

**HASKINS STATION METROPOLITAN DISTRICT  
CITY OF ARVADA, STATE OF COLORADO**

**ANNUAL REPORT FOR FISCAL YEAR 2020**

Pursuant to the Service Plan for Haskins Station Metropolitan District (the “District”), the District is required to provide an annual report to the City of Arvada (the “City”) with regard to the matters below.

To the best of our actual knowledge, for the year ending December 31, 2020, the District makes the following report:

1. Boundary changes made or proposed to the District’s boundaries as of December 31 of the prior year.

There were no boundary changes made or proposed to the District’s boundaries during 2020.

2. Intergovernmental Agreements with other governmental entities either entered into or proposed as of December 31 of the prior year.

The Intergovernmental Agreement listing is attached hereto as **Exhibit A**.

3. Copies of the District’s Rules and Regulations, if any, as of December 31 of the prior year.

The District did not adopt any rules and regulations in 2020.

4. A summary of any litigation which involves the District’s Public Improvements as of December 31 of the prior year.

To our actual knowledge, based on a review of the court records in Jefferson County, there is no litigation involving the District as of December 31, 2020.

5. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.

The District did not construct any Public Improvements in 2020.

6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.

No facilities or improvements were constructed by the District that were dedicated to and accepted by the City of Arvada as of December 31, 2020.

7. The assessed valuation of the District for the current year.

The current assessed valuation of the District is \$ 2,057,072.

8. Current year budget including a description of the Public Improvements to be constructed in such year.

The 2021 budget for the District is attached hereto as **Exhibit B**. According to the Developer, the following improvements are planned for construction by the Developer (and reimbursement by the District) in 2021: grading, water lines, sanitary sewer, storm water, curb and gutter, sidewalk, paving, trails, and landscaping improvements.

9. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

The 2020 Audit is in process and will be provided in the 2021 report. The 2019 Audit is attached in **Exhibit C**.

10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

There were no events of default for the year ending December 31, 2020.

11. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

There District has been able to pay its obligations as they become due.

Respectfully submitted this 19th day of May, 2021.

HASKINS STATION METROPOLITAN DISTRICT

*Christian Janke*

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Officer of the District

**EXHIBIT A**  
**List of Intergovernmental Agreements**

1. Amended and Restated Intergovernmental Agreement with the City dated December 2, 2019.

**EXHIBIT B**  
**2021 Budget**

**HASKINS STATION METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2021**

**HASKINS STATION METROPOLITAN DISTRICT  
SUMMARY  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ -	\$ 9,903,692	\$ 5,948,772
REVENUE			
Bonds Premium	234,938	-	-
Developer Advance	431,708	3,566,000	4,150,579
Operations Fees	-	-	42,480
Property Taxes	-	100	84,056
Senior Bonds	10,280,000	-	-
Specific Ownership Taxes	-	8	10,175
Interest Income	26,939	72,600	19,101
Subordinate Bonds	2,655,000	-	-
Property Taxes - URA	-	-	60,385
Transfer Fees	-	-	103,200
Total revenue	<u>13,628,585</u>	<u>3,638,708</u>	<u>4,469,976</u>
TRANSFERS IN	2,348,500	1,553	-
Total funds available	<u>15,977,085</u>	<u>13,543,953</u>	<u>10,418,748</u>
EXPENDITURES			
General Fund	31,872	60,527	75,000
Operations Fee Fund	-	-	100,000
Debt Service Fund	34,267	514,001	515,500
Capital Projects Fund	3,658,754	7,019,100	8,237,500
Total expenditures	<u>3,724,893</u>	<u>7,593,628</u>	<u>8,928,000</u>
TRANSFERS OUT	2,348,500	1,553	-
Total expenditures and transfers out requiring appropriation	<u>6,073,393</u>	<u>7,595,181</u>	<u>8,928,000</u>
ENDING FUND BALANCES	<u>\$ 9,903,692</u>	<u>\$ 5,948,772</u>	<u>\$ 1,490,748</u>
EMERGENCY RESERVE	\$ -	\$ 100	\$ 1,000
DEBT SERVICE RESERVE FUND	-	806,500	806,500
CAP I/BOND FUND	-	1,023,123	637,568
TOTAL RESERVE	<u>\$ -</u>	<u>\$ 1,829,723</u>	<u>\$ 1,445,068</u>

No assurance provided. See summary of significant assumptions.

**HASKINS STATION METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
<b>ASSESSED VALUATION</b>			
Residential	\$ -	\$ -	\$ 986
Agricultural	-	1,212	-
State assessed	-	-	28,168
Vacant land	-	203	2,027,918
	-	1,415	2,057,072
Adjustments	-	-	(867,559)
Certified Assessed Value	<u>\$ -</u>	<u>\$ 1,415</u>	<u>\$ 1,189,513</u>
<b>MILL LEVY</b>			
General	0.000	15.000	15.000
Debt Service	0.000	55.664	55.664
Total mill levy	<u>0.000</u>	<u>70.664</u>	<u>70.664</u>
<b>PROPERTY TAXES</b>			
General	\$ -	\$ 21	\$ 17,843
Debt Service	-	79	66,213
Budgeted property taxes	<u>\$ -</u>	<u>\$ 100</u>	<u>\$ 84,056</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	<b>\$ -</b>	<b>\$ 21</b>	<b>\$ 17,843</b>
Debt Service	<b>-</b>	<b>79</b>	<b>66,213</b>
	<u><b>\$ -</b></u>	<u><b>\$ 100</b></u>	<u><b>\$ 84,056</b></u>

No assurance provided. See summary of significant assumptions.

