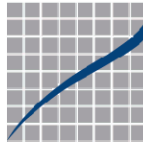


**BENT GRASS METROPOLITAN DISTRICT**  
**FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

## **TABLE OF CONTENTS**

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	<b>PAGE</b>
<b>INDEPENDENT AUDITOR'S REPORT</b>	1
<hr/>	
<b>BASIC FINANCIAL STATEMENTS</b>	
<b>Government-wide financial statements</b>	
Statement of net position	4
Statement of activities	5
<hr/>	
<b>Fund financial statements</b>	
Balance sheets - governmental funds	6
Statements of revenues, expenditures and changes in fund balances - governmental funds	7
Reconciliation of the statements of revenues, expenditures and changes in fund balances of governmental funds to the statement of activities	9
General fund - statement of revenues, expenditures and changes in fund balance - budget and actual	10
<hr/>	
Notes to financial statements	11
<hr/>	
<b>SUPPLEMENTARY INFORMATION</b>	
Capital project fund - schedule of revenues, expenditures and changes in fund balance - budget and actual	25
<hr/>	
Debt service fund - schedule of revenues, expenditures and changes in fund balance - budget and actual	26
<hr/>	



**BiggsKofford**  
CERTIFIED PUBLIC ACCOUNTANTS

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## INDEPENDENT AUDITOR'S REPORT

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Board of Directors

**Bent Grass Metropolitan District**  
Colorado Springs, Colorado

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Bent Grass Metropolitan District ("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 from material misstatement.

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

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 District as of December 31, 2020, 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 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 which 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 opinions on the basic financial statements are not affected by this missing information.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as identified 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.

*BiggsKofford, P.C.*

Colorado Springs, Colorado  
July 26, 2021

## **BASIC FINANCIAL STATEMENTS**

**BENT GRASS METROPOLITAN DISTRICT**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2020**

	<b>Governmental Activities</b>
<b><u>ASSETS</u></b>	
Cash and investments	\$ 2,829,403
Cash and investments - restricted	910,721
Accounts receivable - County Treasurer	1,422
Property taxes receivable	210,975
Capital assets, not being depreciated:	
Construction in progress	3,665,039
<b>Total assets</b>	<b>7,617,560</b>
<b><u>LIABILITIES</u></b>	
Accounts payable	5,301
Accrued interest payable	34,072
Noncurrent liabilities:	
Due in more than one year	7,557,348
<b>Total liabilities</b>	<b>7,596,721</b>
<b><u>DEFERRED INFLOWS OF RESOURCES</u></b>	
Deferred property tax revenues	210,975
<b>Total deferred inflows of resources</b>	<b>210,975</b>
<b><u>NET POSITION</u></b>	
Restricted for:	
Capital projects	2,312,333
Debt service	1,162,465
Emergency reserve	2,017
Unrestricted	(3,666,951)
<b>Total net position</b>	<b>\$ (190,136)</b>

The accompanying notes and independent auditor's report  
should be read with these financial statements.

**BENT GRASS METROPOLITAN DISTRICT**  
**STATEMENT OF ACTIVITIES**  
**YEAR ENDED DECEMBER 31, 2020**

	<u>Program Revenues</u>			<u>Net (Expenses)</u>	
	<u>Expenses</u>	<u>Charges for</u> <u>Services</u>	<u>Operating</u> <u>Grants and</u> <u>Contributions</u>	<u>Capital</u> <u>Grants and</u> <u>Contributions</u>	<u>Revenue and</u> <u>Changes in</u> <u>Net Position</u>
					<u>Governmental</u> <u>Activities</u>
<b>FUNCTIONS/PROGRAMS</b>					
<b>PRIMARY GOVERNMENT</b>					
General government	\$ 69,981	\$ 302,670	\$ -	\$ -	\$ 232,689
Interest and related costs on long-term debt	<u>574,218</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(574,218)</u>
<b>Total primary government</b>	<u>\$ 644,199</u>	<u>\$ 302,670</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(341,529)</u>
<b>GENERAL REVENUES</b>					
Property taxes					162,275
Specific ownership taxes					17,638
Investment income					<u>5,413</u>
<b>Total general revenues</b>					<u>185,326</u>
<b>Changes in net position</b>					<u>(156,203)</u>
<b>Net position, beginning of year</b>					<u>(33,933)</u>
<b>Net position, end of year</b>					<u>\$ (190,136)</u>

The accompanying notes and independent auditor's report  
should be read with these financial statements.

