

**ANNUAL REPORT**  
(for the Year Ending December 31, 2020)

**REGENCY METROPOLITAN DISTRICT**  
(the "DISTRICT")

(Pursuant to Section VII of the Service Plan, approved March 20, 2006)

**1. Progress of the District in the Implementation of its Service Plan.**

The Developer provided funding for the District to construct certain Improvements pursuant to the Project Funding and Reimbursement Agreement between the District and BCX Development Partners #1, LLC (the Developer), approved on June 20, 2006, and had caused said Improvements to be dedicated to the appropriate entities in accordance with the Service Plan.

**2. 2020 Audited Financial Statements**

A copy of the 2020 Audited Financial Statements is attached hereto as *Exhibit A*.

**3. Summary of Capital Expenditures Incurred by the District in the Development of Public Improvements and Proposed for the Next Five (5) Years**

Construction of the Public Infrastructure Improvements set forth in Exhibit D of the Service Plan commenced in 2006. In addition to the net Bond proceeds, the Developer provided funding for the District to construct certain Improvements pursuant to the Project Funding and Reimbursement Agreement between the District and BCX Development Partners #1, LLC (the Developer), approved on June 20, 2006. The Phase I Improvements have been completed and have been dedicated to the appropriate entities in accordance with the Service Plan. No additional improvements are planned for the next five years.

**4. Financial Obligations of the District**

A copy of the 2020 Audited Financial Statements is attached hereto as *Exhibit A*.

**5. 2021 Adopted Budget**

A copy of the 2021 Budget is attached hereto as *Exhibit B*.

**6. 2020 Residential and Commercial Development Summary**

As of December 31, 2019, 192 lots have been sold to homebuilders and 192 homes have been built. The total number of homes sold to homeowners is 192. No commercial development has been planned for or has occurred in the District.

**7. Fees, Charges and Assessments in the District**

The Board imposed facilities fees at \$2,000 per single family residence in 2006. All facilities fees have been paid by the Developer.

**8. District Certification/No Material Modifications**

The undersigned on behalf of the Board of Directors certifies that no action, event or condition enumerated in Town Code section 10.11.060 has occurred in the report year.

**9. Current Year Contact Information**

A copy of the Current Year Contact Information is attached hereto as *Exhibit C*.

The District has scheduled regular meetings in 2021 on June 8, 2021 and October 12, 2021, at 2:00 p.m., via Conference Call and Zoom Meeting.

**10. Certification of Compliance with Service Plan**

The undersigned, on behalf of the Board of Directors, certifies that the District is in compliance with all provisions of the Service Plan.

## **EXHIBIT A**

**REGENCY  
METROPOLITAN DISTRICT**

Financial Statements

December 31, 2020

with  
Independent Auditors' Report

## C O N T E N T S

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Board of Directors  
Regency Metropolitan District  
Arapahoe County, Colorado

### Independent Auditors' Report

We have audited the accompanying financial statements of the governmental activities and each major fund of the Regency Metropolitan District, as of and for the year ended December 31, 2020, 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 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 District'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 District's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

#### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Regency Metropolitan District as of December 31, 2020, and the respective changes in financial position and the respective 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 Regency Metropolitan District's basic financial statements. The supplementary information as 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 supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*Simmons & Walsh P.C.*

Englewood, CO  
March 16, 2021

**REGENCY METROPOLITAN DISTRICT**

BALANCE SHEET/STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
December 31, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>					
Cash and investments	\$ 9,839	\$ -	\$ 9,839	\$ -	\$ 9,839
Cash and investments - restricted	1,570	334,515	336,085	-	336,085
Receivable - County Treasurer	1,188	1,368	2,556	-	2,556
Property taxes receivable	164,293	166,979	331,272	-	331,272
Prepaid expenses	<u>3,929</u>	<u>-</u>	<u>3,929</u>	<u>-</u>	<u>3,929</u>
Total Assets	<u>180,819</u>	<u>502,862</u>	<u>683,681</u>	<u>-</u>	<u>683,681</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
Deferred loss on refunding	<u>-</u>	<u>-</u>	<u>-</u>	<u>99,029</u>	<u>99,029</u>
Total Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>99,029</u>	<u>99,029</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 180,819</u>	<u>\$ 502,862</u>	<u>\$ 683,681</u>		
<b>LIABILITIES</b>					
Accounts payable	\$ 1,899	\$ -	\$ 1,899	-	1,899
Accrued interest on bonds	-	-	-	15,500	15,500
Long-term liabilities:					
Due in more than one year	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,478,354</u>	<u>4,478,354</u>
Total Liabilities	<u>1,899</u>	<u>-</u>	<u>1,899</u>	<u>4,493,854</u>	<u>4,495,753</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred property taxes	<u>164,293</u>	<u>166,979</u>	<u>331,272</u>	<u>-</u>	<u>331,272</u>
Total Deferred Inflows of Resources	<u>164,293</u>	<u>166,979</u>	<u>331,272</u>	<u>-</u>	<u>331,272</u>
<b>FUND BALANCES/NET POSITION</b>					
Fund Balances:					
Nonspendable:					
Prepays	3,929	-	3,929	(3,929)	-
Restricted:					
Emergencies	1,570	-	1,570	(1,570)	-
Debt service	-	335,883	335,883	(335,883)	-
Unassigned	<u>9,128</u>	<u>-</u>	<u>9,128</u>	<u>(9,128)</u>	<u>-</u>
Total Fund Balances	<u>14,627</u>	<u>335,883</u>	<u>350,510</u>	<u>(350,510)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 180,819</u>	<u>\$ 502,862</u>	<u>\$ 683,681</u>		
Net Position:					
Net investment in capital assets				(4,379,325)	(4,379,325)
Restricted for:					
Emergencies				1,570	1,570
Debt service				320,383	320,383
Unrestricted				<u>13,057</u>	<u>13,057</u>
Total Net Position				<u>\$(4,044,315)</u>	<u>\$(4,044,315)</u>