**HASKINS STATION METROPOLITAN DISTRICT  
GENERAL FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ (5,396)	\$ 100
REVENUE			
Developer Advance	26,476	66,000	43,079
Property Taxes	-	21	17,843
Specific Ownership Taxes	-	2	2,160
Property Taxes - URA	-	-	12,818
Total revenue	<u>26,476</u>	<u>66,023</u>	<u>75,900</u>
Total funds available	<u>26,476</u>	<u>60,627</u>	<u>76,000</u>
EXPENDITURES			
General and administrative			
Accounting	7,625	21,000	25,000
Audit	-	5,000	5,000
County Treasurer's fee	-	-	268
Dues	183	342	500
Insurance	2,337	2,510	3,000
Legal	21,703	30,000	35,000
Miscellaneous	24	-	-
Election	-	1,661	-
Contingency	-	14	6,232
Total expenditures	<u>31,872</u>	<u>60,527</u>	<u>75,000</u>
Total expenditures and transfers out requiring appropriation	<u>31,872</u>	<u>60,527</u>	<u>75,000</u>
ENDING FUND BALANCE	<u>\$ (5,396)</u>	<u>\$ 100</u>	<u>\$ 1,000</u>
EMERGENCY RESERVE	<u>\$ -</u>	<u>\$ 100</u>	<u>\$ 1,000</u>
TOTAL RESERVE	<u>\$ -</u>	<u>\$ 100</u>	<u>\$ 1,000</u>

No assurance provided. See summary of significant assumptions.



**HASKINS STATION METROPOLITAN DISTRICT  
OPERATIONS FEE FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUE			
Operations Fees	-	-	42,480
Transfer Fees	-	-	103,200
Total revenue	<u>-</u>	<u>-</u>	<u>145,680</u>
Total funds available	<u>-</u>	<u>-</u>	<u>145,680</u>
EXPENDITURES			
Contingency	-	-	100,000
Total expenditures	<u>-</u>	<u>-</u>	<u>100,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>100,000</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 45,680</u>

No assurance provided. See summary of significant assumptions.

**HASKINS STATION METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ 2,319,386	\$ 1,829,623
REVENUE			
Property Taxes	-	79	66,213
Specific Ownership Taxes	-	6	8,015
Interest income	5,153	22,600	8,150
Property Taxes - URA	-	-	47,567
Total revenue	<u>5,153</u>	<u>22,685</u>	<u>129,945</u>
TRANSFERS IN			
Transfers from other funds	<u>2,348,500</u>	<u>1,553</u>	<u>-</u>
Total funds available	<u>2,353,653</u>	<u>2,343,624</u>	<u>1,959,568</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	-	1	993
Contingency	-	-	507
Debt Service			
Bond interest	34,267	514,000	514,000
Total expenditures	<u>34,267</u>	<u>514,001</u>	<u>515,500</u>
Total expenditures and transfers out requiring appropriation	<u>34,267</u>	<u>514,001</u>	<u>515,500</u>
ENDING FUND BALANCE	<u>\$ 2,319,386</u>	<u>\$ 1,829,623</u>	<u>\$ 1,444,068</u>
DEBT SERVICE RESERVE FUND	\$ -	\$ 806,500	\$ 806,500
CAP I/BOND FUND	-	1,023,123	637,568
TOTAL RESERVE	<u>\$ -</u>	<u>\$ 1,829,623</u>	<u>\$ 1,444,068</u>

No assurance provided. See summary of significant assumptions.

**HASKINS STATION METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ 7,589,702	\$ 4,119,049
REVENUE			
Senior Bonds	10,280,000	-	-
Subordinate Bonds	2,655,000	-	-
Bonds Premium	234,938	-	-
Developer Advance	405,232	3,500,000	4,107,500
Interest income	21,786	50,000	10,951
Total revenue	<u>13,596,956</u>	<u>3,550,000</u>	<u>4,118,451</u>
Total funds available	<u>13,596,956</u>	<u>11,139,702</u>	<u>8,237,500</u>
EXPENDITURES			
General and Administrative			
Accounting	121	5,600	7,500
Engineering - costs verification	-	10,000	7,500
Legal	639	3,000	7,500
Capital Projects			
Bond issue costs	589,741	-	-
Public Improvements	405,232	3,500,000	4,107,500
Repay Developer Advance - Interest	2,576	500	-
Repay Developer Advance - Principal	405,232	3,500,000	4,107,500
Payment to City - Regional Improvements	2,255,213	-	-
Total expenditures	<u>3,658,754</u>	<u>7,019,100</u>	<u>8,237,500</u>
TRANSFERS OUT			
Transfers to other fund	<u>2,348,500</u>	<u>1,553</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>6,007,254</u>	<u>7,020,653</u>	<u>8,237,500</u>
ENDING FUND BALANCE	<u>\$ 7,589,702</u>	<u>\$ 4,119,049</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**HASKINS STATION METROPOLITAN DISTRICT  
2021 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 Jefferson County on January 7, 2019, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the City of Arvada, Jefferson County, Colorado.

The District was established to provide a part or all of the public improvements for the use and benefit of all anticipated constituents and taxpayers of the District. The primary purpose of the District is to finance the construction of public improvements, including water facilities, storm sewer and sanitation facilities, street and roadway improvements, traffic and safety control, parks and recreation, transportation, television relay and translator, and mosquito elimination and control. At an election held on November 6, 2018, voters authorized indebtedness to finance the costs of the public improvements, including debt refunding, funding intergovernmental agreements, and to fund the operations and maintenance of the public improvements. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution.

