

MOUNTAIN'S EDGE METROPOLITAN DISTRICT
Jefferson County, Colorado

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2018

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Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Mountain's Edge Metropolitan District
Jefferson County, Colorado

We have audited the accompanying financial statements of the governmental activities and each major fund of the Mountain's Edge Metropolitan District as of and for the year December 31, 2018, 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.

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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 Mountain's Edge Metropolitan District, as of December 31, 2018, 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 opinions on the financial statements that collectively comprise the Mountain's Edge Metropolitan District's basic financial statements. The Supplementary Information, the Other Information and the Annual Disclosure information, as listed on the table of contents, is presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Supplementary Information is the responsibility of management and was derived from and relate 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.

The Other Information and the Annual Disclosure information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Duggio & Associates, P.C.

August 19, 2019

BASIC FINANCIAL STATEMENTS

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2018**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 4,269
Cash and Investments - Restricted	390,378
Property Taxes Receivable	255,468
Receivable from County Treasurer	1,894
Accounts Receivable	1,848
Prepaid Expenses	2,858
Capital Assets, Net	136,473
Total Assets	793,188
LIABILITIES	
Accounts Payable	16,826
Accrued Interest Payable	11,063
Unearned Revenue	569
Noncurrent Liabilities:	
Due Within One Year	5,000
Due in More Than One Year	6,140,329
Total Liabilities	6,173,787
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	255,468
Total Deferred Inflows of Resources	255,468
NET POSITION	
Net Investment in Capital Assets	(26,476)
Restricted For:	
Emergency Reserves	3,400
Debt Service	80,961
Unrestricted	(5,693,952)
Total Net Position	\$ (5,636,067)

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2018**

		Program Revenues			Net Revenues (Expense) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
FUNCTIONS/PROGRAMS					
Primary Government:					
Government Activities:					
General Government	\$ 140,698	\$ 16,891	\$ -	\$ -	\$ (123,807)
Capital Assets Conveyed	4,029,109	-	-	-	(4,029,109)
Interest and Related Costs on Long-Term Debt	373,986	-	-	-	(373,986)
Total Government Activities	\$ 4,543,793	\$ 16,891	\$ -	\$ -	(4,526,902)
GENERAL REVENUES					
Property Taxes					221,687
Specific Ownership Taxes					20,530
Net Investment Income					4,598
Total General Revenues					246,815
CHANGE IN NET POSITION					
					(4,280,087)
Net Position - Beginning of Year					(1,355,980)
NET POSITION - END OF YEAR					\$ (5,636,067)

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2018**

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and Investments	\$ 4,269	\$ -	\$ 4,269
Cash and Investments - Restricted	3,400	386,978	390,378
Property Tax Receivable	99,044	156,424	255,468
Receivable from County Treasurer	735	1,159	1,894
Accounts Receivable	1,848	-	1,848
Prepaid Expense	2,858	-	2,858
Total Assets	<u>\$ 112,154</u>	<u>\$ 544,561</u>	<u>\$ 656,715</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 16,826	\$ -	\$ 16,826
Unearned Revenue	569	-	569
Total Liabilities	17,395	-	17,395
DEFERRED INFLOWS OF RESOURCES			
Property Tax Revenue	99,044	156,424	255,468
Total Deferred Inflows or Resources	99,044	156,424	255,468
FUND BALANCES			
Nonspendable:			
Prepaid Expense	2,858	-	2,858
Restricted For:			
Emergency Reserves	3,400	-	3,400
Debt Service	-	388,137	388,137
Unassigned	(10,543)	-	(10,543)
Total Fund Balances (Deficits)	(4,285)	388,137	383,852
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 112,154</u>	<u>\$ 544,561</u>	
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.			
Capital Assets, Net			136,473
Long-term liabilities, including bonds payable and interest payable, are not due and payable in the current period and, therefore, are not reported in the funds.			
Bonds Payable			(3,216,000)
Developer Advances			(2,837,272)
Accrued Interest Payable			(103,120)
Net Position of Governmental Activities			<u>\$ (5,636,067)</u>

