

NORTH LAND INDUSTRIAL METROPOLITAN DISTRICT NO. 1

Financial Statements

Year Ended December 31, 2020

with

Independent Auditor's Report

## C O N T E N T S

	<u>Page</u>
<u>Independent Auditor's Report</u>	I
<u>Basic Financial Statements</u>	
Balance Sheet/Statement of Net Position - Governmental Fund	1
Statement of Revenues, Expenditures and Changes in Fund Balance/Statement of Activities - Governmental Fund	2
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	3
Notes to Financial Statements	4

## Independent Auditor's Report

Board of Directors  
North Land Industrial Metropolitan District No. 1  
Weld County, Colorado

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

We have audited the accompanying financial statements of the governmental activities and the general fund of North Land Industrial Metropolitan District No. 1 (the "District") as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States; 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 an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States. 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 the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the general fund of North Land Industrial Metropolitan District No. 1 as of December 31, 2020, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States.

## **Other Matters**

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States 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.

Sincerely,

A handwritten signature in cursive script that reads "Wipfli LLP".

Wipfli LLP  
Lakewood, Colorado

September 15, 2021

# NORTH LAND INDUSTRIAL METROPOLITAN DISTRICT NO. 1

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

	<u>General</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>				
Cash and investments	\$ 3,764,346	\$ 3,764,346	\$ -	\$ 3,764,346
Cash and investments - restricted	1,860	1,860	-	1,860
Receivable - District No. 2	7,466	7,466	-	7,466
Prepaid expenses	<u>2,522</u>	<u>2,522</u>	<u>-</u>	<u>2,522</u>
Total Assets	<u>\$ 3,776,194</u>	<u>\$ 3,776,194</u>	<u>-</u>	<u>3,776,194</u>
<b>LIABILITIES</b>				
Accounts payable	<u>\$ 17,110</u>	<u>\$ 17,110</u>	<u>-</u>	<u>17,110</u>
Total Liabilities	<u>17,110</u>	<u>17,110</u>	<u>-</u>	<u>17,110</u>
<b>FUND BALANCES/NET POSITION</b>				
Fund Balances:				
Nonspendable:				
Prepays	2,522	2,522	(2,522)	-
Restricted:				
Emergencies	1,860	1,860	(1,860)	-
Unassigned	<u>3,754,702</u>	<u>3,754,702</u>	<u>(3,754,702)</u>	<u>-</u>
Total Fund Balances	<u>3,759,084</u>	<u>3,759,084</u>	<u>(3,759,084)</u>	<u>-</u>
Total Liabilities and Fund Balances	<u>\$ 3,776,194</u>	<u>\$ 3,776,194</u>		
Net Position:				
Restricted for:				
Emergencies			1,860	1,860
Unrestricted			<u>3,757,224</u>	<u>3,757,224</u>
Total Net Position			<u>\$ 3,759,084</u>	<u>\$ 3,759,084</u>

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

# NORTH LAND INDUSTRIAL METROPOLITAN DISTRICT NO. 1

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

For the Year Ended December 31, 2020

	<u>General</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES</b>				
Accounting and audit	\$ 16,378	\$ 16,378	\$ -	\$ 16,378
Election expense	2,313	2,313	-	2,313
Insurance	3,097	3,097	-	3,097
Legal	20,560	20,560	-	20,560
Miscellaneous expenses	3,898	3,898	-	3,898
Repay developer advances - principal	310,316	310,316	(310,316)	-
Repay developer advances - interest	<u>16,256</u>	<u>16,256</u>	<u>(14,691)</u>	<u>1,565</u>
Total Expenditures	<u>372,818</u>	<u>372,818</u>	<u>(325,007)</u>	<u>47,811</u>
<b>GENERAL REVENUES</b>				
Intergovernmental Revenue from District No. 2	2,120,143	2,120,143	-	2,120,143
Interest income	<u>14,924</u>	<u>14,924</u>	<u>-</u>	<u>14,924</u>
Total General Revenues	<u>2,135,067</u>	<u>2,135,067</u>	<u>-</u>	<u>2,135,067</u>
<b>NET CHANGES IN FUND BALANCES</b>	1,762,249	1,762,249	(1,762,249)	
<b>CHANGE IN NET POSITION</b>			2,087,256	2,087,256
<b>FUND BALANCES/NET POSITION:</b>				
BEGINNING OF YEAR	<u>1,996,835</u>	<u>1,996,835</u>	<u>(325,007)</u>	<u>1,671,828</u>
END OF YEAR	<u>\$ 3,759,084</u>	<u>\$ 3,759,084</u>	<u>\$ -</u>	<u>\$ 3,759,084</u>