Pursuant to its Service Plan, the District is permitted to issue bond indebtedness of up to \$36,000,000. In the future, the District may issue a portion or all of the authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area; however, as of the date of this budget, the amount and timing of any debt issuance is not determinable. The District's maximum debt mill levy is 50.000 mills as may be adjusted pursuant to the provisions of the Service Plan.

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**

**Developer Advances**

The District is in the development stage. As such, the District's general and administrative expenditures will be mainly funded by the Developer. Capital expenditures (for public improvements) will also be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**HASKINS STATION METROPOLITAN DISTRICT  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues** (continued)

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and, generally, sale 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 calculation of the taxes levied for collection in 2020 is displayed on the Property Tax Summary Information page of the budget using the adopted mill levy imposed by the District.

**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 7% of the property taxes collected by both the General Fund and the Debt Service Fund.

**Operations Fee**

The District imposes an Operations Fee that is comprised of a recurring payment and a transfer payment. Each residential unit is charged a recurring payment fee of \$360 annually. A transfer payment fee of \$600 is imposed on transfers of a vacant lot or residential unit by an end user, with certain exceptions, and is collected at the time of transfer.

Operations Fees are not pledged to the repayment of the Bonds. Operations Fees are to be applied solely to operations and maintenance costs, and may not be used by the District to pay for General and Administrative Costs.

**Interest Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately .50%.

**Expenditures**

**General and Administrative**

General and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, insurance and meeting expense.

**Maintenance Expenditures**

Anticipated expenditures for maintenance are reflected in the Operations Fees Fund.

**HASKINS STATION METROPOLITAN DISTRICT  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

The District issued the Senior Bonds and the Subordinate Bonds on November 7, 2019, in the respective amounts of \$10,280,000 and \$2,655,000.

The proceeds of the 2019A Senior Bonds were used to: (i) finance public improvements related to the Development; (ii) make a payment to the City to fund certain regional improvements in accordance with an intergovernmental agreement between the City and the District, (iii) fund capitalized interest on the 2019A Senior Bonds; (iv) fund the Senior Reserve Fund; and (v) pay the costs of issuance of the 2019A Senior Bonds and certain costs of issuance of the 2019B(3) Subordinate Bonds. Proceeds of the 2019B(3) Subordinate Bonds will be used to: (i) finance additional public improvements related to the Development; and (ii) pay certain other costs of issuance of the 2019B(3) Subordinate Bonds.

The Senior Bonds bear interest at an average rate of 5% and are payable semi-annually on June 1 and December 1, beginning on December 1, 2019. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2023. The Senior Bonds mature on December 1, 2049. To the extent principal of any Senior Bond is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Senior Bond. To the extent interest on any Senior Bond is not paid when due, such interest shall compound on each interest payment date at the rate then borne by the Senior Bonds. The District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Senior Bonds.

The Subordinate Bonds were issued at the rate of 8.75% per annum and are payable annually on December 15, beginning December 15, 2019 from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2049. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. The District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Subordinate Bonds. All of the Subordinate Bonds and interest thereon are to be deemed to be paid, satisfied, and discharged on December 16, 2059 (the "Termination Date"), regardless of the amount of principal and interest paid prior to the Termination Date.

**HASKINS STATION METROPOLITAN DISTRICT  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (continued)**

The District has outstanding Developer advances. Estimated activity for Developer advances is as follows:

	Balance at December 31, 2019	Additions	Retirement of Long-Term Obligations	Balance at December 31, 2020
Developer Advances - Capital	\$ -	\$ 3,500,000	\$ 3,500,000	\$ -
Developer Advances - Operations	26,476	66,000	-	92,476
Accrued Interest -				
Developer Advances - Operations	370	3,199	-	3,569
Total	<u>\$ 26,846</u>	<u>\$ 3,569,199</u>	<u>\$ 3,500,000</u>	<u>\$ 96,045</u>
	Balance at December 31, 2020	Additions	Retirement of Long-Term Obligations	Balance at December 31, 2021
Developer Advances - Capital	\$ -	\$ 4,107,500	\$ 4,107,500	\$ -
Developer Advances - Operations	92,476	43,079	-	135,555
Accrued Interest -				
Developer Advances - Operations	3,569	7,423	-	10,992
Total	<u>\$ 96,045</u>	<u>\$ 4,158,002</u>	<u>\$ 4,107,500</u>	<u>\$ 146,547</u>

\*Balances and activity are estimated

The District has no outstanding operating or capital leases.

**Reserves**

**Debt Service Reserve**

The Debt Service Reserve in the amount of \$806,500 is required to be maintained on the Senior Bonds.

**Emergency Reserve**

The District has provided an Emergency Reserve fund (equal to at least 3% of fiscal year spending for 2021 as defined under TABOR).