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2018**

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	\$ 85,947	\$ 135,740	\$ 221,687
Specific Ownership Taxes	7,962	12,568	20,530
District Service Fees	16,400	-	16,400
Penalties and Adjustments	491	-	491
Net Investment Income	1	4,597	4,598
Total Revenues	110,801	152,905	263,706
EXPENDITURES			
Current:			
Accounting	23,992	-	23,992
Audit	4,800	-	4,800
Billing	2,612	-	2,612
County Treasurer's Fees	1,290	2,036	3,326
District Management	11,041	-	11,041
Drainage Maintenance	3,391	-	3,391
Dues and Membership	388	-	388
Election	1,071	-	1,071
Electricity	36	-	36
Insurance	2,707	-	2,707
Irrigation Water	2,866	-	2,866
Landscape Maintenance	37,571	-	37,571
Legal	22,228	-	22,228
Miscellaneous	455	-	455
Snow Removal	607	-	607
Trash Removal	9,451	-	9,451
Utilities	8,782	-	8,782
Website	1,475	-	1,475
Debt Service:			
Interest Expense - Bonds	-	132,750	132,750
Paying Agent Fees	-	5,500	5,500
Total Expenditures	134,763	140,286	275,049
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(23,962)	12,619	(11,343)
OTHER FINANCING SOURCES (USES)			
Developer Advance	31,800	-	31,800
Total Other Financing Sources (Uses)	31,800	-	31,800
NET CHANGE IN FUND BALANCES	7,838	12,619	20,457
Fund Balances (Deficits) - Beginning of Year	(12,123)	375,518	363,395
FUND BALANCES (DEFICITS) - END OF YEAR	\$ (4,285)	\$ 388,137	\$ 383,852

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2018**

Net Change in Fund Balances - Total Governmental Funds \$ 20,457

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 the cost of any depreciable asset over the estimated useful life of the asset.

Conveyance of Assets to Other Entities	(4,029,109)
Depreciation Expense	(5,935)

Long-term debt (e.g., bonds) 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. 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.

Developer Advances	(31,800)
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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.

Bond Interest - Change in Liability	(41,374)
Developer Interest - Change in Liability	<u>(192,326)</u>

Changes in Net Position of Governmental Activities	<u><u>\$ (4,280,087)</u></u>
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**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2018**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 85,947	\$ 85,947	\$ -
Specific Ownership Taxes	6,880	7,962	1,082
District Service Fees	14,500	16,400	1,900
Penalties and Adjustments	-	491	491
Net Investment Income	-	1	1
Total Revenues	<u>107,327</u>	<u>110,801</u>	<u>3,474</u>
EXPENDITURES			
Current:			
Accounting	25,000	23,992	1,008
Audit	5,000	4,800	200
Billing	4,200	2,612	1,588
Contingency	370	-	370
County Treasurer's Fees	1,290	1,290	-
District Management	14,500	11,041	3,459
Drainage Maintenance	5,000	3,391	1,609
Dues and Membership	340	388	(48)
Election	5,000	1,071	3,929
Electricity	-	36	(36)
Insurance	3,000	2,707	293
Irrigation Water	-	2,866	(2,866)
Landscape Maintenance	25,000	37,571	(12,571)
Legal	25,000	22,228	2,772
Miscellaneous	1,500	455	1,045
Snow Removal	2,000	607	1,393
Trash Removal	11,000	9,451	1,549
Utilities	12,500	8,782	3,718
Website	300	1,475	(1,175)
Total Expenditures	<u>141,000</u>	<u>134,763</u>	<u>6,237</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(33,673)	(23,962)	9,711
OTHER FINANCING SOURCES (USES)			
Developer Advance	32,000	31,800	(200)
Total Other Financing Sources (Uses)	<u>32,000</u>	<u>31,800</u>	<u>(200)</u>
NET CHANGE IN FUND BALANCE	(1,673)	7,838	9,511
Fund Balances (Deficits) - Beginning of Year	<u>1,673</u>	<u>(12,123)</u>	<u>(13,796)</u>
FUND BALANCES (DEFICITS) - END OF YEAR	<u>\$ -</u>	<u>\$ (4,285)</u>	<u>\$ (4,285)</u>

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 1 DEFINITION OF REPORTING ENTITY

Mountain's Edge 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 December 9, 2013, 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 boundaries of the Southwest Metropolitan Water and Sanitation District in Jefferson County, Colorado. The District was established to provide water, storm sewer and sanitary sewer, streets and traffic safety protection, mosquito control and other powers.

The District was originally organized under the name Reserve at the Meadows Metropolitan District. The District changed its name to Mountain's Edge Metropolitan District, effective April 7, 2016, pursuant to the recorded Order Granting Petition for Name Change. Agreements executed under the name "Reserve at the Meadows Metropolitan District" are considered to be the same as those executed under Mountain's Edge Metropolitan District.