**BENT GRASS METROPOLITAN DISTRICT  
BALANCE SHEETS  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2020**

	<u>General Fund</u>	<u>Capital Projects Fund</u>	<u>Debt Service Fund</u>	<u>Total Governmental Funds</u>
<b><u>ASSETS</u></b>				
Cash and investments	\$ 232,270	\$ 2,312,333	\$ 284,800	\$ 2,829,403
Cash and investments - restricted	-	-	910,721	910,721
Accounts receivables - County Treasurer	406	-	1,016	1,422
Property taxes receivable	47,179	-	163,796	210,975
<b>Total assets</b>	<b><u>\$ 279,855</u></b>	<b><u>\$ 2,312,333</u></b>	<b><u>\$ 1,360,333</u></b>	<b><u>3,952,521</u></b>
<b><u>LIABILITIES</u></b>				
Accounts payable	\$ 5,301	\$ -	\$ -	5,301
<b>Total liabilities</b>	<b><u>5,301</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>5,301</u></b>
<b><u>DEFERRED INFLOWS OF RESOURCES</u></b>				
Deferred property tax revenues	47,179	-	163,796	210,975
<b>Total deferred inflows of resources</b>	<b><u>47,179</u></b>	<b><u>-</u></b>	<b><u>163,796</u></b>	<b><u>210,975</u></b>
<b><u>FUND BALANCE</u></b>				
Restricted for:				
Capital projects	-	2,312,333	-	2,312,333
Debt service	-	-	1,196,537	1,196,537
Emergency reserve	2,017	-	-	2,017
Unassigned:				
General government	225,358	-	-	225,358
<b>Total fund balances</b>	<b><u>227,375</u></b>	<b><u>2,312,333</u></b>	<b><u>1,196,537</u></b>	<b><u>3,736,245</u></b>
<b>Total liabilities and fund balances</b>	<b><u>\$ 279,855</u></b>	<b><u>\$ 2,312,333</u></b>	<b><u>\$ 1,360,333</u></b>	

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

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

<u>Construction in progress</u>	3,665,039
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Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds:

<u>Long-term obligations</u>	(7,557,348)
<u>Accrued interest payable</u>	(34,072)

<u>Net position of governmental activities</u>	<b><u>\$ (190,136)</u></b>
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The accompanying notes and independent auditor's report  
should be read with these financial statements.



**BENT GRASS METROPOLITAN DISTRICT**  
**STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2020**

	<b>General Fund</b>	<b>Capital Projects Fund</b>	<b>Debt Service Fund</b>	<b>Total Governmental Funds</b>
<b><u>REVENUES</u></b>				
Property taxes	\$ 46,363	\$ -	\$ 115,911	\$ 162,274
Specific ownership taxes	5,039	-	12,599	17,638
Facility and platting fees	265,670	-	-	265,670
Traffic signal fees	37,000	-	-	37,000
Net investment income	337	-	5,076	5,413
<b>Total revenues</b>	<b>354,409</b>	<b>-</b>	<b>133,586</b>	<b>487,995</b>
<b><u>EXPENDITURES</u></b>				
Current:				
Accounting	8,100	-	-	8,100
Bank charges	416	-	-	416
County Treasurer's fees	695	-	1,739	2,434
Dues	610	-	-	610
Insurance	3,963	-	-	3,963
Landscaping and maintenance	9,411	-	-	9,411
Legal	19,772	-	-	19,772
Management fees	24,000	1,040	-	25,040
Postage	236	-	-	236
Debt service:				
Cost of issuance	-	-	326,342	326,342
Bond principal	-	-	1,400,000	1,400,000
Interest expense	-	-	317,562	317,562
Capital outlay:				
Engineering and planning	-	2,288,412	-	2,288,412
<b>Total expenditures</b>	<b>67,203</b>	<b>2,289,452</b>	<b>2,045,643</b>	<b>4,402,298</b>
<b>Excess of revenues over expenditures</b>	<b>287,206</b>	<b>(2,289,452)</b>	<b>(1,912,057)</b>	<b>(3,914,303)</b>

The accompanying notes and independent auditor's report  
should be read with these financial statements.