**This information is an integral part of the accompanying budget.**

**HASKINS STATION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$10,280,000 Limited Tax (Convertible to Unlimited Tax)  
General Obligation and Special Revenue Bonds  
Series 2019A, Dated November 7, 2019  
Principal Due December 1  
Interest at 5.000%  
Payable June 1 and December 1**

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ -	\$ 514,000	\$ 514,000
2022	-	514,000	514,000
2023	20,000	514,000	534,000
2024	120,000	513,000	633,000
2025	130,000	507,000	637,000
2026	145,000	500,500	645,500
2027	155,000	493,250	648,250
2028	175,000	485,500	660,500
2029	185,000	476,750	661,750
2030	205,000	467,500	672,500
2031	215,000	457,250	672,250
2032	240,000	446,500	686,500
2033	250,000	434,500	684,500
2034	280,000	422,000	702,000
2035	295,000	408,000	703,000
2036	320,000	393,250	713,250
2037	340,000	377,250	717,250
2038	370,000	360,250	730,250
2039	385,000	341,750	726,750
2040	420,000	322,500	742,500
2041	440,000	301,500	741,500
2042	480,000	279,500	759,500
2043	505,000	255,500	760,500
2044	545,000	230,250	775,250
2045	570,000	203,000	773,000
2046	615,000	174,500	789,500
2047	645,000	143,750	788,750
2048	695,000	111,500	806,500
2049	1,535,000	76,750	1,611,750
<b>Total</b>	<u>\$ 10,280,000</u>	<u>\$ 10,725,000</u>	<u>\$ 21,005,000</u>



**EXHIBIT C**  
**2019 Audit**

**HASKINS STATION METROPOLITAN DISTRICT**  
**Jefferson County, Colorado**

**FINANCIAL STATEMENTS AND**  
**SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2019**

**HASKINS STATION METROPOLITAN DISTRICT  
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## Independent Auditor's Report

To the Board of Directors  
Haskins Station Metropolitan District

We have audited the accompanying financial statements of the governmental activities and the major funds of Haskins Station Metropolitan District as of and for the year ended December 31, 2019 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

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

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major funds of Haskins Station Metropolitan District, as of December 31, 2019 and the respective changes in financial position, and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Other Matters

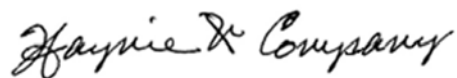
### *Required Supplementary Information*

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

### *Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Haskins Station Metropolitan District's financial statements as a whole. The supplementary information section is presented for purposes of additional analysis and is not a required part of the financial statements.

The supplementary information as listed in the table of contents 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 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 to 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.



Littleton, Colorado  
July 22, 2020

## **BASIC FINANCIAL STATEMENTS**

**HASKINS STATION METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2019**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 694
Cash and Investments - Restricted	12,169,561
Property Taxes Receivable	100
Capital Assets, Not Being Depreciated	405,232
Total Assets	12,575,587
<b>LIABILITIES</b>	
Accounts Payable	2,266,563
Accrued Interest Payable	42,833
Noncurrent Liabilities:	
Due Within One Year	10,712
Due in More Than One Year	13,207,344
Total Liabilities	15,527,452
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	100
Total Deferred Inflows of Resources	100
<b>NET POSITION</b>	
Unrestricted	(2,951,965)
Total Net Position	\$ (2,951,965)

See accompanying Notes to Basic Financial Statements.

**HASKINS STATION METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2019**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
<b>FUNCTIONS/PROGRAMS</b>					
Governmental Activities:					
General Government	\$ 32,632	\$ -	\$ -	\$ -	
Interest and Related Costs on Long-Term Debt	691,059	-	-	(691,059)	
Public Works	2,255,213	-	-	(2,255,213)	
Total Governmental Activities	\$ 2,978,904	\$ -	\$ -	(2,978,904)	
<b>GENERAL REVENUES</b>					
Interest Income				26,939	
Total General Revenues				26,939	
<b>CHANGE IN NET POSITION</b>					
Net Position - Beginning of Year				-	
<b>NET POSITION - END OF YEAR</b>					
				\$ (2,951,965)	

See accompanying Notes to Basic Financial Statements.



**HASKINS STATION METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2019**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash and Investments	\$ 694	\$ -	\$ -	\$ 694
Cash and Investments - Restricted	-	2,319,386	9,850,175	12,169,561
Property Taxes Receivable	21	79	-	100
	<u>\$ 715</u>	<u>\$ 2,319,465</u>	<u>\$ 9,850,175</u>	<u>\$ 12,170,355</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 6,090	\$ -	\$ 2,260,473	\$ 2,266,563
Total Liabilities	6,090	-	2,260,473	2,266,563
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Tax Revenue	21	79	-	100
Total Deferred Inflows of Resources	21	79	-	100
<b>FUND BALANCES</b>				
Restricted For:				
Debt Service	-	2,319,386	-	2,319,386
Capital Projects	-	-	7,589,702	7,589,702
Unassigned	(5,396)	-	-	(5,396)
Total Fund Balances	<u>(5,396)</u>	<u>2,319,386</u>	<u>7,589,702</u>	<u>9,903,692</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 715</u>	<u>\$ 2,319,465</u>	<u>\$ 9,850,175</u>	
Amounts reported for governmental activities in the statement of net position are different because:				
Capital assets are reported as assets on the statement of net position but are recorded as expenditures in the funds.				
Capital Assets, Not Being Depreciated				405,232
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.				
Bonds Payable				(12,935,000)
Unamortized Bond Premium				(234,224)
Bond Interest Payable				(64,819)
Developer Advances Payable				(26,476)
Accrued Interest on Developer Advances				(370)
Net Position of Governmental Activities				<u>\$ (2,951,965)</u>

See accompanying Notes to Basic Financial Statements.