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 has no employees, and all operations and administrative functions are contracted.

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

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.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

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 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 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. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets and redemption of bonds, notes and developer advances are 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 government 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 general obligation debt of the governmental funds.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures 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.

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 sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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 property and infrastructure assets (e.g. detention ponds and similar items), are reported in the applicable governmental columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. 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 conveyed to other governmental entities during 2018 are not included in the calculation of net investment in capital assets component of the District's net position.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Landscaping	20 Years
Storm and Sanitary Sewer	20 Years
Water	20 Years

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.

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.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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.

Deficits

The General Fund reported a deficit in the fund financial statement as of December 31, 2018. The deficits will be eliminated with the receipt of property taxes in 2019.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2018, are classified in the accompanying financial statements as follows:

Cash and Investments	\$ 4,269
Cash and Investments - Restricted	390,378
Total Cash and Investments	\$ 394,647

Cash and investments as of December 31, 2018, consist of the following:

Deposits with Financial Institutions	\$ 12,626
Investments	382,021
Total Cash and Investments	\$ 394,647

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.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

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.

At December 31, 2018, the District's cash deposits had a bank balance of \$27,689 and a carrying balance of \$12,626.

Investments

The District has adopted a formal investment policy that 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

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

As of December 31, 2018, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Fair Value</u>
Fidelity Investments Money Market Portfolio Class III	Weighted Average Under 60 Days	\$ 382,021
Total		<u>\$ 382,021</u>

Fidelity Investments

The debt service money that was included in the trust accounts at United Missouri Bank, n.a., was invested in the Fidelity Treasury Fund Class III. This portfolio is a money market mutual fund which invests in U.S. Government Securities, which are fully guaranteed as to principal and interest by the United States, with maturities of 38 days or less and repurchase agreements collateralized by U.S. Government Securities. The Fund is rated AAA-mf by Moodys and AAAM by S&P. The fund is recorded at net asset value.

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2018, follows:

	Balance - December 31, 2017	Increases	Decreases	Balance - December 31, 2018
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ 4,171,517	\$ -	\$ 4,171,517	\$ -
Total Capital Assets, Not Being Depreciated	4,171,517	-	4,171,517	-
Capital Assets, Being Depreciated:				
Landscape Improvements	-	44,725	-	44,725
Storm and Sewer Improvements	-	22,046	-	22,046
Water Improvements	-	75,637	-	75,637
Total Capital Assets, Being Depreciated	-	142,408	-	142,408
Less: Accumulated Depreciation	-	(5,935)	-	(5,935)
Total Capital Assets, Being Depreciated	-	136,473	-	136,473
Capital Assets, Net	<u>\$ 4,171,517</u>	<u>\$ 136,473</u>	<u>\$ 4,171,517</u>	<u>\$ 136,473</u>

A significant portion of the capital assets constructed by the District have been conveyed to other governmental entities. The costs of all capital assets transferred to other governmental entities were removed from the District's financial records.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2018:

	Balance - December 31, 2017	New Issues and Additions	Refundings/ Retirements	Balance - December 31, 2018	Due Within One Year
General Obligation (Limited Tax Convertible to Unlimited Tax)					
Bonds - Series 2016A	\$ 2,655,000	\$ -	\$ -	\$ 2,655,000	\$ 5,000
Subordinate General Obligation Limited Tax					
Bonds - Series 2016B	561,000	-	-	561,000	-
Developer Advance - Capital	2,222,800	-	-	2,222,800	-
Developer Advance - O&M	161,469	31,800	-	193,269	-
Developer Advance - Interest on Capital	217,286	177,824	-	395,110	-
Developer Advance - Interest on O&M	11,591	14,502	-	26,093	-
Total	<u>\$ 5,829,146</u>	<u>\$ 224,126</u>	<u>\$ -</u>	<u>\$ 6,053,272</u>	<u>\$ 5,000</u>

The details of the District's long-term obligations are as follows:

General Obligation Bonds

\$2,655,000 General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2016A (Series 2016A Bonds), dated October 11, 2016, with interest of 5.0% per annum, payable semi-annually on June 1 and December 1, beginning on December 1, 2016. The Series 2016A Bonds mature December 1, 2046. The Series 2016A Bonds are subject to mandatory sinking fund redemption prior to maturity commencing on December 1, 2019. The Series 2016A Bonds are also subject to optional redemption prior to maturity, at the option of the District, on December 1, 2021, or on any date thereafter upon payment of par, accrued interest, and a redemption premium of a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2021 to November 30, 2022	3.00%
December 1, 2022 to November 30, 2023	2.00%
December 1, 2023 to December 14, 2024	1.00%
December 1, 2024 and Thereafter	0.00%

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

General Obligation Bonds (Continued)

The Series 2016A Bonds are secured by and payable from the following sources, net of any costs of Collection: (i) the Senior Required Mill Levy; (ii) Capital Fees, if any; (iii) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Senior Required Mill Levy; and (iv) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue (as defined in the Indenture of Trust.) The Series 2016A Bonds are also secured by amounts on deposit in the Senior Reserve Fund and amounts, if any, accumulated in the Senior Surplus Fund (as defined in the Indenture of Trust.)

The Series 2016A Bonds have a required reserve fund of \$203,500.

\$561,000 Subordinate General Obligation Limited Tax Bonds, Series 2016B (Series 2016B Bonds), dated October 11, 2016, with interest of 7.375% payable annually from Subordinate Pledged Revenue on December 15, commencing on December 15, 2016. The Series 2016B Bonds are structured as cash flow bonds meaning that there are no scheduled payments of interest or principal prior to the final maturity. The Series 2016B Bonds mature December 15, 2046. The Series 2016B Bonds are subject to mandatory redemption provisions from Subordinate Pledged Revenue, if any, on deposit in the Subordinate Bond Fund. On each November 15, the Trustee will determine if there are any amounts credited to the Subordinate Bond Fund in excess of the amount required to pay interest due, and if so shall redeem as many Series 2016B Subordinate Bonds as possible with such excess moneys. All of the outstanding and unpaid Series 2016B Subordinate Bonds will be deemed paid and discharged on December 16, 2056. The Series 2016B Bonds are also subject to optional redemption prior to maturity, at the option of the District, on December 15, 2021, or on any date thereafter upon payment of par, accrued interest, and a redemption premium of a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 15, 2021 to December 14, 2022	3.00%
December 15, 2022 to December 14, 2023	2.00%
December 15, 2023 to December 14, 2024	1.00%
December 14, 2024 and Thereafter	0.00%

The Series 2016B Bonds are secured by and payable from the following sources, net of any costs of Collection: (i) the Subordinate Required Mill Levy; (ii) the Subordinate Capital Fee Revenue, if any; (iii) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Subordinate Required Mill Levy; (iv) the amounts, if any, in the Senior Surplus Fund after the termination of such fund pursuant to the Senior Indenture; and (v) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue (as defined in the Subordinate Indenture.)

No principal or interest payments will be made on the Series 2016B Bonds before the Senior Surplus Fund has reached the maximum amount of \$265,500.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

General Obligation Bonds (Continued)

Proceeds from the sale of the Series 2016A Bonds and Series 2016B Bonds were used for the purposes of (i) funding and reimbursing a portion of the costs of certain public infrastructure; (ii) paying the costs of issuance of the Series 2016A Bonds and Series 2016B Bonds and; (iii) with respect to the Series 2016A Bonds only, (a) funding the Senior Reserve Fund and (b) funding a portion of interest to accrue on the Series 2016A Bonds.

The District's long-term bond obligations will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 5,000	\$ 132,750	\$ 137,750
2020	30,000	132,500	162,500
2021	30,000	131,000	161,000
2022	35,000	129,500	164,500
2023	35,000	127,750	162,750
2024-2028	240,000	607,750	847,750
2029-2033	350,000	537,500	887,500
2034-2038	505,000	435,000	940,000
2039-2043	690,000	291,750	981,750
2044-2046	735,000	85,000	820,000
Total	<u>\$ 2,655,000</u>	<u>\$ 2,610,500</u>	<u>\$ 5,265,500</u>