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



# REGENCY METROPOLITAN DISTRICT

## STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES GOVERNMENTAL FUNDS

For the Year Ended December 31, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES/EXPENSES</b>					
Accounting	\$ 11,017	\$ -	\$ 11,017	\$ -	\$ 11,017
Audit	4,300	-	4,300	-	4,300
Election expense	816	-	816	-	816
Insurance	4,252	-	4,252	-	4,252
Legal	10,865	-	10,865	-	10,865
Management fees	12,140	-	12,140	-	12,140
Miscellaneous expenses	225	-	225	-	225
Treasurer's fees	2,305	2,653	4,958	-	4,958
Bond interest expense	-	186,000	186,000	3,339	189,339
Paying agent fees	-	3,500	3,500	-	3,500
Developer repayment - operations	115,000	-	115,000	(115,000)	-
Developer interest	-	-	-	15,184	15,184
Depreciation	-	-	-	8,000	8,000
	<u>160,920</u>	<u>192,153</u>	<u>353,073</u>	<u>(88,477)</u>	<u>264,596</u>
<b>GENERAL REVENUES</b>					
Property taxes	153,621	176,775	330,396	-	330,396
Specific ownership taxes	13,251	15,248	28,499	-	28,499
Interest income	461	2,743	3,204	-	3,204
	<u>167,333</u>	<u>194,766</u>	<u>362,099</u>	<u>-</u>	<u>362,099</u>
<b>NET CHANGES IN FUND BALANCES</b>	6,413	2,613	9,026	(9,026)	
<b>CHANGE IN NET POSITION</b>				97,503	97,503
<b>FUND BALANCES/NET POSITION:</b>					
BEGINNING OF YEAR	<u>8,214</u>	<u>333,270</u>	<u>341,484</u>	<u>(4,483,302)</u>	<u>(4,141,818)</u>
END OF YEAR	<u>\$ 14,627</u>	<u>\$ 335,883</u>	<u>\$ 350,510</u>	<u>\$ (4,394,825)</u>	<u>\$ (4,044,315)</u>

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

# REGENCY METROPOLITAN DISTRICT

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

For the Year Ended December 31, 2020

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>			
Property taxes	\$ 153,621	\$ 153,621	\$ -
Specific ownership taxes	13,826	13,251	(575)
Interest income	<u>500</u>	<u>461</u>	<u>(39)</u>
Total Revenues	<u>167,947</u>	<u>167,333</u>	<u>(614)</u>
<b>EXPENDITURES</b>			
Accounting	7,500	11,017	(3,517)
Audit	4,750	4,300	450
Insurance	4,000	4,252	(252)
Legal	10,000	10,865	(865)
Management fees	7,000	12,140	(5,140)
Miscellaneous expenses	1,751	225	1,526
Treasurer's fees	2,304	2,305	(1)
Election	1,500	816	684
Developer repayment - operations	120,000	115,000	5,000
Emergency reserve	5,038	-	5,038
Contingency	<u>5,000</u>	<u>-</u>	<u>5,000</u>
Total Expenditures	<u>168,843</u>	<u>160,920</u>	<u>7,923</u>
<b>NET CHANGE IN FUND BALANCE</b>	(896)	6,413	7,309
<b>FUND BALANCE:</b>			
BEGINNING OF YEAR	<u>5,972</u>	<u>8,214</u>	<u>2,242</u>
END OF YEAR	<u>\$ 5,076</u>	<u>\$ 14,627</u>	<u>\$ 9,551</u>

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

# REGENCY METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2020

### Note 1: Summary of Significant Accounting Policies

The accounting policies of the Regency Metropolitan District, (“the District”), located in the Town of Parker, Douglas County, Colorado, (“the County”); 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 on May 25, 2006, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established to finance and construct certain public infrastructure improvements that benefit the citizens of the District. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

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, Statement No. 61, *The Financial Reporting Entity: Omnibus, which amended GASB Statement No. 14, The Financial Reporting Entity* and GASB Statement No. 39, *Determining Whether Certain Organizations are Component Units*, which provides 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.

# REGENCY METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2020

### 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.

# REGENCY METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2020

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 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 non-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, Deferred Outflows/Inflows of Resources and Net Position

#### Fair Value of Financial Instruments

The District's financial instruments include cash and cash equivalents, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2020, 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 government 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.

#### 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.

## REGENCY METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2020

#### 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 type of item that qualifies for reporting in this category. It 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.

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 type of 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.

#### Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities 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 and an estimated useful life in excess of two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the assets 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 using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated. Depreciation expense of \$8,000 was recognized during 2020.

It is the policy of the Town of Parker to accept the maintenance responsibility for streets and drainage facilities within the Town of Parker only after a probationary period following completion of construction. Upon final acceptance of the improvements by the Town of Parker, the District removed the cost of construction from its Statement of Net Assets. The District will retain the landscaping of the common areas containing park equipment.