**HASKINS STATION METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2019**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Interest Income	\$ -	\$ 5,153	\$ 21,786	\$ 26,939
Total Revenues	-	5,153	21,786	26,939
<b>EXPENDITURES</b>				
Current:				
Accounting	7,625	-	121	7,746
Dues	183	-	-	183
Insurance	2,337	-	-	2,337
Legal	21,703	-	639	22,342
Miscellaneous	24	-	-	24
Debt Service:				
Bond interest - Series 2019A	-	34,267	-	34,267
Bond Issue Costs	-	-	589,741	589,741
Capital:				
Public Improvements	-	-	405,232	405,232
Payment to City - Regional Improvements	-	-	2,255,213	2,255,213
Total Expenditures	<u>31,872</u>	<u>34,267</u>	<u>3,250,946</u>	<u>3,317,085</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(31,872)	(29,114)	(3,229,160)	(3,290,146)
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advances	26,476	-	405,232	431,708
Senior Bonds	-	-	10,280,000	10,280,000
Subordinate Bonds	-	-	2,655,000	2,655,000
Bond Premium	-	-	234,938	234,938
Repay Developer Advance - Interest	-	-	(2,576)	(2,576)
Repay Developer Advance - Principal	-	-	(405,232)	(405,232)
Transfers (to) from Other Funds	-	2,348,500	(2,348,500)	-
Total Other Financing Sources (Uses)	<u>26,476</u>	<u>2,348,500</u>	<u>10,818,862</u>	<u>13,193,838</u>
<b>NET CHANGE IN FUND BALANCES</b>	(5,396)	2,319,386	7,589,702	9,903,692
Fund Balances - Beginning of Year	-	-	-	-
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ (5,396)</u>	<u>\$ 2,319,386</u>	<u>\$ 7,589,702</u>	<u>\$ 9,903,692</u>

See accompanying Notes to Basic Financial Statements.

**HASKINS STATION METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2019**

Net Changes in Fund Balances - Total Governmental Funds \$ 9,903,692

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

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

Public Improvements 405,232

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

Bond Issuance	(12,935,000)
Developer Advances	(431,708)
Repay Developer Advance - Interest	2,576
Repay Developer Advance - Principal	405,232
Bond Premium	(234,938)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Amortization of Bond Premium	714
Accrued Interest on Developer Advances	(2,946)
Accrued Interest on Bonds - Change in Liability	(64,819)

Change in Net Position of Governmental Activities \$ (2,951,965)

**HASKINS STATION METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual	Variance- Positive (Negative)
<b>REVENUES</b>			
Total Revenues	\$ -	\$ -	\$ -
<b>EXPENDITURES</b>			
Current:			
Accounting	10,000	7,625	2,375
Dues	-	183	(183)
Insurance	2,500	2,337	163
Legal	20,000	21,703	(1,703)
Miscellaneous	-	24	(24)
Contingency	17,500	-	17,500
Total Expenditures	<u>50,000</u>	<u>31,872</u>	<u>18,128</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(50,000)	(31,872)	18,128
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer Advances	<u>50,000</u>	<u>26,476</u>	<u>(23,524)</u>
Total Other Financing Sources (Uses)	<u>50,000</u>	<u>26,476</u>	<u>(23,524)</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	(5,396)	(5,396)
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ (5,396)</u>	<u>\$ (5,396)</u>

See accompanying Notes to Basic Financial Statements.

**HASKINS STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Haskins Station Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for Jefferson County on January 7, 2019, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District is located within the boundaries of the City of Arvada (City).

The District was established to provide a part or all of the public improvements for the use and benefit of all anticipated constituents and taxpayers of the District. The primary purpose of the District is to finance the construction of public improvements, including water facilities, storm sewer and sanitation facilities, street and roadway improvements, traffic and safety control, parks and recreation, transportation, limited television relay and translator, and mosquito elimination and control.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

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

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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**Government-Wide and Fund Financial Statements**

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

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

**HASKINS STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

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

The statement of activities demonstrates the degree to which the direct 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 as general revenues.

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

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Redemption of bonds is recorded as a reduction in liabilities.

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

The District reports the following major governmental funds:

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

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

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities

**HASKINS STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**Budgets**

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 appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

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

**Pooled Cash and Investments**

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

**Property Taxes**

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

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

**Capital Assets**

Capital assets, which include infrastructure assets, are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

**HASKINS STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**Amortization**

**Original Issue Premium**

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

**Deferred Inflows of Resources**

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

**Equity**

**Net Position**

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

**Fund Balance**

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

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

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



**HASKINS STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**Equity (Continued)**

**Fund Balance (Continued)**

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

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

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

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

**NOTE 3 CASH AND INVESTMENTS**

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

Statement of Net Position:

Cash and Investments	\$ 694
Cash and Investments - Restricted	12,169,561
Total Cash and Investments	\$ 12,170,255

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

Deposits with Financial Institutions	\$ 694
Investments	12,169,561
Total	\$ 12,170,255

**Deposits with Financial Institutions**

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

**HASKINS STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**Deposits with Financial Institutions (Continued)**

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.

As of December 31, 2019, the District had a bank balance of \$3,797 and a carrying balance of \$694.

**Investments**

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

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

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

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

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

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted Average Under 60 Days	<u>\$ 12,169,561</u>

**HASKINS STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**CSAFE**

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

**NOTE 4 CAPITAL ASSETS**

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

	Balance - December 31, 2018	Additions	Deletions	Balance - December 31, 2019
<b>Governmental Type Activities:</b>				
Capital Assets Not Being Depreciated:				
Construction in Progress	\$ -	\$ 405,232	\$ -	\$ 405,232
Total Capital Assets, Not Being Depreciated	<u>\$ -</u>	<u>\$ 405,232</u>	<u>\$ -</u>	<u>\$ 405,232</u>

Upon completion and acceptance, certain fixed assets will be conveyed to other local governments.

