

**RAMPART RANGE METROPOLITAN  
DISTRICT NO. 7  
Douglas County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2021**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Rampart Range Metropolitan District No. 7  
Douglas County, Colorado

### **Opinions**

We have audited the financial statements of the governmental activities and each major fund of Rampart Range Metropolitan District No. 7 (the District) as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2021, and the respective changes in financial position thereof, and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## **Auditor's Responsibility for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risk of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate to those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### **Required Supplementary Information**

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board 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 opinions on the basic financial statements are not affected by this missing information.

### **Other Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The other information as identified in the table of contents is presented for the purposes of additional analysis and legal compliance and is not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The other 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 information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*Fiserv Focus Partners, LLC*

Greenwood Village, Colorado  
June 28, 2022

## **BASIC FINANCIAL STATEMENTS**

**RAMPART RANGE METROPOLITAN DISTRICT NO. 7  
STATEMENT OF NET POSITION  
DECEMBER 31, 2021**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Receivable - County Treasurer	\$ 71,313
Property Taxes Receivable	<u>11,404,961</u>
Total Assets	<u>11,476,274</u>
<b>LIABILITIES</b>	
Due to District No. 1	<u>71,313</u>
Total Liabilities	71,313
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	<u>11,404,961</u>
Total Deferred Inflows of Resources	<u>11,404,961</u>
<b>NET POSITION</b>	
Unrestricted	<u>-</u>
Total Net Position	<u><u>\$ -</u></u>

See accompanying Notes to Basic Financial Statements.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 7  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2021**

		Program Revenues			Net Revenue (Expense) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
<b>FUNCTIONS/PROGRAMS</b>					
Primary Government:					
Government Activities:					
General Government	\$ 11,374,481	\$ -	\$ -	\$ -	\$ (11,374,481)
Total Government Activities	\$ 11,374,481	\$ -	\$ -	\$ -	(11,374,481)
<b>GENERAL REVENUES</b>					
Property Taxes					10,365,707
Specific Ownership Taxes					1,003,033
Net Interest Income					5,741
Total General Revenues					11,374,481
<b>CHANGE IN NET POSITION</b>					-
Net Position - Beginning of Year					-
<b>NET POSITION - END OF YEAR</b>					\$ -

See accompanying Notes to Basic Financial Statements.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 7  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2021**

	General Fund
<b>ASSETS</b>	
Receivable - County Treasurer	\$ 71,313
Property Taxes Receivable	11,404,961
Total Assets	\$ 11,476,274
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>	
<b>LIABILITIES</b>	
Due to District No. 1	\$ 71,313
Total Liabilities	71,313
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	11,404,961
Total Deferred Inflows of Resources	11,404,961
<b>FUND BALANCES</b>	
Unassigned	-
Total Fund Balances	-
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 11,476,274

There are no reconciling differences between the fund balances of governmental funds and the net position of governmental activities.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 7  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2021**

	<u>General Fund</u>
<b>REVENUES</b>	
Property Taxes	\$ 10,365,707
Specific Ownership Taxes	1,003,033
Net Interest Income	<u>5,741</u>
Total Revenues	<u>11,374,481</u>
<b>EXPENDITURES</b>	
County Treasurer's Fees	155,598
IGA Reimbursement (Taxes) - District No. 1	<u>11,218,883</u>
Total Expenditures	<u>11,374,481</u>
<b>NET CHANGE IN FUND BALANCES</b>	-
Fund Balances - Beginning of Year	<u>-</u>
<b>FUND BALANCES - END OF YEAR</b>	<u><u>\$ -</u></u>

There are no reconciling differences between the net change in fund balances of governmental funds and the change in net position of governmental activities.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 7  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2021**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property Taxes	\$ 10,390,547	\$ 10,360,000	\$ 10,365,707	\$ 5,707
Specific Ownership Taxes	831,244	1,021,000	1,003,033	(17,967)
Development Fees	112,968	-	-	-
Net Interest Income	1,967	5,000	5,741	741
Total Revenues	<u>11,336,726</u>	<u>11,386,000</u>	<u>11,374,481</u>	<u>(11,519)</u>
<b>EXPENDITURES</b>				
County Treasurer's Fees	155,858	155,400	155,598	(198)
IGA Reimbursement (Taxes) - District No. 1	11,067,900	11,230,600	11,218,883	11,717
IGA Reimbursement (Fees) - District No. 1	112,968	-	-	-
Total Expenditures	<u>11,336,726</u>	<u>11,386,000</u>	<u>11,374,481</u>	<u>11,519</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	-	-	-
Fund Balance - Beginning of Year	-	-	-	-
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying Notes to Basic Financial Statements.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 7**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Rampart Range Metropolitan District No. 7 (the District), a quasi-municipal corporation, was organized on November 29, 2005, concurrently with two other districts, Rampart Range Metropolitan District Nos. 8 and 9, and is governed pursuant to provisions of the Colorado Special Districts Act (Title 32). In 2001, Rampart Range Metropolitan District Nos. 1–6 (together with District Nos. 7, 8, and 9, the Districts), were also organized. The Districts' service area, also known as the RidgeGate development, is located entirely within the City of Lone Tree (the City) in Douglas County, Colorado. The District operates under a Service Plan approved by the City on April 19, 2005. The Districts were established to provide financing for the design, acquisition, installation, and construction of water and irrigation systems, streets, traffic and safety controls, fire protection and emergency medical services, television relay and translator facilities, transportation systems, parks and recreation facilities, sanitation facilities, and mosquito and pest control. District No. 1, as the "Operating District" for that portion of RidgeGate west of Interstate 25 (the West Side), is responsible for managing the construction and operation of facilities and services and for issuing debt of the District, and Rampart Range Metropolitan District Nos. 2 and 3 (together with District No. 1, the West Side Districts). District Nos. 2, 3, and 7 are the "West Side Taxing Districts" responsible for providing the funding and tax base needed to support the debt issued by the Operating District for capital improvements and continuous operations of the West Side. Pursuant to their respective Service Plans, the West Side Taxing Districts are obligated to impose a Regional Improvements Mill Levy, which is currently equal to 1.000 mill, and convey the revenue to the City to be used for the planning, constructing or acquiring of regional improvements. As of December 1, 2019, Rampart Range Metropolitan District No. 5 is now the "East Side Operating District" for that portion of RidgeGate east of Interstate 25.