## REGENCY METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2020

The playground equipment will be depreciated using a straight-line method over the following estimated useful lives:

Parks, equipment:	10 years
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#### 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 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, net of estimated uncollectible 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.

#### Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

#### Deferred Loss on Refunding

The Deferred Loss on Refunding on the Series 2019 Bonds is being amortized over the term of the refunded loan using the straight-line method. Accumulated amortization on the loss on refunding amounted to \$38,402 at December 31, 2020.

#### 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:

## REGENCY METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2020

#### 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 \$3,929 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 \$1,570 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 \$335,883 is restricted for the payment of the debt service costs associated with the Series 2019 Bonds (see Note 4).

#### 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.



REGENCY METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2020

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District reports 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 of resources related to those assets.

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.

Note 2: Cash and Investments

As of December 31, 2020, cash and investments are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and investments	\$ 6,083
Cash and investments - Restricted	<u>339,841</u>
Total	<u>\$ 345,924</u>

Cash and investments as of December 31, 2020, consist of the following:

Deposits with financial institutions	\$ 3,401
Investments - COLOTRUST	<u>342,523</u>
	<u>\$ 345,924</u>

## REGENCY METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2020

#### 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% 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

##### Investments

##### 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.

##### Credit risk

The District has adopted a formal investment policy and follows the state statutes regarding investments. Colorado statutes specify 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.

##### 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.

REGENCY METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2020

As of December 31, 2020, the District had the following investments:

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 venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The trust operates 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 trust. Substantially all securities owned by the trust 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, 2020, the District had \$342,523 invested in COLOTRUST.

Note 3: Capital Assets

An analysis of the changes in fixed assets for the period ended December 31, 2020 follows:

<u>Governmental Type Activities:</u>	<u>Balance 1/1/2020</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 12/31/2020</u>
<u>Capital assets being depreciated:</u>				
Parks, equipment	\$ 80,000	\$ -	\$ -	\$ 80,000
Total capital assets being depreciated	80,000	-	-	80,000
<u>Accumulated Depreciation:</u>				
Parks, equipment	(72,000)	(8,000)	-	(80,000)
Total accumulated depreciation	(72,000)	(8,000)	-	(80,000)
Net capital assets being depreciated	8,000	(8,000)	-	-
Government type assets, net	<u>\$ 8,000</u>	<u>\$ (8,000)</u>	<u>\$ -</u>	<u>\$ -</u>

REGENCY METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2020

The Town of Parker has accepted conveyance of the street improvements. The HOA will maintain the park and landscaping improvements in the common areas.

Note 4: Long-Term Debt

A description of the long-term obligations as of December 31, 2020, is as follows:

\$3,720,000 General Obligation Limited Tax Refunding Bonds, Series 2019

On June 21, 2019, the District issued \$3,720,000 General Obligation Limited Tax Refunding Bonds, Series 2019 (“Series 2019 Bonds”) for the purpose of refunding the Series 2015 Note, paying the costs of issuance of the Series 2019 bonds and cost incurred in connection with the refunding of the Series 2015 Note, and funding the Reserve Fund. The Series 2019 Bonds bear interest at the rate of 5.0%, payable semiannually on each June 1 and December 1, commencing on December 1, 2019, and mature on December 1 2046. The Series 2019 Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2024 and are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, commencing on June 1, 2024, upon payment of par, accrued interest, and a redemption premium that ranges between 0% and 3%.

The Series 2019 Bonds are secured by the Required Mill Levy, the portion of the Specific Ownership Tax which is collected as a result of the Required Mill Levy, and any other legally available moneys as determined by the District. The Series 2019 Bonds are also secured by the Reserve Fund. At the date of issuance, the Reserve Fund was funded in the amount of \$302,000.

The Series 2019 Bonds were issued to retire the series 2015 Loan which had a balloon maturity on December 1, 2020.

Events of Default as defined in the Series 2019 Bond Indenture are 1) the failure of the District to impose the Required Mill levy, or to apply the Pledged Revenue as required by the Indenture, 2) the default by the District in the performance or observance of any other of the covenants, agreements, or conditions of the Indenture or the Bond Resolution, and failure to remedy the same after notice thereof pursuant to the Indenture, and 3) the filing of a petition under the federal bankruptcy laws or other applicable laws seeking to adjust the obligations represented by the Bonds. Failure to pay the principal of or interest on the Series 2019 Bonds when due shall not, of itself, constitute an Event of Default under the Indenture. Remedies available in the Event of Default include 1) receivership, 2) suit for judgment, and 3) other suits. Acceleration of the Series 2019 Bonds is not an available remedy for an Event of Default.

## REGENCY METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2020

#### Operation Funding Agreement

On June 20, 2006, the District entered into a 2006 – 2007 Operation Funding Agreement with BCX Development Partners #1, LLC (the Developer). The District anticipated that it would not have sufficient funds to make the payment of its operations and maintenance expenses in fiscal years 2006 and 2007; therefore pursuant to this agreement the Developer would advance funds to meet any shortfalls. The advances earn interest from the date the moneys are deposited into the District's account at the rate of the Prime Interest Rate plus 1%. On October 17, 2006, this agreement was amended and restated to extend the shortfall dates for the years 2006 through December 31, 2009 ("Amended and Restated OFA"). The Developer agreed to advance up to \$175,000 to the District for operation and maintenance shortfalls through December 31, 2009.