**HASKINS STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 5 LONG-TERM OBLIGATIONS**

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

	Balance - December 31, 2018	Additions	Retirements/ Reductions	Balance - December 31, 2019	Due Within One Year
G.O. Bonds - Series 2019A	\$ -	\$ 10,280,000	\$ -	\$ 10,280,000	\$ -
Unamortized Bond Premium	-	234,938	714	234,224	10,712
G.O. Bonds - Series 2019B <sup>(3)</sup>	-	2,655,000	-	2,655,000	-
Accrued and Unpaid Interest - 2019B <sup>(3)</sup>	-	21,986	-	21,986	-
Developer Advance - Capital	-	405,232	405,232	-	-
Accrued Interest - Developer Advances - Capital	-	2,576	2,576	-	-
Developer Advance - Operations	-	26,476	-	26,476	-
Accrued Interest - Developer Advances - Operations	-	370	-	370	-
	<u>\$ -</u>	<u>\$ 13,626,578</u>	<u>\$ 408,522</u>	<u>\$ 13,218,056</u>	<u>\$ 10,712</u>

**\$10,280,000 Series 2019A Limited Tax (Convertible to Unlimited Tax) General Obligation and Special Revenue Bonds**

On November 7, 2019, the District issued \$10,280,000 Limited Tax (Convertible to Unlimited Tax) General Obligation and Special Revenue Bonds, Series 2019A (the Senior Bonds). The Senior Bonds were issued to (a) finance public improvements related to the development; (b) make a payment the City to fund certain regional improvements in accordance with an intergovernmental agreement between the City and the District; (c) fund the Senior Reserve Fund; (d) fund capitalized interest on the Senior Bonds; and (e) pay costs of issuance of the Senior Bonds and certain costs of issuance of the Subordinate Bonds. The Senior Bonds bear interest at a rate of 5.000%, with interest payable on June 1 and December 1, and principal payable on December 1. The Senior Bonds are subject to redemption prior to maturity, at the option of the District as follows:

<b>Date of Redemption</b>	<b>Redemption Premium</b>
December 1, 2024, to November 30, 2025	3.00%
December 1, 2025, to November 30, 2026	2.00
December 1, 2026, to November 30, 2027	1.00
December 1, 2027, and thereafter	0.00

**HASKINS STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**\$10,280,000 Series 2019A Limited Tax (Convertible to Unlimited Tax) General Obligation and Special Revenue Bonds (Continued)**

The Senior Bonds are secured by and payable from Senior Pledged Revenue, consisting of monies derived by the District from the following sources, net of any costs of collection: 1) the Senior Required Mill Levy; 2) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Senior Required Mill Levy; 3) the Cooperation Agreement Revenues which means the net incremental property tax revenues paid by Arvada Urban Renewal Authority (AURA) to the District pursuant to the Cooperation Agreement and 4) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee application as Senior Pledged Revenue. Senior Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to fund the Senior Bond Fund for the relevant Bond Year and pay the Senior Bonds as they come due, and if necessary, an amount sufficient to replenish the Senior Reserve Fund to the amount of the Senior Required Reserve of \$806,500, but (i) not in excess of 50 mills (as adjusted), and (ii) for so long as the Surplus Fund is less than the Maximum Surplus Amount of \$1,028,000, not less than 50 mills as adjusted, or such lesser mill levy which will fund the Senior Bond Fund for the relevant Bond Year and pay the Bonds as they come due. As of December 31, 2019, the maximum adjusted Debt Service Mill Levy was 55.664 mills.

**\$2,655,000 Series 2019B<sub>(3)</sub> Subordinate Limited Tax General Obligation and Special Revenue Bonds**

On November 7, 2019, the District issued \$2,655,000 Subordinate Limited Tax General Obligation and Special Revenue Bonds, Series 2019B<sub>(3)</sub> (the Subordinate Bonds). The Subordinate Bonds were issued for the purpose of paying certain public improvements related to the development. The Subordinate Bonds bear interest at a rate of 8.75%, payable to the extent of Subordinate Pledged Revenue available therefor on each December 15, commencing on December 15, 2019 and shall mature on December 15, 2049:

<b>Date of Redemption</b>	<b>Redemption Premium</b>
December 1, 2024, to November 30, 2025	3.00%
December 1, 2025, to November 30, 2026	2.00
December 1, 2026, to November 30, 2027	1.00
December 1, 2027, and thereafter	0.00

The Bonds are secured by and payable from Subordinate Pledged Revenue, consisting of monies derived by the District from the following sources, net of any costs of collection: 1) the Subordinate Required Mill Levy; 2) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Subordinate Required Mill Levy; 3) the portion of the Cooperation Agreement Revenues, if any, available after application to the payment of the Senior Bonds 4) the amounts, if any, in the Senior Surplus Fund released to the District pursuant to the Senior Indenture; and 5) any other legally available monies which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue. Subordinate Required Mill Levy means an ad valorem mill levy imposed on all taxable property of the District each year in the amount of 50 mills (as

**HASKINS STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**\$2,655,000 Series 2019B<sub>(3)</sub> Subordinate Limited Tax General Obligation and Special Revenue Bonds (Continued)**

adjusted) less the amount of the Senior Bond Mill Levy, or such lesser mill levy which will fund the Subordinate Bond Fund in an amount sufficient to pay all of the principal and interest on the Bonds. As of December 31, 2019, the maximum adjusted Subordinate Required Mill Levy was 55.664 mills. At this time, the schedule of repayments on the Subordinate Bonds is unknown and will be made when cash flow is available. The balance of compounded and accrued interest on the Subordinate Bonds at December 31, 2019 totaled \$21,986.

