

**EAGLE BROOK MEADOWS METROPOLITAN  
DISTRICT NO. 1**

**BASIC FINANCIAL STATEMENTS**

**December 31, 2020**

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**FINANCIAL SECTION**



## JOHN CUTLER & ASSOCIATES

Board of Directors  
Eagle Brook Meadows Metropolitan District No. 1  
Loveland, Colorado

### INDEPENDENT AUDITORS' REPORT

#### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the Eagle Brook Meadows Metropolitan District No. 1 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 Eagle Brook Meadows Metropolitan District No. 1, as of December 31, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the required supplementary information on pages 16 be presented to supplement the basic financial statements. Such 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has not presented the management's discussion and analysis that governmental 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 is not affected by this missing information.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The individual fund schedule listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or 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 individual fund schedule is fairly stated in all material respects in relation to the financial statements as a whole.

*John Luthr & Associates, LLC*

July 30, 2021

## **BASIC FINANCIAL STATEMENTS**

## EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NO. 1

## STATEMENT OF NET POSITION

As of December 31, 2020

	<u>Governmental Activities</u>	
	<u>2020</u>	<u>2019</u>
ASSETS		
Cash and Investments	\$ 863,060	\$ 30,713
Accounts Receivable	57,575	202,449
Due from Developer	-	443,239
Property Taxes Receivable	116	116
Prepaid Expenses	7,907	6,958
Capital Assets, not depreciated	<u>15,382,429</u>	<u>4,390,799</u>
 TOTAL ASSETS	 <u>16,311,087</u>	 <u>5,074,274</u>
LIABILITIES		
Accounts Payable	28,405	467,488
Other Payable	373,664	203,426
Deferred Property Taxes	116	-
Retainage Payable	457,104	-
Accrued Interest	675,616	198,592
Noncurrent Liabilities		
Due within One Year	15,689,610	4,479,213
Due in more than One Year	<u>-</u>	<u>-</u>
 TOTAL LIABILITIES	 <u>17,224,515</u>	 <u>5,348,719</u>
NET POSITION		
Net Investment in Capital Assets	(307,181)	(88,414)
Restricted for Emergencies	900	2,400
Unrestricted	<u>(607,147)</u>	<u>(188,431)</u>
 TOTAL NET POSITION	 <u>\$ (913,428)</u>	 <u>\$ (274,445)</u>

The accompanying notes are an integral part of the financial statements.

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NO. 1

STATEMENT OF ACTIVITIES  
Year Ended December 31, 2020

FUNCTIONS/PROGRAMS	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position	
			2020	2019
<b>PRIMARY GOVERNMENT</b>				
Governmental Activities				
General Government	\$ 190,087	\$ 28,093	\$ (161,994)	\$ (74,542)
Interest on Long-Term Debt	477,024	-	(477,024)	(199,903)
Total Governmental Activities	<u>\$ 667,111</u>	<u>\$ 28,093</u>	(639,018)	(274,445)
GENERAL REVENUES				
Taxes			35	-
Interest			-	-
TOTAL GENERAL REVENUES			<u>35</u>	<u>-</u>
CHANGE IN NET POSITION			(638,983)	(274,445)
NET POSITION, Beginning			<u>(274,445)</u>	<u>-</u>
NET POSITION, Ending			<u>\$ (913,428)</u>	<u>\$ (274,445)</u>

The accompanying notes are an integral part of the financial statements.



EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NO. 1

BALANCE SHEET  
GOVERNMENTAL FUNDS  
As of December 31, 2020

	GENERAL FUND	CAPITAL PROJECT FUND	TOTALS	
			2020	2019
<b>ASSETS</b>				
Cash and Investments	\$ 387,296	\$ 475,764	\$ 863,060	\$ 30,713
Restricted Cash and Investments	-	-	-	-
Accounts Receivable	1,803	55,772	57,575	202,449
Property Taxes Receivable	116	-	116	116
Due From Developer	-	-	-	443,239
Prepaid Expenses	7,907	-	7,907	6,958
<b>TOTAL ASSETS</b>	<b>\$ 397,122</b>	<b>\$ 531,536</b>	<b>\$ 928,658</b>	<b>\$ 683,475</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND EQUITY</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 9,745	\$ 18,660	\$ 28,405	\$ 467,488
Retainage Payable		457,104	457,104	-
Deferred Property Taxes	116	-	116	-
Other Liabilities	373,664	-	373,664	203,426
<b>TOTAL LIABILITIES</b>	<b>383,525</b>	<b>475,764</b>	<b>859,289</b>	<b>670,914</b>
<b>FUND EQUITY</b>				
Fund Balance				
Nonspendable	7,907	-	7,907	6,958
Restricted for Emergencies	900	-	900	2,400
Restricted for Capital Projects	-	6,904	6,904	6,904
Unassigned	4,790	48,868	53,658	(3,701)
<b>TOTAL FUND EQUITY</b>	<b>13,597</b>	<b>55,772</b>	<b>69,369</b>	<b>12,561</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND EQUITY</b>	<b>\$ 397,122</b>	<b>\$ 531,536</b>		
Amounts reported for 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.			15,382,429	4,390,799
Long-term liabilities are not due and payable in the current period and are not reported in the funds. These include developer advances (\$15,689,610) and accrued interest (\$675,616).			(16,365,226)	(4,677,805)
Net position of governmental activities			<u>\$ (913,428)</u>	<u>\$ (274,445)</u>

The accompanying notes are an integral part of the financial statements.

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NO. 1

STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS  
Year Ended December 31, 2020

	GENERAL FUND	CAPITAL PROJECT FUND	TOTALS	
			2020	2019
REVENUES				
Charges for Services	\$ 28,093	\$ -	\$ 28,093	\$ -
Taxes	35		35	
TOTAL REVENUES	28,128	-	28,128	-
EXPENDITURES				
Current				
General Government	181,563	8,524	190,087	74,542
Capital Outlay	-	10,991,630	10,991,630	4,390,799
TOTAL EXPENDITURES	181,563	11,000,154	11,181,717	4,465,341
EXCESS OF REVENUES OVER (UNDER) EXPENSES	(153,435)	(11,000,154)	(11,153,589)	(4,465,341)
OTHER FINANCING SOURCES (USES)				
Developer Advances	161,375	11,049,022	11,210,397	4,477,902
TOTAL OTHER FINANCING SOURCES (USES)	161,375	11,049,022	11,210,397	4,477,902
NET CHANGE IN FUND BALANCES	7,940	48,868	56,808	12,561
FUND BALANCES, Beginning	5,657	6,904	12,561	-
FUND BALANCES, Ending	\$ 13,597	\$ 55,772	\$ 69,369	\$ 12,561

The accompanying notes are an integral part of the financial statements.

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NO. 1

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
Year Ended December 31, 2020

Amounts Reported for Governmental Activities in the Statement of Activities  
are Different Because:

Net Changes in Fund Balances - Total Governmental Funds	\$ 56,808
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the capital outlay for the year.	10,991,630
Debt proceeds are reported as financing sources in the governmental funds and increase fund balance. In the government-wide financial statements, however, issuing debt increases long-term liabilities in the statement of net position and does not effect the statement of activities.	(11,210,397)
Repayment of long-term debt principal and proceeds from borrowing are recorded as expenditures and revenues in the governmental funds, but the repayment reduces or increases long-term liabilities in the statement of net position. This amount includes change in accrued interest.	<u>(477,024)</u>
Change in Net Position of Governmental Activities	<u>\$ (638,983)</u>

The accompanying notes are an integral part of the financial statements.

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2020

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Eagle Brook Meadows Metropolitan District No. 1 was established to provide financing for the construction, acquisition, and operation and maintenance of water, wastewater, streets, and other public improvements. The District is governed by a five-member Board of Directors elected by the eligible electors.

The accounting policies of the Eagle Brook Meadows Metropolitan District No. 1 (the “District”) conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant policies:

**Reporting Entity**

In accordance with governmental accounting standards, the District considered the possibility of inclusion of additional entities in its financial statements.

The definition of the reporting entity is based primarily on financial accountability. The District is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if District officials appoint a voting majority of the organization’s governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. The District may also be financially accountable for organizations that are fiscally dependent upon it.

Based on the application of these criteria, the District does not include additional organizations in its reporting entity.

**Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of the 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*.

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2020

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

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

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 the liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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 collected 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.

Property taxes, specific ownership taxes, grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

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.

In the fund financial statements, 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 District, except those required to be accounted for in another fund.

The *Capital Projects Fund* accounts for the financial resources utilized in acquiring or constructing capital assets.

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2020

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Cash and Investments**

Cash equivalents include investments with original maturities of three months or less.

Investments are recorded at fair value.

**Prepaid Expenses**

Payments made to vendors for services that will benefit future periods are recorded as prepaid expenses. An expenditure is reported in the year in which the services are consumed.

**Capital Assets**

Capital assets, which include property and equipment, are reported in the 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 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

Depreciation of exhaustible capital assets is charged as an expense against operations, and accumulated depreciation is reported on the statement of net assets in the government-wide financial statements. Depreciation has been provided over the following estimated useful lives of the capital assets using the straight-line method, landscaping and signage 25 years.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

**Long-Term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the governmental activities fund type statement of net position. Bond issue costs are reported as deferred charges and amortized over the term of the related debt.

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 debt service expenditures.

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2020

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position and balance sheets will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position and fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to the liabilities, the statement of financial position and balance sheets will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position and fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

**Property Taxes**

The District certifies its property taxes expressed as a mill levy, on or before December 15. Property taxes attach as an enforceable lien on property on January 1. Taxes are payable in full on April 30 or in two installments on February 28 and June 15. The County Treasurer's office collects property taxes and remits to the District on a monthly basis.

Since property tax revenues are collected in arrears during the succeeding year, a receivable and corresponding deferred revenue are recorded at December 31. As the tax is collected in the succeeding year, the deferred revenue is recognized as revenue and the receivable is reduced.

**Net Position**

The government-wide and business-type fund financial statements utilize a net position presentation. Net position is categorized as investment in capital assets, restricted, and unrestricted.

Investment in Capital Assets is intended to reflect the portion of net position which are associated with non-liquid, capital assets less outstanding capital asset related debt. The net related debt is the debt less the outstanding liquid assets and any associated unamortized cost.

Restricted Net Position are liquid assets, which have third party limitations on their use.

Unrestricted Net Position represent assets that do not have any third party limitation on their use. While District management may have categorized and segmented portions for various purposes, the Board of Directors has the unrestricted authority to revisit or alter these managerial decisions

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2020

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Fund Balance Classification**

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- Nonspendable – This classification includes amounts that cannot be spent because they are either not in a spendable form (such as inventories and prepaid amounts) or are legally or contractually required to be maintained intact. At December 31, 2020, the District reports nonspendable fund balance in the form of prepaid expenses.
- Restricted – This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The District has classified Emergency Reserves as being restricted because their use is restricted by State Statute for declared emergencies. The District has also classified the balance of the Capital Projects Fund and restricted as its use is restricted for the construction of capital assets.
- Committed – This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Directors. These amounts cannot be used for any other purpose unless the Board of Directors removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The District did not have any committed resources as of December 31, 2020.
- Unassigned – This classification includes the residual fund balance for the General Fund. The Unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

The District would typically use restricted fund balances first, followed by Committed resources, and then Assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend Unassigned fund balance.



NOTES TO THE FINANCIAL STATEMENTS

December 31, 2020

**NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**Budgets and Budgetary Accounting**

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- On or before October 15, District Management submits to the Board of Directors a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain public comments.
- Prior to December 31, the budget is legally enacted through passage of a resolution.
- District Management is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the Board of Directors.
- Budgets are legally adopted for all funds of the District on a basis consistent with generally accepted accounting principles (GAAP).
- Budgeted amounts in the financial statements are as originally adopted or as amended by the Board of Directors. All appropriations lapse at year end.

**NOTE 3: CASH AND INVESTMENTS**

**Deposits**

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. 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 regulations. At December 31, 2020, State regulatory commissioners have indicated that all financial institutions holding deposits for the District are eligible public depositories. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits. The District has no policy regarding custodial credit risk for deposits.

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2020

**NOTE 3: CASH AND INVESTMENTS** (Continued)

**Deposits** (Continued)

At December 31, 2020, the District had deposits with financial institutions with a carrying amount of \$863,060. The bank balances with the financial institutions were \$30,713. Of these balances \$250,000 were covered by federal depository insurance and \$613,060 was covered by collateral held by authorized escrow agents in the financial institutions name (PDPA).