Authorized Debt

On November 5, 2013, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$36,000,000 at an interest rate not to exceed 18% per annum. At December 31, 2018, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	<u>Authorized November 5, 2013 Election</u>	<u>Authorization Used for Series 2016A Bonds</u>	<u>Authorization Used for Series 2016B Bonds</u>	<u>Authorized But Unissued</u>
Street improvements	\$ 4,000,000	\$ 1,040,495	\$ 219,856	\$ 2,739,649
Water	4,000,000	383,382	81,008	3,535,610
Storm or Sanitary Sewer	4,000,000	1,231,123	260,136	2,508,741
Traffic and safety	4,000,000	-	-	4,000,000
Mosquito control	4,000,000	-	-	4,000,000
Operations and maintenance	4,000,000	-	-	4,000,000
Debt refunding	8,000,000	-	-	8,000,000
Intergovernmental Agreements	4,000,000	-	-	4,000,000
Total	<u>\$ 36,000,000</u>	<u>\$ 2,655,000</u>	<u>\$ 561,000</u>	<u>\$ 32,784,000</u>

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt (Continued)

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$4,000,000 for property within the initial District boundaries.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

NOTE 6 NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted and unrestricted.

Restricted assets include net position that are restricted for use either externally 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 restricted net position as of December 31, 2018, as follows:

	<u>Governmental Activites</u>
Restricted Net Position:	
Emergency Reserves	\$ 3,400
Debt Service	80,961
Total Restricted Net Position	<u>\$ 84,361</u>

The District has a deficit in unrestricted net position. The deficit is a result of the District being responsible for the repayment of bonds issued for public improvements.

NOTE 7 RELATED PARTY

Funding and Reimbursement Agreement

Operations Funding

The District and Reserve at the Meadows, LLC (the Developer) entered into the 2013-2014 Operation Funding Agreement dated December 10, 2013 (the 2013-2014 OFA). Pursuant to the 2013-2014 OFA, the Developer agreed to advance funds to the District for payment of operation and maintenance expenses for fiscal years 2013 and 2014 up to \$60,000. The District has agreed to reimburse the Developer for funds advanced under the 2013-2014 OFA along with interest of eight percent (8.0%) per annum.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 7 RELATED PARTY (CONTINUED)

Funding and Reimbursement Agreement (Continued)

Operations Funding (Continued)

The District and the Developer entered into the 2015 Operation Funding Agreement on December 4, 2014, with an effective date of December 1, 2015 (the 2015 OFA), whereby the Developer agreed to provide funding for operation and maintenance expenses of the District for fiscal year 2015 up to \$40,000. The District agreed to reimburse the Developer for such advances along with interest at eight percent (8.0%) per annum. Reimbursement payments made under the 2015 OFA are applied first to the 2013-2014 OFA interest then principal, then to the 2015 OFA interest then principal.

The District and the Developer entered into the 2016 Operation Funding Agreement on November 13, 2015, with an effective date of January 1, 2016 (the 2016 OFA), whereby the Developer agreed to provide funding for operation and maintenance expenses of the District for fiscal year 2016 up to \$37,295. The District agreed to reimburse the Developer for such advances along with interest at eight percent (8.0%) per annum. Reimbursement payments made under the 2016 OFA are applied first to the 2013-2014 OFA interest then principal, then to the 2015 OFA interest then principal, then to the 2016 OFA interest then principal.

The District and the Developer entered into a 2017 Operation Funding Agreement dated November 18, 2016, with an effective date of January 1, 2017 as amended on November 21, 2017 (the 2017 OFA). Pursuant to the 2017 OFA, the Developer agreed to provide funding for operation and maintenance expenses for the District for fiscal year 2017 through 2018 up to \$153,000. The District has agreed to reimburse the Developer for such advances along with interest at eight percent (8.0%). Payments made under the 2017 OFA are first applied to the 2013-2014 OFA interest then principal, then to the 2015 OFA interest then principal, then to the 2016 OFA interest then principal, then to the 2017 OFA interest then principal.

As of December 31, 2018, the amount outstanding under the aggregate of Operation Funding Agreements totaled \$219,362, including principal of \$193,269 and interest of \$26,093.

Facilities Funding and Acquisition

The District and the Developer entered into a Facilities Funding and Acquisition Agreement dated December 10, 2013, as amended (the FFAA). Pursuant to the FFAA, the Developer agreed to advance funds to the District for the construction of public improvements for fiscal years 2013 to 2014 up to \$1,800,000. The District has agreed to reimburse the Developer for funds advanced under the FFAA, together with interest thereon at the rate of eight percent (8.0%) per annum. Payments made under the FFAA are applied first to interest and then to principal.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 7 RELATED PARTY (CONTINUED)

Funding and Reimbursement Agreement (Continued)

Facilities Funding and Acquisition (Continued)

On December 4, 2014, the District and the Developer amended the FFAA to extend the period of advances through 2018. The FFAA was further amended on September 26, 2016 to increase the Developer's commitment to provide funding up to \$5,000,000. The FFAA was again amended on November 18, 2016 to increase to Developer's commitment to provide funding up to \$8,000,000.