As of December 31, 2020, the outstanding principal amount the District owed the Developer was \$18,801, and the total accrued interest was \$114,633.

The District has agreed to repay the Developer advances and accrued interest subject to the availability of funds and subject to annual appropriation. Pursuant to the October 18, 2016 First Amendment to the Amended and Restated OFA, payments shall credit first against the principal amount due and then against the accrued and unpaid interest. The obligation of the District to reimburse the Developer is not a multiple fiscal year obligation of the District. The agreement terminates on December 31, 2031, or when all amounts due to the Developer under the agreement have been repaid, whichever is earlier.

#### Project Funding and Reimbursement Agreement

On June 20, 2006, the District entered into a Project Funding and Reimbursement Agreement ("PFRA") with the Developer. The Developer has agreed to advance funds to the District for the design, construction and completion of the infrastructure improvements within the District outlined in the Service Plan.

The District has agreed to repay the Developer advances and accrued interest, at the rate of prime plus 1%, subject to the availability of funds and subject to annual appropriation. Pursuant to the October 18, 2016 First Amendment to the PFRA, payments shall credit first against the principal amount due and then against the accrued and unpaid interest. The obligation of the District to reimburse the Developer is not a multiple fiscal year obligation of the District. The agreement terminates on December 31, 2046, or when all amounts due to the Developer under the agreement have been repaid, whichever is earlier.

As of December 31, 2020, the outstanding principal amount the District owed the Developer was \$206,139, and the total accrued interest was \$339,437.

REGENCY METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2020

The following is an analysis of changes in long-term debt for the period ended December 31, 2020:

	<u>Balance</u> 1/1/2020	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> 12/31/2020	<u>Current</u> <u>Portion</u>
<u>General Obligation Bonds:</u>					
Series 2019 Bonds	3,720,000	-	\$ -	\$ 3,720,000	\$ -
Series 2019 Bonds - Premium	<u>83,622</u>	<u>-</u>	<u>4,278</u>	<u>79,344</u>	<u>-</u>
	3,803,622	-	4,278	3,799,344	-
<u>Other</u>					
Devel Adv - Operating	133,801	-	115,000	18,801	-
Accrued Int.	108,835	5,798	-	114,633	-
Devel Adv - Capital	206,139	-	-	206,139	-
Accrued Int.	<u>330,051</u>	<u>9,386</u>	<u>-</u>	<u>339,437</u>	<u>-</u>
	778,826	15,184	115,000	679,010	-
Total	<u>4,582,448</u>	<u>\$ 15,184</u>	<u>\$ 119,278</u>	<u>\$ 4,478,354</u>	<u>\$ -</u>

There are no unused Lines of Credit as of December 31, 2020.

The following is a summary of the annual long-term debt principal and interest payment requirements for the 2019 Series Bonds as of December 31, 2020:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ -	\$ 186,000	\$ 186,000
2022	-	186,000	186,000
2023	-	186,000	186,000
2024	55,000	186,000	241,000
2025	60,000	183,250	243,250
2026 - 2030	420,000	863,000	1,283,000
2031 - 2035	605,000	739,500	1,344,500
2036 - 2040	845,000	565,750	1,410,750
2041 - 2045	1,155,000	325,500	1,480,500
2046	<u>580,000</u>	<u>29,000</u>	<u>609,000</u>
	<u>\$ 3,720,000</u>	<u>\$ 3,450,000</u>	<u>\$ 7,170,000</u>

# REGENCY METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2020

### Debt Authorization

At elections held in 2006, a majority of the qualified electors of the District who voted in the elections authorized the issuance of general obligation indebtedness, for public improvements and operations and maintenance, in an amount not to exceed \$3,200,000. The District currently has \$119 in authorized but unissued debt. The District did not budget for any issuance of debt in 2021.

### Note 5: Related Parties

The majority of the Board members of the District are employees, officers or consultants to the Developer. The Developer has advanced cash to the District for operating and capital purposes (see Note 4).

### Note 6: 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 May 2, 2006, 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.

# REGENCY METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2020

### Note 7: 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 (“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 8: Reconciliation of government-wide financial statements and fund financial statements

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

- 1) Capital improvements used in government activities are not financial resources and, therefore are not reported in the funds; and
- 2) 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.



## REGENCY METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2020

The Governmental Funds Statement of 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;
- 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.
- 3) Governmental funds report developer advances and/or bond proceeds as revenue; and,
- 4) 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

# REGENCY METROPOLITAN DISTRICT

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

For the Year Ended December 31, 2020

	Original & Final		Variance
	<u>Budget</u>	<u>Actual</u>	Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>			
Property taxes	\$ 176,775	\$ 176,775	\$ -
Specific ownership taxes	15,900	15,248	(652)
Interest income	4,701	2,743	(1,958)
Total Revenues	197,376	194,766	(2,610)
<b>EXPENDITURES</b>			
Bond interest expense	186,000	186,000	-
Paying agent fees	4,000	3,500	500
Contingency	4,392	-	4,392
Treasurer's fees	2,652	2,653	(1)
Total Expenditures	197,044	192,153	4,891
<b>NET CHANGE IN FUND BALANCE</b>	332	2,613	2,281
<b>FUND BALANCE:</b>			
BEGINNING OF YEAR	316,529	333,270	16,741
END OF YEAR	\$ 316,861	\$ 335,883	\$ 19,022