The District's long-term obligations relating to the Series 2018A Bonds will mature as follows:

<u>Year Ending December 31,</u>	<u>Governmental Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ -	\$ 514,000	\$ 514,000
2021	-	514,000	514,000
2022	-	514,000	514,000
2023	20,000	514,000	534,000
2024	120,000	513,000	633,000
2025-2029	790,000	2,463,000	3,253,000
2030-2034	1,190,000	2,227,750	3,417,750
2035-2039	1,710,000	1,880,500	3,590,500
2040-2044	2,390,000	1,389,250	3,779,250
2045-2049	4,060,000	709,500	4,769,500
Total	<u>\$ 10,280,000</u>	<u>\$ 11,239,000</u>	<u>\$ 21,519,000</u>

**Debt Authorization**

On November 6, 2018, the District's voters authorized total indebtedness of \$360,000,000 for the purpose of financing public improvements, \$36,000,000 for operations and maintenance, \$36,000,000 for intergovernmental agreements, and \$360,000,000 for debt refunding. Pursuant to the Service Plan, the total debt the District is permitted to issue shall not exceed \$360,000,000. The maximum debt mill levy is 50.000 mills, as adjusted for changes in the assessment ratio, which resulted in an increase to 55.664 mills.

At December 31, 2019, the District had authorized but unissued general obligation indebtedness in the following amounts for the following purposes:

	Authorized November 6, 2018 Election	Authorization Used Series 2019A	Authorization Used Series 2019B <sub>(3)</sub>	Remaining at December 31, 2019
Public Improvements	\$ 360,000,000	\$ (10,280,000)	\$ (2,655,000)	\$ 347,065,000
Operations and Maintenance	36,000,000	-	-	36,000,000
Intergovernmental Agreements	36,000,000	-	-	36,000,000
Refunding	360,000,000	-	-	360,000,000
Total	<u>\$ 792,000,000</u>	<u>\$ (10,280,000)</u>	<u>\$ (2,655,000)</u>	<u>\$ 779,065,000</u>

**HASKINS STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 6 NET POSITION**

The District has net position consisting of one component - unrestricted.

The District has a deficit in unrestricted net position. The deficit at December 31, 2019 was primarily due to interest paid and related costs on long-term debts.

**NOTE 7 AGREEMENTS**

**Funding and Reimbursement Agreement**

On February 13, 2019, the District and the Developer entered into a Funding and Reimbursement Agreement (Operations and Maintenance) (the O&M Agreement). Pursuant to the O&M Agreement, the District and Developer acknowledge that the District does not currently possess sufficient funds to pay for its operations and maintenance costs, and the Developer has stated its willingness to loan funds to the District for this purpose, on the condition that the District agrees to repay such loans as set forth therein.

Pursuant to the O&M Agreement, the Developer agrees to loan the District an amount not to exceed \$500,000 in a series of installments through December 31, 2022. With respect to such loan advances prior to the issuance of an O&M Reimbursement Obligation, the interest rate shall be 6.5% per annum, simple interest. The provision for repayment of amounts due thereunder is subject to annual appropriation by the District.

As of December 31, 2019, \$26,476 was outstanding with accrued interest of \$370.

**Public Improvements Acquisition and Reimbursement Agreement**

On September 4, 2019, the Public Improvements Acquisition and Reimbursement Agreement (the Public Improvements Agreement) was entered into between the District and the Developer. Under the terms of the Public Improvements Agreement, the Developer agrees to finance, construct, and install certain Public Improvements for the benefit of the District, and the District agrees to reimburse the Developer for such costs, with interest at 8% per annum.

During 2019, \$405,232 of public improvements were accepted, and \$407,808 of repayments were made including principal and accrued interest. As of December 31, 2019, no amounts were outstanding under this agreement.

**Intergovernmental Agreement with the City of Arvada**

On February 13, 2019, the District entered into an intergovernmental agreement with the City (the City IGA). The City IGA provides that the District will fund up to \$2,255,213 (the City Payment), toward regionally significant improvements located at 52nd Avenue and Ward Road (the Regional Improvements). The City payment is required to be paid from the net proceeds of the Bonds. On December 2, 2019, the City and the District entered into an amended and restated City IGA subsequent to the issuance of the Bonds which confirms the City Payment amount of \$2,255,213, describes more particularly the City's obligation with respect to construction of the Regional Improvements, and imposes certain obligations on the District with respect to the operation and maintenance standards of the District Park. The City Payment was made on January 13, 2020.

**HASKINS STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 7 AGREEMENTS (CONTINUED)**

**Intergovernmental Agreement with the City of Arvada (Continued)**

The City IGA also imposes a limit on total debt that the District may issue (which amount is not to exceed \$36,000,000), and a Maximum Debt Mill Levy of 50.000 mills (subject to adjustment as set forth therein), both of which are consistent with the limitations set forth in the Service Plan. The City IGA also requires the District to file an annual report with the City.

**Cooperation Agreement**

The District and the Arvada Urban Renewal Authority (AURA) entered into a Cooperation Agreement on June 6, 2019, as revised and restated on August 7, 2019 (the Cooperation Agreement). The Cooperation Agreement recognizes that the property in the District is within the Ralston Fields Urban Renewal Area. Pursuant to State law, property tax revenue generated by the District's mill levy on incremental assessed valuation is payable to AURA for a period of 25 years from the date of adoption of the urban renewal plan. AURA adopted the urban renewal plan on September 5, 2003; accordingly, the tax increment period expires in approximately 2028.