**NOTE 4: CAPITAL ASSETS**

Capital assets activity for the year ended December 31, 2020, is summarized below:

	<u>Balances</u> <u>12/31/19</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balances</u> <u>12/31/20</u>
<b>Governmental Activities</b>				
Capital Assets, not depreciated				
Construction in Progress	\$ 4,390,799	\$ 10,991,630	\$ -	\$ 15,382,429
Accumulated Depreciation				
Landscaping and Signage	-	-	-	-
<b>Total Capital Assets</b>	<b>\$ 4,390,799</b>	<b>\$ 10,991,630</b>	<b>\$ -</b>	<b>\$ 15,382,429</b>

**NOTE 5: LONG-TERM DEBT**

Following is a summary of long-term debt transactions for the governmental activities for the year ended December 31, 2020.

	<u>Balance</u> <u>12/31/19</u>	<u>Additions</u>	<u>Payments</u>	<u>Balance</u> <u>12/31/20</u>	<u>Due In</u> <u>One Year</u>
Developer Advances					
- Operating	\$ 80,052	\$ 161,375	\$ -	\$ 241,427	\$ 241,427
Developer Advances					
- Capital	4,399,161	11,049,022	-	15,448,183	15,448,183
Accrued Interest	198,592	477,024	-	675,616	675,616
<b>Total</b>	<b>\$ 4,677,805</b>	<b>\$ 11,687,421</b>	<b>\$ -</b>	<b>\$ 16,365,226</b>	<b>\$ 16,365,226</b>

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2020**NOTE 5: LONG-TERM DEBT** (Continued)**Developer Advances**

On December 20, 2018, the District entered into an Improvement Acquisition, Advance and Reimbursement Agreement (“Capital Agreement”) with Front Range Investment Holdings, LLC (“Front Range”) pursuant to which Front Range agreed to construct public improvements for acquisition by the District or advance funds to the District for the District’s construction of public improvements, and the District agreed to repay Front Range for such costs including the Districts’ organizational costs incurred by Front Range, in an amount not to exceed \$14,000,000 (“Debt Limit”). To evidence the District’s reimbursement obligation for costs incurred by, or funds advanced from, Front Range, the District issued a subordinate promissory note (“Original Note”) to Front Range in an amount not to exceed the Debt Limit, with an interest rate of the Prime Interest Rate (as reported on the date of issuance by The Wall Street Journal) plus 3% up to a maximum total interest rate of 8.5%, simple interest, and a maturity date of December 31, 2058. Repayment of the note is subject to annual appropriations by the District. On October 18, 2019, the District and Front Range entered into a First Amendment to the Capital Agreement for purposes of increasing the amount of funds to be incurred or advanced by Front Range to the District to an amount not to exceed \$17,500,000. In connection with this First Amendment, the District refunded the Original Note and issued a new subordinated promissory note on the same date, to Front Range, in an amount not to exceed \$17,500,000, at the same interest rate and with the same maturity date as the Original Note with repayment subject to annual appropriations by the District (“2019 Note”); provided, however, the District may use bond proceeds to repay the 2019 Note in an amount not to exceed the Debt Limit, and any amounts in excess of the Debt Limit, may be repaid with any other legally available revenues of the District.

On December 20, 2018, the District entered into a 2019 Funding and Reimbursement Agreement with Front Range pursuant to which Front Range agreed to advance funds to the District during 2019, in an amount not to exceed \$100,000, to pay costs associated with the District’s operations and maintenance and other budgeted general fund expenditures. To evidence the District’s reimbursement obligation for the advanced funds, the District issued a subordinate promissory note to Front Range in an amount not to exceed \$100,000. No interest accrues on the note. The terms of the note provide for a maturity date of December 31, 2019, and further provide that in the event the District cannot repay all amounts due and owing at the maturity date, the District shall, subject to annual appropriations, refund the note by issuing a new note on similar terms, with a maturity date of December 31, 2020. Such procedure of refunding the note at maturity will continue thereafter from year to year, subject to annual appropriations, until sufficient funds are generated by the District to pay the note in full.