As of December 31, 2018, the outstanding advances under the FFAA total \$2,617,910, including principal of \$2,222,800 and interest of \$395,110.

NOTE 8 DISTRICT AGREEMENTS

Intergovernmental Agreements

Service Plan IGA

On December 19, 2014, the District and Southwest Metropolitan Water and Sanitation District (SMWSD) entered into an Intergovernmental Agreement (the Service Plan IGA) whereby the parties acknowledge that the District has the limited authority to finance, acquire, and construct certain potable water and sanitary sewer facilities for ultimate dedication and conveyance to SMWSD. Upon the dedication and acceptance by SMWSD of such facilities, the District no longer has any authority to finance, construct, and/or acquire potable water and sanitary sewer service facilities. Further, the District acknowledges that the property within its boundaries is subject to the rules and regulations of SMWSD relative to provisions of water and sanitary sewer services and the construction of facilities for the same.

Underdrain Agreement

The District and SMWSD entered into an Underdrain Agreement dated April 17, 2015 (the Underdrain Agreement) whereby the parties agreed to allow the District to install, operate, maintain, and repair a District owned underdrain in the same trench with SMWSD's sanitary sewer line(s) to serve property within the District.

NOTE 9 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). 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.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 9 RISK MANAGEMENT (CONTINUED)

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

NOTE 10 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 that 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.

On November 5, 2013, a majority of the District's electors authorized the District to collect and spend or retain in a reserve the full amount of all currently levied taxes and fees from the District annually, without regard to any limitations under TABOR.

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

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

SUPPLEMENTARY INFORMATION

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2018**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 135,739	\$ 135,740	\$ 1
Specific Ownership Taxes	10,860	12,568	1,708
Net Investment Income	600	4,597	3,997
Total Revenues	<u>147,199</u>	<u>152,905</u>	<u>5,706</u>
EXPENDITURES			
County Treasurer's Fees	2,036	2,036	-
Interest Expense - Bonds	132,750	132,750	-
Paying Agent Fees	5,000	5,500	(500)
Contingency	1,214	-	1,214
Total Expenditures	<u>141,000</u>	<u>140,286</u>	<u>714</u>
NET CHANGE IN FUND BALANCES	6,199	12,619	6,420
Fund Balances - Beginning of Year	<u>379,895</u>	<u>375,518</u>	<u>(4,377)</u>
FUND BALANCES - END OF YEAR	<u><u>\$ 386,094</u></u>	<u><u>\$ 388,137</u></u>	<u><u>\$ 2,043</u></u>

OTHER INFORMATION

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2018**

\$2,655,000 General Obligation (Limited Tax
Convertible to Unlimited Tax) Bonds Series 2016A
Interest 5.0%

Dated October 11, 2016

Interest Payable June 1 and December 1

Principal Payable December 1

<u>Bonds and Interest Maturing in the Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 5,000	\$ 132,750	\$ 137,750
2020	30,000	132,500	162,500
2021	30,000	131,000	161,000
2022	35,000	129,500	164,500
2023	35,000	127,750	162,750
2024	40,000	126,000	166,000
2025	45,000	124,000	169,000
2026	50,000	121,750	171,750
2027	50,000	119,250	169,250
2028	55,000	116,750	171,750
2029	60,000	114,000	174,000
2030	65,000	111,000	176,000
2031	70,000	107,750	177,750
2032	75,000	104,250	179,250
2033	80,000	100,500	180,500
2034	90,000	96,500	186,500
2035	95,000	92,000	187,000
2036	100,000	87,250	187,250
2037	105,000	82,250	187,250
2038	115,000	77,000	192,000
2039	120,000	71,250	191,250
2040	130,000	65,250	195,250
2141	135,000	58,750	193,750
2042	150,000	52,000	202,000
2043	155,000	44,500	199,500
2044	165,000	36,750	201,750
2045	175,000	28,500	203,500
2046	395,000	19,750	414,750
Total	<u>\$ 2,655,000</u>	<u>\$ 2,610,500</u>	<u>\$ 5,265,500</u>

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
 DECEMBER 31, 2018**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied	Property Taxes		Percent Collected to Levied
			Levied	Collected	
2015	\$ 208,393	71.000	\$ 14,796	\$ 14,796	100.00%
2016	916,601	71.000	65,079	65,064	99.97
2017	998,073	71.000	70,863	70,864	100.00
2018	2,455,628	90.277	221,687	221,687	100.00
Estimated for the Year Ending December 31, 2019	\$ 2,829,822	90.277	\$ 255,468		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.

