

**TR RANCH METROPOLITAN DISTRICT
ANNUAL REPORT
TO
THE CITY OF COMMERCE CITY**

FISCAL YEAR ENDING DECEMBER 31, 2021

I. ANNUAL REPORT REQUIREMENT

Pursuant to Section VI of the TR Ranch Metropolitan District Service Plan, the District is required to provide an annual report to the City of Commerce City. Such annual report shall include information concerning the following matters:

- A. Boundary changes made or proposed.
- B. Intergovernmental Agreements entered into or proposed.
- C. Changes or proposed changes in the District's policies.
- D. Changes or proposed changes in the District's operations.
- E. Any changes in the financial status of the District including revenue projections, or operating costs.
- F. A summary of any litigation involving the District.
- G. Proposed plans for the year immediately following the year summarized in the annual report.
- H. Status of construction of public improvements.
- I. The current assessed valuation in the District.
- J. List of facilities conveyed to the City.
- K. Summary of audited financial statements.
- L. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.
- M. Any inability of the District to pay its obligations as they become due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

II. FOR THE YEAR ENDING DECEMBER 31, 2021 THE DISTRICT MAKES THE FOLLOWING REPORT:

A. Boundary changes made or proposed.

There were no boundary changes made to the District in 2021.

B. Intergovernmental Agreements entered into or proposed.

The District did not enter into any new Intergovernmental Agreements in 2021.

C. Changes or proposed changes in the District's policies.

There have been no changes in the District's policies in 2021.

D. Changes or proposed changes in the District's operations.

There were no changes in the District's operations in 2021.

E. Any changes in the financial status of the District including revenue projections or operating costs.

The current status of the financial condition of the District is reflected in the 2022 budget, attached as **Exhibit A**.

F. Summary of any litigation which involves the District.

There is no litigation of which we are aware currently pending or anticipated against the District.

G. Proposed plans for the year 2022.

The District has not made any plans for the construction or acquisition of public improvement projects in 2022.

H. Status of District's public improvement construction schedule.

Through the end of calendar year 2021, the District neither constructed nor acquired any public improvements.

I. Summary of the current assessed valuation in the District.

The District has received a certification of valuation from the Adams County Assessor that reports a taxable assessed valuation for the District for 2021 of \$227,230. The District has certified a mill levy of 0.000 mills to be assessed against the properties within the District, for collection in 2021.

J. List of facilities conveyed to the City.

No facilities were conveyed to the City in 2021.

K. Summary of audited financial statements.

The District filed an application for exemption from the 2021 Audit. The application approval letter will be provided when available.

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

To the best of our knowledge, there has not been any uncured events of default by the District during the reporting period.

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

To the best of our knowledge, the District has been able to pay their respective obligations as they become due in accordance with the terms of such obligations during the reporting period.

EXHIBIT A

TR RANCH METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2022

**TR RANCH METROPOLITAN DISTRICT
GENERAL FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

10/8/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ (3,416)	\$ (673)	\$ -
REVENUES			
Interest income	7	-	-
Developer advance	13,690	50,673	85,000
Total revenues	<u>13,697</u>	<u>50,673</u>	<u>85,000</u>
Total funds available	<u>10,281</u>	<u>50,000</u>	<u>85,000</u>
EXPENDITURES			
General and administrative			
Accounting	5,291	15,000	25,000
Dues and memberships	285	283	500
Insurance	2,047	2,068	3,000
Legal	3,331	30,000	50,000
Election expense	-	-	5,000
Contingency	-	2,649	1,500
Total expenditures	<u>10,954</u>	<u>50,000</u>	<u>85,000</u>
Total expenditures and transfers out requiring appropriation	<u>10,954</u>	<u>50,000</u>	<u>85,000</u>
ENDING FUND BALANCES	<u>\$ (673)</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**TR RANCH METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

10/8/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
ASSESSED VALUATION			
Agricultural	\$ 9,170	\$ 9,170	\$ 8,250
State assessed	93,750	109,540	110,410
Personal property	77,290	89,670	108,570
Certified Assessed Value	\$ 180,210	\$ 208,380	\$ 227,230
 MILL LEVY			
Total mill levy	0.000	0.000	0.000
 PROPERTY TAXES			
Budgeted property taxes	\$ -	\$ -	\$ -
 BUDGETED PROPERTY TAXES			
	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**TR RANCH METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized by Order and Decree of the District Court of Adams County, Colorado on November 10, 2004, to provide financing for design, acquisition, construction and installation of essential public-purpose facilities such as water, streets, traffic and safety controls, parks, open space and recreation, sewer and drainage facilities, public transportation, mosquito control, and television relay and translation equipment, and the operation and maintenance of the District. The District's service area is located entirely within the boundaries of Commerce City in Adams County, Colorado.

The District has no employees and all administrative function are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Developer Advances

The District is in the development stage. As such, operating and administrative costs are to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for the future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

Expenditures

General and Administrative

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

TR RANCH METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Debts and Leases

The following is the analysis of the anticipated changes in long-term obligations for the year ending December 31, 2022:

	Balance December 31, 2020	Additions	Deletions	Balance December 31, 2021
Developer Advance:				
Operations	\$ 163,643	\$ 50,673	\$ -	\$ 214,316
Operations - Interest	112,896	11,978	-	124,874
Total	<u>\$ 276,539</u>	<u>\$ 62,651</u>	<u>\$ -</u>	<u>\$ 339,190</u>
	Balance December 31, 2021	Additions	Deletions	Balance December 31, 2022
Developer Advance:				
Operations	\$ 214,316	\$ 85,000	\$ -	\$ 299,316
Operations - Interest	124,874	18,002	-	142,876
Total	<u>\$ 339,190</u>	<u>\$ 103,002</u>	<u>\$ -</u>	<u>\$ 442,192</u>

The District has no other outstanding debt or any operating or capital leases.

Reserve Funds

The District has not provided for an emergency reserve equal to at least 3% of the fiscal year spending (as defined under TABOR) because there is no revenue anticipated in 2022 other than advances from Developer.

This information is an integral part of the accompanying budget.