Pursuant to the Cooperation Agreement, AURA agrees to remit all revenues collected from the District's mill levy upon the tax increment portion of the District's assessed valuation back to the District, after deducting the \$3,000 AURA Administrative Fee (which fee commences on August 1, 2022).

**NOTE 8 RELATED PARTIES**

The Developer of the property which constitutes the District is SSM Ridge, LLC. All members of the Board of Directors are employees, owners or otherwise associated with the Developer, and may have conflicts of interest in dealing with the District.

**NOTE 9 RISK MANAGEMENT**

Except as provided in the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S., the District may be exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, workers compensation, and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.



**HASKINS STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 10 TAX, SPENDING AND DEBT LIMITATIONS**

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

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

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

On November 6, 2018, the District's voters approved for an annual increase in taxes of \$5,000,000 for general operations and maintenance without limitation of rate. This election question allowed the District to collect and spend the additional revenue without regard to any spending, revenue raising, or other limitations contained within TABOR.

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

## **SUPPLEMENTARY INFORMATION**

**HASKINS STATION METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2019**

	Budgeted Amounts		Actual	Variance - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Interest Income	\$ -	\$ 5,550	\$ 5,153	\$ (397)
Total Revenues	-	5,550	5,153	(397)
<b>EXPENDITURES</b>				
Bond interest - Series 2019A	-	60,000	34,267	25,733
Total Expenditures	-	60,000	34,267	25,733
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	-	(54,450)	(29,114)	25,336
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers from Other Funds	-	2,348,500	2,348,500	-
Total Other Financing Sources (Uses)	-	2,348,500	2,348,500	-
<b>NET CHANGE IN FUND BALANCE</b>	-	2,294,050	2,319,386	25,336
Fund Balance - Beginning of Year	-	-	-	-
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 2,294,050</u>	<u>\$ 2,319,386</u>	<u>\$ 25,336</u>

**HASKINS STATION METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2019**

	Budgeted Amounts		Actual	Variance- Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Net Investment Income	\$ -	\$ 15,000	\$ 21,786	\$ 6,786
Total Revenues	-	15,000	21,786	6,786
<b>EXPENDITURES</b>				
Accounting	-	10,000	121	9,879
Legal	-	10,000	639	9,361
Engineering	-	10,000	-	10,000
Public Improvements	-	2,910,737	405,232	2,505,505
Bond Issue Costs	-	591,250	589,741	1,509
Payment to City - Regional Improvements	-	2,255,213	2,255,213	-
Total Expenditures	-	5,787,200	3,250,946	2,536,254
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>				
	-	(5,772,200)	(3,229,160)	2,543,040
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advance	-	2,910,737	405,232	(2,505,505)
Senior Bonds	-	10,280,000	10,280,000	-
Subordinate Bonds	-	2,655,000	2,655,000	-
Bond Premium	-	234,938	234,938	-
Repay Developer Advance - Interest	-	(2,576)	(2,576)	-
Repay Developer Advance - Principal	-	(967,468)	(405,232)	562,236
Transfers to Other Fund	-	(2,348,500)	(2,348,500)	-
Total Other Financing Sources (Uses)	-	12,762,131	10,818,862	(1,943,269)
<b>NET CHANGE IN FUND BALANCE</b>				
	-	6,989,931	7,589,702	599,771
Fund Balance - Beginning of Year	-	-	-	-
<b>FUND BALANCE - END OF YEAR</b>	<b>\$ -</b>	<b>\$ 6,989,931</b>	<b>\$ 7,589,702</b>	<b>\$ 599,771</b>

## **OTHER INFORMATION**

**HASKINS STATION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2019**

<u>Bonds and Interest Maturing in the Year Ending December 31,</u>	\$10,280,000 Limited Tax (Convertible to Unlimited Tax) General Obligation and Special Revenue Bonds Series 2019A Dated November 27, 2019 Interest Rate 5.000%		
	<u>Interest Due June 1, Principal and Interest Due December 1</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ -	\$ 514,000	\$ 514,000
2021	-	514,000	514,000
2022	-	514,000	514,000
2023	20,000	514,000	534,000
2024	120,000	513,000	633,000
2025	130,000	507,000	637,000
2026	145,000	500,500	645,500
2027	155,000	493,250	648,250
2028	175,000	485,500	660,500
2029	185,000	476,750	661,750
2030	205,000	467,500	672,500
2031	215,000	457,250	672,250
2032	240,000	446,500	686,500
2033	250,000	434,500	684,500
2034	280,000	422,000	702,000
2035	295,000	408,000	703,000
2036	320,000	393,250	713,250
2037	340,000	377,250	717,250
2038	370,000	360,250	730,250
2039	385,000	341,750	726,750
2040	420,000	322,500	742,500
2041	440,000	301,500	741,500
2042	480,000	279,500	759,500
2043	505,000	255,500	760,500
2044	545,000	230,250	775,250
2045	570,000	203,000	773,000
2046	615,000	174,500	789,500
2047	645,000	143,750	788,750
2048	695,000	111,500	806,500
2049	1,535,000	76,750	1,611,750
<b>Total</b>	<b><u>\$ 10,280,000</u></b>	<b><u>\$ 11,239,000</u></b>	<b><u>\$ 21,519,000</u></b>

**HASKINS STATION METROPOLITAN DISTRICT  
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
 DECEMBER 31, 2019**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Taxes		Percentage Collected to Levied
		General	Debt Service	Levied	Collected	
2019	\$ -	0.000	0.000	\$ -	\$ -	- %
Estimated for the Year Ending December 31, 2020	\$ 1,415	15.000	55.664	\$ 100		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the County Treasurer does not permit identification of specific year of assessment.