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2020

**NOTE 5: LONG-TERM DEBT** (Continued)

**Authorized Debt**

Per the Consolidated Service Plan for Eagle Brook Meadows Metropolitan District the maximum amount of debt that Eagle Brook Meadows Metropolitan District may incur is \$14,000,000. As of December 31, 2019 the District had \$14,000,000 of authorized but unissued debt.

**NOTE 6: RELATED PARTIES**

All of the members of the Board of Directors are employees at Front Range Investment Holdings, LLC (“Front Range”), managers of Front Range and investors in Front Range, or otherwise affiliated with the FRIH. The District owes the Developers \$15,689,582 in note principal and \$675,616 in accrued interest as of December 31, 2020.

**NOTE 7: 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 the past three years.

The District pays annual premiums to the Pool for liability, property, and public officials’ 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 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.

**NOTE 8: COMMITMENTS AND CONTINGENCIES**

**TABOR Amendment**

TABOR Amendment - Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local government. The Amendment is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of the Amendment.

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2020

**NOTE 8: COMMITMENTS AND CONTINGENCIES** (Continued)

The District has established an emergency reserve, representing 3% of fiscal year spending (excluding debt service), as required by the Amendment. At December 31, 2020, the emergency reserve of \$900 was recorded in the General Fund.

**NOTE 9: SUBSEQUENT EVENTS**

Potential subsequent events were considered through July 30, 2021. It was determined that no events were required to be disclosed through this date.

**REQUIRED SUPPLEMENTAL INFORMATION**

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NO. 1

GENERAL FUND  
 BUDGETARY COMPARISON SCHEDULE  
 Year Ended December 31, 2020

	2020		VARIANCE Positive (Negative)	ACTUAL 2019
	ORIGINAL AND FINAL BUDGET	ACTUAL		
REVENUES				
Charges for Services	\$ 39,355	\$ 28,093	\$ (11,262)	\$ 79,729
Taxes	123	35	(88)	-
TOTAL REVENUES	39,478	28,128	(11,350)	79,729
EXPENDITURES				
Current				
General Government				
Accounting and Audit	26,840	27,700	(860)	10,954
District Management	33,360	27,210	6,150	17,710
ARC Reviews	15,000	28,085	(13,085)	-
Insurance	7,600	7,748	(148)	4,900
Legal Expenses	25,000	33,213	(8,213)	29,890
Office, Dues and Other	31,292	7,060	24,232	3,836
Payroll	5,400	4,522	878	6,782
Utilities	2,500	46,025	(43,525)	
TOTAL EXPENDITURES	326,992	181,563	145,429	74,072
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(287,514)	(153,435)	134,079	5,657
OTHER FINANCING (USES)				
Developer Advances	287,514	161,375	(126,139)	-
NET CHANGE IN FUND BALANCE	-	7,940	7,940	5,657
FUND BALANCE, Beginning	5,656	5,657	1	-
FUND BALANCE, Ending	\$ 5,656	\$ 13,597	\$ 7,941	\$ 5,657

See the accompanying independent auditors' report.

**INDIVIDUAL FUND SCHEDULE**



EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NO. 1

CAPITAL PROJECTS FUND  
 BUDGETARY COMPARISON SCHEDULE  
 Year Ended December 31, 2020

	2020		VARIANCE Positive (Negative)	ACTUAL 2019
	ORIGINAL AND FINAL BUDGET	ACTUAL		
REVENUES				
Other Income	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	-	-	-	-
EXPENDITURES				
Current				
General Government				
District Management	-	8,524	(8,524)	470
Capital Outlay	12,000,000	10,991,630	1,008,370	4,390,799
TOTAL EXPENDITURES	12,000,000	11,000,154	999,846	4,391,269
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(12,000,000)	(11,000,154)	999,846	(4,391,269)
OTHER FINANCING SOURCES				
Developer Advances	12,000,000	11,049,022	(950,978)	4,398,173
NET CHANGE IN FUND BALANCE	-	48,868	(48,868)	6,904
FUND BALANCE, Beginning	-	6,904	-	-
FUND BALANCE, Ending	\$ -	\$ 55,772	\$ (55,772)	\$ 6,904

See the accompanying independent auditors' report.