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

# NORTH LAND INDUSTRIAL METROPOLITAN DISTRICT NO. 1

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

For the Year Ended December 31, 2020

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>			
Intergovernmental Revenue from District No. 2	\$ 2,177,801	\$ 2,120,143	\$ (57,658)
Interest income	<u>69</u>	<u>14,924</u>	<u>14,855</u>
Total Revenues	<u>2,177,870</u>	<u>2,135,067</u>	<u>(42,803)</u>
<b>EXPENDITURES</b>			
Accounting and audit	10,000	16,378	(6,378)
Election expense	5,000	2,313	2,687
Insurance	4,500	3,097	1,403
Legal	45,000	20,560	24,440
Miscellaneous expenses	2,500	3,898	(1,398)
Capital improvements	4,072,658	-	4,072,658
Repay developer advances - principal	-	310,316	(310,316)
Repay developer advances - interest	-	16,256	(16,256)
Contingency	48,891	-	48,891
Emergency reserve	<u>2,010</u>	<u>-</u>	<u>2,010</u>
Total Expenditures	<u>4,190,559</u>	<u>372,818</u>	<u>3,817,741</u>
<b>NET CHANGE IN FUND BALANCE</b>	(2,012,689)	1,762,249	3,774,938
<b>FUND BALANCE:</b>			
BEGINNING OF YEAR	<u>2,012,689</u>	<u>1,996,835</u>	<u>(15,854)</u>
END OF YEAR	<u>\$ -</u>	<u>\$ 3,759,084</u>	<u>\$ 3,759,084</u>

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

# NORTH LAND INDUSTRIAL METROPOLITAN DISTRICT NO. 1

## Notes to Financial Statements December 31, 2020

### Note 1: Summary of Significant Accounting Policies

The accounting policies of the North Land Industrial Metropolitan District No. 1 (the “District”), located in the City of Fort Lupton, (“City”) in Weld County, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

#### Definition of Reporting Entity

The District was organized on July 15, 2016, as a quasi-municipal corporation and political subdivision of the State of Colorado established under the State of Colorado Special District Act. The District was established to provide operations and administration to North Land Industrial Metropolitan District No. 2 (“District No. 2”, or the “Taxing District”) for the construction, operation and maintenance of facilities and improvements through the issuance of bonds. The District's primary source of revenues is provided by District No. 2 pursuant to the District Administrative Services Agreement. The District is governed by an elected Board of Directors.

The District (the “Operating District”) was given the power to provide water, sanitation, streets, traffic and safety controls, television relay and translator services, transportation and park and recreation improvements and other related improvements for the benefit of taxpayers and service users within the Districts’ boundaries. The Service Plan requires the Operating District to convey the streets, water, sanitation and storm drainage improvements to the City for ownership and maintenance. The Operating District will own and maintain public improvements not otherwise conveyed to the City or other governmental entity for ownership and maintenance.

The District and the City have entered into an Intergovernmental Agreement as required by the City and the District’s Service Plan. Under this agreement, the Districts must obtain the approval of the City prior to: (i) any inclusion of property not within the Service Area of the District, or (ii) any consolidation with any other special districts. Prior to the issuance of general obligation bonds to parties other than the Developer, the District shall prepare a plan of finance for the purposes of determining whether the proposed issuance satisfies the Minimum Criteria as set forth in the IGA, the City has 30 days to provide written objection to the issuance.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization’s elected governing body as the basic criterion for including a possible component governmental organization in a primary government’s legal entity.



# NORTH LAND INDUSTRIAL METROPOLITAN DISTRICT NO. 1

## Notes to Financial Statements December 31, 2020

Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

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

### Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

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

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

# NORTH LAND INDUSTRIAL METROPOLITAN DISTRICT NO. 1

## Notes to Financial Statements December 31, 2020

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

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental fund:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

### Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the Local Government Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to adopt the budget and appropriate the funds for the ensuing year. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. The appropriation is at the total fund expenditures level and lapses at year end.

### Assets, Liabilities and Net Position

#### Fair Value of Financial Instruments

The District's financial instruments include cash and investments, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2020, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

### Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NORTH LAND INDUSTRIAL METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements  
December 31, 2020

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any items that qualify for reporting in this category.

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

The nonspendable fund balance in the General Fund in the amount of \$2,522 represents prepaid insurance.

Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$1,860 of the General Fund balance has been reserved in compliance with this requirement.