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

# REGENCY METROPOLITAN DISTRICT

## SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED

December 31, 2020

Year Ended	Prior Year Assessed Valuation for Current Year Property	Mills Levied		Total Property Tax		Percent Collected  to Levied
		<u>General Fund</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
<u>December 31,</u>	<u>Tax Levy</u>					
2007	\$ 224,870	8.000	34.826	\$ 9,630	\$ 9,630	100.00%
2008	\$ 594,130	8.000	34.826	\$ 25,444	\$ 25,444	100.00%
2009	\$ 1,802,560	8.000	34.826	\$ 77,196	\$ 77,198	100.00%
2010	\$ 2,502,690	8.000	34.826	\$ 107,180	\$ 104,746	97.73%
2011	\$ 2,641,070	8.000	34.826	\$ 113,106	\$ 112,964	99.87%
2012	\$ 2,286,920	10.470	32.356	\$ 97,940	\$ 97,940	100.00%
2013	\$ 3,192,700	8.000	34.826	\$ 136,731	\$ 136,733	100.00%
2014	\$ 4,432,403	8.000	34.826	\$ 189,822	\$ 178,858	94.22%
2015	\$ 4,859,640	6.750	36.076	\$ 208,119	\$ 205,564	98.77%
2016	\$ 5,970,460	6.699	36.127	\$ 255,691	\$ 255,894	100.08%
2017	\$ 5,968,290	6.769	36.057	\$ 255,598	\$ 255,603	100.00%
2018	\$ 6,447,520	6.329	41.015	\$ 305,252	\$ 305,251	100.00%
2019	\$ 6,446,390	6.393	40.894	\$ 304,830	\$ 304,831	100.00%
2020	\$ 6,932,360	22.160	25.500	\$ 330,396	\$ 330,396	100.00%
Estimated for year ending December 31, 2021	\$ 6,957,460	23.614	24.000	\$ 331,272		

**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.

## **EXHIBIT B**

# REGENCY METROPOLITAN DISTRICT

## 2021 Budget Message

### **Introduction**

The District was formed in 2006 for the purpose of providing design, financing, acquisition, and construction, of certain infrastructure improvements including water, streets, sanitary sewer, and park and recreation. These improvements have been dedicated to the Town of Parker or such other entities as appropriate for the use and benefit of the District taxpayers and service users.

The 2021 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2021 fiscal year based on available revenues. This budget provides for the annual debt service on the District's general obligation debt as well as the general operation of the District. The Board of Directors authorized adjustment of the District mill levy in accordance with the Colorado Constitution, Article X, Section 3 (the "Gallagher Adjustment"). The Gallagher Adjustment and the District's Service Plan authorize an adjustment of the Maximum Debt Mill Levy in the event that the method of calculating assessed valuation is changed after January 1, 2000, 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 adjustment to the Maximum Debt Mill Levy is determined by the Board so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. The Colorado General Assembly passed House Bill 17-1349 setting the ratio of valuation for assessment for real residential property at 7.15% (decreased from 7.20%) for property taxes commencing on and after January 1, 2019, until the next property tax year that the General Assembly determines to adjust the ratio of valuation for assessment for residential real property. In November 2020, voters agreed to Repeal the Gallagher Amendment by approving Amendment B. The Gallagher Adjustment for the District allows for a total mill levy imposition, as noted in the following paragraph, so the District's revenue is neither diminished nor enhanced.

The District's assessed value increased 0.36% to \$6,957,460 in 2020. The District certified 47.614 mills for 2021 collection, with 24.000 mills dedicated to the Debt Service Fund and 23.614 mills dedicated to the General Fund.

### **Budgetary Basis of Accounting**

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within 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. Expenditures, other than the interest on long term obligations, are recorded when the liability is incurred or the long-term obligation paid.

### **Fund Summaries**

The **General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax, and expenditures which include district administration, legal services, developer repayments, and other expenses related to statutory operations of a local government.

The **Debt Service Fund** is used to account for property taxes and other revenues dedicated to pay the fiscal year's debt expense which includes principal payments, interest payments, and administrative costs associated with debt obligations. During 2019 the District issued the General Obligation Limited Tax Refunding Bonds, Series 2019 in the principal amount of \$3,720,000, which bear interest at a fixed rate of 5.00% for the life of the Bonds.

### **Emergency Reserve**

As required by the TABOR amendment to the Colorado Constitution, the District has provided for an Emergency Reserve in the amount of 3 % of the total fiscal year revenues in the General Fund.

Regency Metropolitan District  
Statement of Revenues, Expenditures, & Changes In Fund Balance  
Modified Accrual Basis For the Period Indicated