**BENT GRASS METROPOLITAN DISTRICT**  
**STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2020**

	<u>General Fund</u>	<u>Capital Projects Fund</u>	<u>Debt Service Fund</u>	<u>Total Governmental Funds</u>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Developer advance	-	807,348	-	807,348
Bond proceeds	-	-	6,750,000	6,750,000
Transfer in (out) other funds	-	3,794,437	(3,794,437)	-
Total other financing sources (uses)	-	4,601,785	2,955,563	7,557,348
Net change in fund balances	287,206	2,312,333	1,043,506	3,643,045
Fund balances, beginning of year	(59,831)	-	153,031	93,200
Fund balances, end of year	<u>\$ 227,375</u>	<u>\$ 2,312,333</u>	<u>\$ 1,196,537</u>	<u>\$ 3,736,245</u>

The accompanying notes and independent auditor's report  
should be read with these financial statements.

**BENT GRASS METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2020**

<u>Net change in fund balances - total governmental funds</u>	\$	3,643,045
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statements of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocations of the cost of any depreciable assets over the estimated useful lives of the assets. Capital outlay, the conveyance of capital assets to other governments and depreciation expense in the current period are as follows:

<u>Capital outlay</u>		2,288,412
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The issuance of long-term debt 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 and discounts when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences is the treatment of long-term debt and related items as follows:

<u>Proceeds from bond issuance</u>		(6,750,000)
<u>Bond principal payments</u>		1,400,000
<u>Developer advance</u>		(807,348)

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:

<u>Accrued interest payable - change in liability</u>		<u>69,688</u>
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<u>Changes in net position of governmental activities</u>	\$	<u><u>(156,203)</u></u>
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The accompanying notes and independent auditor's report should be read with these financial statements.

**BENT GRASS METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2020**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property taxes	\$ 45,861	\$ 46,363	\$ 46,363	\$ -
Specific ownership taxes	3,210	4,000	5,039	1,039
Facility and platting fees	110,000	257,170	265,670	8,500
Traffic signal fees	-	20,000	37,000	17,000
Net investment income	300	300	337	37
<b>Total revenues</b>	<b>159,371</b>	<b>327,833</b>	<b>354,409</b>	<b>26,576</b>
<b>EXPENDITURES</b>				
Accounting	8,250	8,190	8,100	90
Bank charges	50	100	416	(316)
County Treasurer's fees	688	2,434	695	1,739
Dues	1,300	750	610	140
Insurance	4,000	4,000	3,963	37
Landscaping and maintenance	12,500	12,500	9,411	3,089
Legal	12,500	18,000	19,772	(1,772)
Management fees	24,000	24,000	24,000	-
Postage	50	100	236	(136)
Contingency	3,000	-	-	-
<b>Total expenditures</b>	<b>66,338</b>	<b>70,074</b>	<b>67,203</b>	<b>2,871</b>
Excess of revenues over expenditures	93,033	257,759	287,206	29,447
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers (to) from of other funds	(64,791)	-	-	-
<b>Total other financing sources</b>	<b>(64,791)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net change in fund balance</b>	<b>\$ 28,242</b>	<b>\$ 257,759</b>	287,206	<b>\$ 29,447</b>
Fund balance, beginning of year			(59,831)	
Fund balance, end of year			<b>\$ 227,375</b>	

The accompanying notes and independent auditor's report  
should be read with these financial statements.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

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**1. DEFINITION OF REPORTING ENTITY**

Bent Grass Metropolitan District ("District"), a quasi-municipal corporation and political subdivision of the state of Colorado, was formed in November of 2007, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in El Paso County, Colorado ("County"). The District was organized to construct public improvements including road and bridge improvements, landscaping, sanitary and storm sewer, water systems, park and recreation, channel and other drainage improvements needed for the area.