Committed Fund Balance

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

NORTH LAND INDUSTRIAL METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements  
December 31, 2020

Assigned Fund Balance

Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund. All other funds can report negative amounts.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District can report three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows or resources related to those assets. At December 31, 2020, the District did not have any amount to report in this category.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

Note 2: Cash and Investments

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

Statement of Net Position:	
Cash and investments	\$ 3,764,346
Cash and investments - Restricted	<u>1,860</u>
Total	<u>\$ 3,766,206</u>

NORTH LAND INDUSTRIAL METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements  
December 31, 2020

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

Deposits with financial institutions	\$ 799
Investments - COLOTRUST	<u>3,765,407</u>
	<u>\$ 3,766,206</u>

Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act, (“PDPA”) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools. The District follows state statutes for deposits. None of the District’s deposits were exposed to custodial credit risk.

Investments

Investment Valuation

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District’s investment, is not required to be categorized within the fair value hierarchy. This investment’s value is calculated using the net asset value (NAV) per share.

Credit Risk

The District’s investment policy requires that the District follow state statutes for investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

None of the District’s investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

NORTH LAND INDUSTRIAL METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements  
December 31, 2020

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

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust (“COLOTRUST”) is rated AAAM by Standard & Poor’s with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing COLOTRUST. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of \$1.00. COLOTRUST offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. Designated custodian banks provide safekeeping and depository services to COLOTRUST. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians’ internal records identify the investments owned by COLOTRUST. At December 31, 2020, the District had \$3,765,407 invested in COLOTRUST.

Note 3: Long Term Obligations

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

	Balance 1/1/2020	Additions	Deletions	Balance 12/31/2020	Current Portion
Developer advance - Land	\$ 283,785	\$ -	\$ 283,785	\$ -	\$ -
Developer advance - TZA	26,531	-	26,531	-	-
Developer interest - Land	13,435	1,431	14,866	-	-
Developer interest - TZA	1,256	134	1,390	-	-
Total	<u>\$ 325,007</u>	<u>\$ 1,565</u>	<u>\$ 326,572</u>	<u>\$ -</u>	<u>\$ -</u>

As of December 31, 2020, the District has a remaining principal electoral authorization of \$1,245,000,000 as authorized in the May 3, 2016 election. The District has not budgeted to issue any new debt during 2021. Per the District’s Service Plan, the District cannot issue debt in excess of \$103,750,000.

# NORTH LAND INDUSTRIAL METROPOLITAN DISTRICT NO. 1

## Notes to Financial Statements December 31, 2020

### Funding, Acquisition and Reimbursement Agreement

On July 28, 2016, Lloyd Land (“Developer”) and the District entered into a Funding, Acquisition and Reimbursement Agreement (“Agreement”) pursuant to which the District agreed to pay the actual Reimbursement Costs of completed improvements from either bond proceeds or Supplemental Revenue which includes System Development Fees and an Operating Mill Levy together with interest from the date of transfer of the improvements to the District or the City at an annual rate equal to the net effective interest rate of the Bonds.. The actual Reimbursement Costs shall not exceed \$6,200,000 unless subsequently authorized by amendment to this Agreement. The Developer agreed to construct certain Improvements in conformance with the requirements, standards and specifications of the City and will be transferred or dedicated to the District or the City for public use, free of all liens, encumbrances and obligations, in accordance with the terms of the Service Plan or as otherwise may be specified in writing by the District. The Developer further agreed to supply certain documentation as outlined in the Agreement.

On January 6, 2020, the District and the Developer approved the First Amendment to Funding, Acquisition and Reimbursement Agreement for Improvements whereby the interest rate was amended to be 8% per annum. As of December 31, 2020 there is no amount outstanding under this agreement.

#### Note 4: Agreements with Other Governments

##### District Administrative Service Agreement

On October 27, 2016, District No. 2 and the District entered into a District Administrative Service Agreement which details the functions and responsibilities of the Operating District and the rights and obligations of the Taxing District regarding the Administrative Services provided on their behalf by the Operating District. The Operating District will own, operate and maintain all Public Improvements within its boundaries that are not dedicated to the City, or any other public entity. The Taxing District shall pay all Administrative Costs, through the imposition of the Operating Mill levy if possible. The Agreement is annually appropriated.

#### Note 5: Tax, Spending and Debt Limitations

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

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

NORTH LAND INDUSTRIAL METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements  
December 31, 2020

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

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

On May 3, 2016, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Note 6: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool ("the Pool") which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

Note 7: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

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

- 1) Long-term liabilities such as developer advance reimbursements and accrued interest payable are not due and payable in the current period and, therefore, are not in the funds.



NORTH LAND INDUSTRIAL METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements  
December 31, 2020

The Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments may have the following elements:

- 1) governmental fund report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities;
- 2) governmental fund report developer advances as revenue; and,
- 3) governmental fund report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.