Print Date: 12/13/20

	2019 Audited Actual	2020 Adopted Budget	Variance Favorable (Unfavor)	2020 Forecast	YTD Thru 08/31/20 Actual	YTD Thru 08/31/20 Budget	Variance Favorable (Unfavor)	2021 Adopted Budget	Notes/Assumptions
<b>PROPERTY TAXES</b>									
Assessed Valuation	6,446,390	6,932,360		6,932,360	6,932,360		6,957,460	Final AV Per County	
<b>Mill Levy Breakdown:</b>									
Mill Levy - Operations	6.393	22.160		22.160	22.160		23.614	Remaining Available	
Mill Levy - Debt Service	31.782	25.500		25.500	25.500		24.000	Lower To Use Excess Funds	
Mill Levy - Contractual Obligations	9.112	0.000		0.000	0.000		0.000	No Longer Used	
<b>Total</b>	<b>47.287</b>	<b>47.660</b>		<b>47.660</b>	<b>47.660</b>		<b>47.614</b>	35 mills gallagherized	
Property Tax Revenue - Operations	41,212	153,621		153,621	153,621		164,293	AV * Mill Levy / 1,000	
Property Tax Revenue - Debt & Cont Oblig	263,619	176,775		176,775	176,775		166,979	AV * Mill Levy / 1,000	
<b>Total</b>	<b>304,830</b>	<b>330,396</b>		<b>330,396</b>	<b>330,396</b>		<b>331,273</b>		
<b>COMBINED FUNDS</b>									
<b>REVENUE</b>									
Property Taxes	304,831	330,396	-	330,396	330,397	330,396	0	331,273	AV * Mill Levy / 1,000
Specific Ownership Taxes	30,574	29,726	(3,336)	26,390	15,707	17,340	(1,634)	26,443	8% of Taxes
Interest	7,997	5,200	(2,050)	3,150	2,911	3,467	(555)	900	Interest Rate Decline
Loan/Bond Proceeds, Prem, & Disc	3,805,523	-	-	-	-	-	-	-	Bonds Refunded in 2019
<b>TOTAL REVENUE</b>	<b>4,148,925</b>	<b>365,322</b>	<b>(5,386)</b>	<b>359,936</b>	<b>349,015</b>	<b>351,203</b>	<b>(2,189)</b>	<b>358,616</b>	
<b>EXPENDITURES</b>									
General Government	37,022	59,886	1,062	58,824	43,347	44,919	1,572	68,119	All non-debt expenses
Debt Service- Bond Principal & Interest	3,446,872	186,000	-	186,000	93,000	93,000	-	186,000	See Debt Service Fund
Debt Service- Developer Repayments	160,000	120,000	10,000	110,000	-	-	-	118,801	See General & Debt Svc Funds
Debt Service- Cost of Issuance	246,274	-	-	-	-	-	-	-	
<b>TOTAL EXPENDITURES</b>	<b>3,890,167</b>	<b>365,886</b>	<b>11,062</b>	<b>354,824</b>	<b>136,347</b>	<b>137,919</b>	<b>1,572</b>	<b>372,920</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>258,758</b>	<b>(564)</b>	<b>5,676</b>	<b>5,112</b>	<b>212,667</b>	<b>213,284</b>	<b>(617)</b>	<b>(14,305)</b>	
<b>BEGINNING FUND BALANCE</b>	<b>82,725</b>	<b>322,501</b>	<b>18,982</b>	<b>341,483</b>	<b>341,483</b>	<b>322,501</b>	<b>18,982</b>	<b>346,596</b>	
<b>ENDING FUND BALANCE</b>	<b>341,483</b>	<b>321,937</b>	<b>24,659</b>	<b>346,596</b>	<b>554,150</b>	<b>535,785</b>	<b>18,365</b>	<b>332,291</b>	
<b>COMPONENTS OF FUND BALANCE</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	
Nonspendable	-	4,200	300	4,500	-	-	-	4,725	Prepaid Insurance
TABOR Emergency Reserve	5,038	-	4,990	4,990	4,990	1,082	3,908	-	Budgeted as an Expense
Restricted For Debt Service	333,270	316,861	17,383	334,243	421,817	403,865	17,952	319,494	Per Debt Service Fund
Unassigned/ Other	3,176	876	1,986	2,862	127,343	130,838	(3,495)	8,072	Per General Fund
<b>TOTAL ENDING FUND BALANCE</b>	<b>341,483</b>	<b>321,937</b>	<b>24,659</b>	<b>346,596</b>	<b>554,150</b>	<b>535,785</b>	<b>18,365</b>	<b>332,291</b>	
	=	=	=	=	=	=	=	=	



Regency Metropolitan District  
Statement of Revenues, Expenditures, & Changes In Fund Balance  
Modified Accrual Basis For the Period Indicated