The District follows 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 and 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 operational and administrative functions are contracted.

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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. For the most part, 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 assets and liabilities plus deferred inflows of resources of the District is reported as net position.

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

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

Government-wide and fund financial statements (continued)

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

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

Measurement focus, basis of accounting and financial statement position

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.

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 collectable 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. All other revenue items are considered to be measurable and available only when cash is received by the District. 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:

*General fund* - The general fund accounts for all financial resources of the District except those required to be accounted for in another fund.

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

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

Measurement focus, basis of accounting and financial statement position (continued)

*Capital projects fund* - The capital projects fund accounts for financial resources to be used for the acquisition and construction of capital equipment and facilities.

*Debt service fund* - The debt service fund accounts for the servicing of general long-term debt and revenues generated and received by the District that are required to be used in payment of long-term debt.

Budgets

In accordance with state budget law, the District's board of directors holds public hearings in the fall each year to approve the budget and appropriate funds for the ensuing year. The appropriation is at the total fund expenditures, fund balance remaining, 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, 2020.

The District incurred expenditures in excess of appropriations for the year ended December 31, 2020 in the capital projects fund, which may be a violation of local government budget law.

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.

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

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

Capital assets

Capital assets, which include property, equipment and infrastructure assets (e.g. roads, sidewalks and similar items), 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 \$500 and a useful life greater than one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Contributed capital assets are recorded at estimated fair value at the date of contribution.

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

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 and attaches as an enforceable lien 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, at the taxpayer's election, in February and June in equal installments. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected to the District monthly.

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

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 (revenues) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, deferred property tax revenues, is deferred and recognized as an inflow of resources in the period that the amounts become available.

See independent auditor's report.



**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

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

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 is 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 is legally or contractually required to be maintained intact.

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

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

*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.

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

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

Equity (continued)

*Fund balance (continued)*

*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 policy to use the most restrictive classification first.

Accounting pronouncements adopted

GASB Statement No. 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period* ("GASB 89") is effective for fiscal years beginning after December 15, 2019. GASB 89 requires that interest costs incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. The District adopted GASB 89 effective January 1, 2020.

**3. CASH AND INVESTMENTS**

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

Statement of net position:

Cash and investments	\$ 2,829,403
Cash and investments - restricted	<u>910,721</u>
	<u><u>\$ 3,740,124</u></u>

The carrying amount of cash and investments, which equals fair value, as of December 31, 2020 are as follows:

Deposits with financial institutions	\$ 431,758
Investments	<u>3,308,366</u>
	<u><u>\$ 3,740,124</u></u>

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

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

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. The 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 102% of the aggregate uninsured deposits.

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

As of December 31, 2020, the District's cash deposits had a bank balance of \$431,758 and a book balance of \$431,758.

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

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

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

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

Investments (continued)

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

- Obligations of the United States and certain United States government agency securities
- Certain international agency securities
- General obligation and revenue bonds of United States local government entities
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements collateralized by certain authorized securities
- Certificates of deposit in Colorado PDPA approved banks or savings banks
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

As of December 31, 2020, the Districts had the following in investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted average under 60 days	<u>\$ 3,308,366</u>

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust ("COLOTRUST" or "Trust"), an investment vehicle 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 and each share is equal in value to \$1. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in US Treasury securities and repurchase agreements collateralized by US Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investments in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**4. CAPITAL ASSETS**

Capital assets largely consist of construction in progress of road and bridge improvements, water and wastewater systems, drainage and landscaping. Capital asset activity for the year ended December 31, 2020 is as follows:

	Balance 01/01/20	Additions/ Reclass- ifications	Dispositions Reclass- ifications	Balance 12/31/20
<b>Governmental activities</b>				
Capital assets, not being depreciated:				
Construction in progress	\$ 1,376,627	\$ 2,288,412	\$ -	\$ 3,665,039

