fund	\$ 1,226,331.00	45.38%	\$ 723,460.92	58.99%
Debt Service Fund	1,430,719.00	52.94%	844,039.17	58.99%
Regional	45,497.00	1.68%	26,840.55	58.99%
	\$ 2,702,547.00	100.00%	\$ 1,594,340.64	
Specific Ownership Tax				
General Fund	\$ 76,310.00	47.06%	\$ 26,803.17	35.12%
Debt Service Fund	85,843.00	52.94%	30,753.24	35.82%
	\$ 162,153.00	100.00%	\$ 57,556.41	•
Treasurer's Fees				
General Fund	\$ 18,395.00	45.38%	\$ 10,852.65	59.00%
Debt Service Fund	21,461.00	52.94%	12,661.45	59.00%
Regional	682.00	1.68%	402.63	59.04%
	\$ 40,538.00	100.00%	\$ 23,916.73	•

Due To SARIA 2019	\$ (392.41)
Pledged Ptax Collected	26,437.92
Payments to SARIA	-
Due To SARIA	\$ 26,045.51