ANNUAL DISCLOSURE

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
ANNUAL DISCLOSURE
HISTORY OF VALUATION, MILL LEVIES, AND PROPERTY TAX COLLECTIONS
FOR THE DISTRICT
ASSESSED AND ACTUAL VALUATIONS**

Levy/Collection	Valuation		Mill Levies		Property Taxes	
	Assessed	"Actual"	General	Debt Service	Taxes	Taxes
Year	Valuation	Valuation	Fund	Fund	Levied	Collected
2014/2015	\$ 208,393	\$ 718,596	31.000	40.000	\$ 14,796	\$ 14,796
2015/2016	916,601	3,160,729	31.000	40.000	65,079	65,064
2016/2017	998,073	5,366,265	21.000	50.000	70,863	70,864
2017/2018	2,455,628	23,160,036	35.000	55.277	221,687	221,687
2018/2019	2,829,822	35,030,951	35.000	55.277	255,468	

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
ANNUAL DISCLOSURE
PRELIMINARY ASSESSED AND ACTUAL VALUATION OF CLASSES OF
PROPERTY IN THE DISTRICT**

<u>Valuation Year/Class</u>	<u>Assessed Valuation</u>	<u>Percent of Assessed Valuation</u>	<u>Actual Valuation</u>	<u>Percent of Actual Valuation</u>
2015				
Vacant	\$ 916,601	100.00 %	\$ 3,160,729	100.00 %
Total	<u>\$ 916,601</u>	<u>100.00 %</u>	<u>\$ 3,160,729</u>	<u>100.00 %</u>
2016				
Vacant	\$ 786,912	78.84 %	\$ 2,713,490	50.57 %
Residential	211,161	21.16	2,652,775	49.43
Total	<u>\$ 998,073</u>	<u>100.00 %</u>	<u>\$ 5,366,265</u>	<u>100.00 %</u>
2017				
Vacant	\$ 1,048,666	42.70 %	\$ 3,618,936	15.63 %
Residential	1,406,962	57.30	19,541,100	84.37
Total	<u>\$ 2,455,628</u>	<u>100.00 %</u>	<u>\$ 23,160,036</u>	<u>100.00 %</u>
2018				
Vacant	\$ 373,628	13.20 %	\$ 1,288,390	3.68 %
Residential	2,429,443	85.85	33,742,137	96.32
State Assessed	26,751	0.95	424	0.00
Total	<u>\$ 2,829,822</u>	<u>100.00 %</u>	<u>\$ 35,030,951</u>	<u>100.00 %</u>

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
ANNUAL DISCLOSURE
DISTRICT TAXPAYERS**

<u>Taxpayer Name</u>	<u>Assessed Valuation</u>	<u>Percentage of Taxpayer / Assessed Valuation</u>
Valuation Year - 2016		
Reserve at the Meadows LLC	\$ 867,725	86.94 %
Individual Homeowner	28,526	2.86
Individual Homeowner	28,288	2.83
Individual Homeowner	25,579	2.56
Individual Homeowner	25,393	2.54
Individual Homeowner(s)	22,562	2.26
Total	<u>\$ 998,073</u>	<u>100.00 %</u>
Valuation Year - 2017		
Reserve at the Meadows LLC	\$ 880,891	35.87 %
Individual Homeowner	45,709	1.86
Individual Homeowner	43,999	1.79
Individual Homeowner	43,340	1.76
Individual Homeowner	43,321	1.76
Individual Homeowner(s)	1,398,368	56.95
Total	<u>\$ 2,455,628</u>	<u>100.00 %</u>
Valuation Year - 2018		
Individual Homeowner	\$ 50,057	1.77 %
Individual Homeowner	45,709	1.62
Individual Homeowner	43,999	1.55
Individual Homeowner	43,608	1.54
Individual Homeowner	43,340	1.53
Individual Homeowner(s)	2,603,109	91.99
Total	<u>\$ 2,829,822</u>	<u>100.00 %</u>