Print Date: 12/13/20

	2019 Audited Actual	2020 Adopted Budget	Variance Favorable (Unfavor)	2020 Forecast	YTD Thru 08/31/20 Actual	YTD Thru 08/31/20 Budget	Variance Favorable (Unfavor)	2021 Adopted Budget	Notes/Assumptions	
<b>GENERAL FUND</b>										
<b>REVENUE</b>										
1-510	Property Taxes	41,212	153,621	-	153,621	153,621	153,621	0	164,293	AV * Mill Levy / 1,000
1-515	Specific Ownership Taxes	4,134	13,826	(1,536)	12,290	7,303	8,065	(762)	13,143	8% of Taxes
1-560	Interest Income	666	500	(100)	400	390	333	57	100	Interest Rate Decline
<b>TOTAL REVENUE</b>		<b>46,012</b>	<b>167,947</b>	<b>(1,636)</b>	<b>166,311</b>	<b>161,314</b>	<b>162,020</b>	<b>(705)</b>	<b>177,536</b>	
<b>EXPENDITURES</b>										
<b>Administration</b>										
1-612	Accounting	10,892	7,500	(4,500)	12,000	8,235	4,325	(3,910)	12,000	Based on 2020 Forecast
1-614	District Management	9,258	7,000	(5,000)	12,000	8,862	4,667	(4,195)	12,000	Based on 2020 Forecast
1-615	Audit	4,100	4,750	450	4,300	4,300	4,750	450	4,500	Based on 2020 Forecast
1-635	Election	-	1,500	684	816	816	1,500	684	-	No election in 2021
1-670	Insurance & SDA Dues	3,986	4,000	(252)	4,252	4,252	4,000	(252)	4,500	Based on 2020 Forecast
1-675	Legal	3,696	10,000	(2,000)	12,000	8,281	6,667	(1,614)	12,000	Based on 2020 Forecast
1-685	Miscellaneous Expense	517	1,750	1,250	500	144	1,167	1,023	500	Based on 2020 Forecast
1-700	Treasurer's Fees	618	2,304	-	2,304	2,305	2,304	(1)	2,464	1.5% of property taxes
1-795	Emergencies	-	5,038	5,038	-	-	3,359	3,359	5,326	Emergencies- 3% of Revenues
	Contingency	-	5,000	1,000	4,000	-	3,333	3,333	5,000	Unforeseen needs
<b>Total Administration</b>		<b>33,066</b>	<b>48,843</b>	<b>(3,330)</b>	<b>52,172</b>	<b>37,195</b>	<b>36,072</b>	<b>(1,123)</b>	<b>58,290</b>	
<b>Debt Service</b>										
1-710	Developer Repayment- Ops Principal	15,000	120,000	10,000	110,000	-	-	-	23,801	Pay off Remaining Balance
	Developer Repayment- Cap Principal	-	-	-	-	-	-	-	95,000	Ops above paid first
	Developer Repayment- Ops Interest	-	-	-	-	-	-	-	-	Principal paid first
	Developer Repayment- Cap Interest	-	-	-	-	-	-	-	-	Principal paid first
<b>Total Debt Service</b>		<b>15,000</b>	<b>120,000</b>	<b>10,000</b>	<b>110,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>118,801</b>	
<b>TOTAL EXPENDITURES</b>		<b>48,066</b>	<b>168,843</b>	<b>13,341</b>	<b>162,172</b>	<b>37,195</b>	<b>36,072</b>	<b>(1,123)</b>	<b>177,091</b>	
<b>REVENUE OVER / (UNDER) EXP</b>		<b>(2,055)</b>	<b>(896)</b>	<b>(14,977)</b>	<b>4,139</b>	<b>124,119</b>	<b>125,948</b>	<b>(1,829)</b>	<b>445</b>	
<b>OTHER SOURCES / (USES)</b>										
1-780	Transfer to Debt Service	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>		<b>(2,055)</b>	<b>(896)</b>	<b>5,034</b>	<b>4,139</b>	<b>124,119</b>	<b>125,948</b>	<b>(1,829)</b>	<b>445</b>	
1-450	<b>BEGINNING FUND BALANCE</b>	10,268	5,972	2,242	8,214	8,214	5,972	2,242	12,352	
<b>ENDING FUND BALANCE</b>		<b>8,214</b>	<b>5,076</b>	<b>7,276</b>	<b>12,352</b>	<b>132,333</b>	<b>131,920</b>	<b>413</b>	<b>12,797</b>	
<b>COMPONENTS OF FUND BALANCE:</b>										
	Nonspendable	-	4,200	300	4,500	-	-	-	4,725	Prepaid Insurance
	Restricted for Emergencies	5,038	-	4,990	4,990	4,990	1,680	3,310	-	Budgeted as an Expense
	Unassigned	3,176	876	1,986	2,862	127,343	130,240	(2,897)	8,072	
<b>TOTAL FUND BALANCE</b>		<b>8,214</b>	<b>5,076</b>	<b>7,276</b>	<b>12,352</b>	<b>132,333</b>	<b>131,920</b>	<b>413</b>	<b>12,797</b>	

No assurance is provided on these financial statements;  
substantially all disclosures required by GAAP omitted.

Regency Metropolitan District  
Statement of Revenues, Expenditures, & Changes In Fund Balance  
Modified Accrual Basis For the Period Indicated