**5. LONG-TERM OBLIGATIONS**

The following is a summary of long-term debt of the District during the year ended December 31, 2020:

	Balance 01/01/20	Additions	Repayments/ Defeasance	Balance 12/31/20	Due Within One Year
Series 2013 Bonds	\$ 1,400,000	\$ -	\$ 1,400,000	\$ -	\$ -
Series 2020 Bonds	-	6,750,000	-	6,750,000	-
Developer advances	-	807,348	-	807,348	-
	\$ 1,400,000	\$ 7,557,348	\$ 1,400,000	\$ 7,557,348	\$ -

Series 2013 General Obligation Limited Tax Bonds

On October 11, 2013 the District issued Series 2013 General Obligation Limited Tax Bonds, which are draw down bonds, in an amount up to \$4,645,000. The bonds bear interest from the date of issuance at the rate of 8.00% per annum, calculated on the basis of a 360-day year of twelve 30-day months, payable to the extent of pledged revenues available on each December 15, and mature on December 15, 2042.

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

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

Series 2013 General Obligation Limited Tax Bonds (continued)

The District is required, pursuant to the bond agreements, to maintain loan payment, reserve and surplus cash accounts. The purpose of the reserve cash account is to provide adequate reserves to meet principal and interest requirements if the bond account does not have enough funding. The reserve account is required to be maintained as long as the bonds are outstanding.

The bonds are secured by and payable from the pledged revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) required mill levy and (2) any other legally available monies which the District determines to be treated as pledged revenue. The bonds are also secured by amounts held by the trustee in the reserve fund. Required mill levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the bonds as the same become due and payable and to make up any deficiencies in the reserve fund. The maximum required mill levy is 25.000 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District.

Series 2020 General Obligation Limited Refunding and Improvement Bonds

On June 30, 2020 the District issued Series 2020 General Obligation Limited Tax Refunding and Improvement Bonds, to redeem the District's Series 2013 General Obligation Tax Bonds. The 2020 bonds were issued in the amount of \$6,750,000. The bonds bear interest at the rate of 5.25% per annum, calculated on the basis of a 360-day year of twelve 30-day months, payable to the extent of pledged revenues available on each June 1 and December 1, and mature on December 1, 2049.

The District is required, pursuant to the bond agreements, to maintain loan payment, reserve and surplus cash accounts. The purpose of the reserve cash account is to provide adequate reserves to meet principal and interest requirements if the bond account does not have enough funding. The reserve account is required to be maintained as long as the bonds are outstanding.

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

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

The bonds are secured by and payable from the pledged revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) required mill levy, (2) capital fees, (3) portion for the specific ownership tax which is collected as a result of imposition of the required mill levy and (4) any other legally available monies which the District determines to be treated as pledged revenue. The bonds are also secured by amounts held by the trustee in the reserve fund. Required mill levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the bonds as the same become due and payable and to make up any deficiencies in the reserve fund. The maximum required mill levy is 30.000 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. For collection year 2020, the District levied 25.830 mills for the debt service fund.

The District's long-term obligations on the 2020 Series Bonds will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ -	\$ 354,375	\$ 354,375
2022	-	354,375	354,375
2023	-	354,375	354,375
2024	-	354,375	354,375
2025	45,000	354,375	399,375
2026-2030	560,000	1,706,512	2,266,512
2031-2035	835,000	1,532,211	2,367,211
2036-2040	1,220,000	1,274,963	2,494,963
2041-2045	1,705,000	906,414	2,611,414
2046-2049	2,385,000	364,348	2,749,348
Total	<u>\$ 6,750,000</u>	<u>\$ 7,556,323</u>	<u>\$ 14,306,323</u>

Developer advance

In December 2020, the District entered into a reimbursement agreement with a developer under which the District will reimburse the developers for the cost of infrastructure improvements that benefit the District and development within the District. The District agreed to repay such advances plus accrued interest at a rate set forth at the time of the initial issuance. The interest rate established in the reimbursement agreement is 6.75% per annum.

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

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**6. NET POSITION**

The District has a net position consisting of two components - restricted and unrestricted.

Restricted positions include net positions that are subject to restrictions for use either by external restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2020 as follows:

Restricted net position:

Capital projects (Note 4)	\$ 2,312,333
Debt service (Note 5)	1,162,465
Emergencies (Note 9)	<u>2,017</u>
	<u><u>\$ 3,476,815</u></u>

The District's unrestricted net position as of December 31, 2020 totaled a deficit of \$3,666,951. This deficit amount was a result of the District being responsible for the repayment of general obligation bonds and tax free loans while the proceeds were used to fund infrastructure anticipated to be contributed to the County.

**7. RELATED PARTIES**

The developers of the property which constitutes the District are Woodmen Three, LLC and Case International Company. The members of the board of directors are officers, employees or associated with the developers and may have conflicts of interest in dealing with the District.

See independent auditor's report.



**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

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**8. RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool ("Pool") as of December 31, 2020. 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 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.

**9. TAX, SPENDING AND DEBT LIMITATIONS**

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

Spending and revenue limits are determined based on the prior 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. The District's voters approved a ballot issue allowing the District to retain all revenues.

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.

District management believes the District 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 likely require judicial interpretation.

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See independent auditor's report.

## **SUPPLEMENTARY INFORMATION**

**BENT GRASS METROPOLITAN DISTRICT  
CAPITAL PROJECT FUND  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2020**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b><u>EXPENDITURES</u></b>				
Capital outlay	\$ 2,310,000	\$ -	\$ 2,288,412	\$ (2,288,412)
Engineering and planning	100,000	-	-	-
Project management	100,000	-	-	-
District management	10,000	-	1,040	(1,040)
Legal	25,000	-	-	-
Consulting	20,000	-	-	-
Miscellaneous	5,000	-	-	-
Total expenditures	2,570,000	-	2,289,452	(2,289,452)
Excess of revenues over (under) expenditures	(2,570,000)	-	(2,289,452)	(2,289,452)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Developer advance	-	-	807,348	807,348
Transfer in (out) other funds	2,570,000	3,795,340	3,794,437	(903)
Total other financing sources	2,570,000	3,795,340	4,601,785	806,445
Net change in fund balance	<u>\$ -</u>	<u>\$ 3,795,340</u>	2,312,333	<u>\$ (1,483,007)</u>
Fund balance, beginning of year			-	
Fund balance, end of year			<u>\$ 2,312,333</u>	

See independent auditor's report

**BENT GRASS METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2020**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property taxes	\$ 114,657	\$ 120,000	\$ 115,911	\$ (4,089)
Specific ownership taxes	8,026	9,000	12,599	3,599
Net investment income	-	-	5,076	5,076
<b>Total revenues</b>	<b>122,683</b>	<b>129,000</b>	<b>133,586</b>	<b>4,586</b>
<b>EXPENDITURES</b>				
Current:				
Bank charges	-	100	-	100
County Treasurer's fees	1,720	1,738	1,739	(1)
Debt service:				
Cost of issuance	367,900	326,343	326,342	1
Bond principal	1,400,000	1,400,000	1,400,000	-
Interest expense	200,000	348,640	317,562	31,078
<b>Total expenditures</b>	<b>1,969,620</b>	<b>2,076,821</b>	<b>2,045,643</b>	<b>31,178</b>
Excess of revenues over (under) expenditures	(1,846,937)	(1,947,821)	(1,912,057)	35,764
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond proceeds	4,636,874	6,750,000	6,750,000	-
Transfer in (out) other funds	(2,600,000)	(3,795,340)	(3,794,437)	903
<b>Total other financing sources</b>	<b>2,036,874</b>	<b>2,954,660</b>	<b>2,955,563</b>	<b>903</b>
<b>Net change in fund balance</b>	<b>\$ 189,937</b>	<b>\$ 1,006,839</b>	<b>1,043,506</b>	<b>\$ 36,667</b>
Fund balance, beginning of year			153,031	
Fund balance, end of year			<b>\$ 1,196,537</b>	

See independent auditor's report