Print Date: 12/13/20

	2019 Audited Actual	2020 Adopted Budget	Variance Favorable (Unfavor)	2020 Forecast	YTD Thru 08/31/20 Actual	YTD Thru 08/31/20 Budget	Variance Favorable (Unfavor)	2021 Adopted Budget	Notes/Assumptions	
<b>DEBT SERVICE FUND</b>										
<b>REVENUE</b>										
2-510	Property Taxes	263,619	176,775	-	176,775	176,775	176,775	0	166,979	AV * Mill Levy / 1,000
2-515	Specific Ownership Taxes	26,441	15,900	(1,800)	14,100	8,404	9,275	(871)	13,300	8% of Taxes
2-560	Interest Income	7,331	4,700	(1,950)	2,750	2,521	3,133	(612)	800	0.25% of Beginning Fund Balance
<b>TOTAL REVENUE</b>		<b>297,390</b>	<b>197,375</b>	<b>(3,750)</b>	<b>193,625</b>	<b>187,700</b>	<b>189,184</b>	<b>(1,483)</b>	<b>181,079</b>	
<b>EXPENDITURES</b>										
2-605	Note Principal- 2015	3,304,000	-	-	-	-	-	-	-	Bonds Refunded in 2019
2-606	Note Interest- 2015	60,205	-	-	-	-	-	-	-	Bonds Refunded in 2019
	Bond Principal- 2019	-	-	-	-	-	-	-	-	Per Amortization Schedule
2-608	Bond Interest- 2019	82,667	186,000	-	186,000	93,000	93,000	-	186,000	Per Amortization Schedule
2-610	Developer Repayment- Ops Principal	-	-	-	-	-	-	-	-	Now in General Fund
2-615	Developer Repayment- Cap Principal	145,000	-	-	-	-	-	-	-	Now in General Fund
	Developer Repayment- Ops Interest	-	-	-	-	-	-	-	-	Now in General Fund
	Developer Repayment- Cap Interest	-	-	-	-	-	-	-	-	Now in General Fund
2-607	Non-Use Fees	-	-	-	-	-	-	-	-	No Longer Applicable
2-668	Trustee / Paying Agent Fees	-	4,000	-	4,000	3,500	4,000	500	4,000	Per Financial Model
2-700	Treasurer's Fees	3,956	2,652	-	2,652	2,653	2,652	(1)	2,505	1.5% of property taxes
2-618	Bond Cost of Issuance	246,274	-	-	-	-	-	-	-	
	Contingency	-	4,392	4,392	-	-	2,196	2,196	3,324	Unforeseen needs/ rev shortfalls
<b>TOTAL EXPENDITURES</b>		<b>3,842,101</b>	<b>197,044</b>	<b>4,392</b>	<b>192,652</b>	<b>99,153</b>	<b>101,848</b>	<b>2,695</b>	<b>195,829</b>	
<b>REVENUE OVER / (UNDER) EXP</b>		<b>(3,544,710)</b>	<b>332</b>	<b>642</b>	<b>974</b>	<b>88,548</b>	<b>87,336</b>	<b>1,212</b>	<b>(14,750)</b>	
<b>OTHER SOURCES / (USES)</b>										
2-523	Bond / Loan Proceeds	3,720,000	-	-	-	-	-	-	-	
2-525	Bond Premium	85,523	-	-	-	-	-	-	-	
2-894	Transfer to Capital Fund	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>		<b>3,805,523</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>		<b>260,812</b>	<b>332</b>	<b>642</b>	<b>974</b>	<b>88,548</b>	<b>87,336</b>	<b>1,212</b>	<b>(14,750)</b>	
2-450	<b>BEGINNING FUND BALANCE</b>	<b>72,457</b>	<b>316,529</b>	<b>16,741</b>	<b>333,270</b>	<b>333,270</b>	<b>316,529</b>	<b>16,741</b>	<b>334,243</b>	
<b>ENDING FUND BALANCE</b>		<b>333,270</b>	<b>316,861</b>	<b>17,383</b>	<b>334,243</b>	<b>421,817</b>	<b>403,865</b>	<b>17,952</b>	<b>319,494</b>	
<b>COMPONENTS OF FUND BALANCE:</b>		<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	
	Reserve Fund	302,000	302,000	-	302,000	302,000	302,000	-	302,000	Required by Loan
	Restricted for Debt Service	31,270	14,861	17,383	32,243	119,817	101,865	17,952	17,494	
<b>TOTAL FUND BALANCE</b>		<b>333,270</b>	<b>316,861</b>	<b>17,383</b>	<b>334,243</b>	<b>421,817</b>	<b>403,865</b>	<b>17,952</b>	<b>319,494</b>	
<b>Balance of Loan/Bond (Beginning of Year)</b>		<b>3,720,000</b>	<b>3,720,000</b>	<b>3,720,000</b>	<b>3,720,000</b>	<b>3,720,000</b>	<b>3,720,000</b>	<b>3,720,000</b>	<b>3,720,000</b>	
<b>Assessed Valuation</b>		<b>6,446,390</b>	<b>6,932,360</b>	<b>6,932,360</b>	<b>6,932,360</b>	<b>6,932,360</b>	<b>6,932,360</b>	<b>6,932,360</b>	<b>6,957,460</b>	
<b>Debt to Assessed Ratio (Beg of Year)</b>		<b>58%</b>	<b>54%</b>	<b>54%</b>	<b>54%</b>	<b>54%</b>	<b>54%</b>	<b>54%</b>	<b>53%</b>	

## EXHIBIT C

### BOARD OF DIRECTORS REGENCY METROPOLITAN DISTRICT

As of 08/01/2020

<b>Directors</b> Thomas J. Brinkman II, President c/o Special District Management Services, Inc. 141 Union Blvd., Suite 150 Lakewood, CO 80228-1898 Phone: (303) 793-0220	
Scott Marshall, Treasurer c/o Special District Management Services, Inc. 141 Union Blvd., Suite 150 Lakewood, CO 80228-1898 Office: (303) 793-0220	
James E. Marshall, Assistant Secretary c/o Special District Management Services, Inc. 141 Union Blvd., Suite 150 Lakewood, CO 80228-1898 Phone: (303) 793-0220	
Shelley D. Marshall, Assistant Secretary c/o Special District Management Services, Inc. 141 Union Blvd., Suite 150 Lakewood, CO 80228-1898 Phone: (303) 793-0220	
<b>District Manager/Board Secretary:</b> Ann E. Finn Special District Management Services, Inc. 141 Union Boulevard, Suite 150 Lakewood, Colorado 80228 Phone: (303) 987-0835	<b>General Counsel:</b> MaryAnn M. McGeady, Esq. McGeady Becher, P.C. 450 East 17th Avenue, Suite 400 Denver, Colorado 80203-1254 Phone: (303) 592-4380