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, including the City.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 7**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**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.

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.

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 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.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 7**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)**

The District reports the following major governmental fund:

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.

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall of 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.

The District has amended its annual budget for the year ended December 31, 2021.

**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, sale 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 a deferred inflow of resources in the year they are levied and measurable. The deferred property tax revenues are recorded as revenue in the year they are available or collected.

**Payments to City of Lone Tree**

Pursuant to the District's Service Plan, which is dated April 19, 2005, the District is required to impose a 1.000 mill levy, the Regional Improvements Mill Levy, and submit the revenue from that levy to the City to be used in planning, designing, constructing, installing, acquiring, relocating, redeveloping, or financing regional improvements as determined by the City. This obligation will remain in effect until the District dissolves or until receipt of written notice from the City indicating that the revenue is no longer required. Property taxes from the Contractual Obligations mill levy (1.000 mill) are transferred to District No. 1 and have been further transferred by District No. 1 to the City in accordance with this service plan provision.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 7**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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

**Payments to the City of Lone Tree (Continued)**

In addition to the Regional Improvements Mill Levy, according to the First Amendment to the District's Intergovernmental Agreement with the City, approved by the District's Board of Directors on July 28, 2021, and finalized and dated by the City on January 18, 2022, commencing in the tax collection year 2024, the District will be obligated to impose a perpetual Operational Mill Levy in the amount of 1.000 mill, which shall also be paid to the City annually to be used for the maintenance and repair of existing and future street/sidewalk improvements.

**Development Fees**

On April 16, 2007, the District adopted a joint resolution with District No. 1 imposing a Development Fee (Fee) upon property within the District. Pursuant to the resolution, the Fee is payable at the time of closing on any property purchased or leased from the Developer at a rate of \$12,000 per acre. Per the Indenture of Trust for the 2017 Bonds (see Note 6 – Agreements), the Fee is not pledged to debt repayment. According to a resolution adopted by the District No. 1 Board of Directors on December 2, 2014, starting in 2015 the Fee is committed to be used for capital improvement costs.

During 2021, the District collected \$0 in Development Fee revenue.

**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:

**RAMPART RANGE METROPOLITAN DISTRICT NO. 7**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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

**Equity (Continued)**

**Fund Balance (Continued)**

*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.

*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.

**NOTE 3 CASH AND INVESTMENTS**

**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.

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

At December 31, 2021, the District had no cash deposits.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 7**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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

**Investments**

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those 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

As of December 31, 2021, the District had no investments.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 7**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE 4 DEBT AUTHORIZATION**

On November 1, 2005, the District’s electors authorized the issuance of indebtedness in an amount not to exceed \$5,505,000,000 at an interest rate not to exceed 18%, allocated for the following purposes:

Streets and Street Improvements	\$ 500,000,000
Water	500,000,000
Sanitary or Storm Sewer	500,000,000
Parks and Recreation	500,000,000
Traffic and Safety	500,000,000
Mosquito Control	500,000,000
Public Transportation	500,000,000
Fire Protection and Ambulance	500,000,000
Television Relay and Translation	500,000,000
Operations and Maintenance	5,000,000
Debt Refunding	500,000,000
Intergovernmental Contracts	500,000,000
Election Authorization Totals	<u>\$ 5,505,000,000</u>
 Service Plan Debt Totals	 <u>\$ 500,000,000</u>

Pursuant to the Service Plan dated April 19, 2005, the District is limited to issuing \$500,000,000 in total debt, regardless of individual debt category line amounts. In addition, the maximum debt service mill levy for the District is 50 mills, as adjusted for changes in the ratio of actual value to assessed value of property within the District.

The residential assessment rate changed from 7.20% to 7.15% for assessed valuations certified in 2019. The District’s service plan limitation of 50.000 mills could be increased to 51.195 mills.

As of December 31, 2021, the District had not issued debt for the purposes listed above.

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; however, as of the date of this audit, the amount and timing of any debt issuance is not determinable.

**NOTE 5 RELATED PARTIES**

The developer (the Developer) of the property which constitutes the Districts is RidgeGate Investments, Inc. Certain members of the Board of Directors of the District are employees, owners, or otherwise associated with the Developer, and may have conflicts of interest in dealing with the District.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 7**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE 6 AGREEMENTS**

**District Facilities Construction and Service Agreement**

On April 30, 2007, the District entered into a Second Amended and Restated District Facilities Construction and Service Agreement among District Nos. 1–9 (Master IGA) to coordinate the construction, operation and maintenance, and financing of facilities that are intended to benefit both the District and District No. 1. On December 1, 2019, the Master IGA was amended by that certain First Amendment, which removed Rampart Range Metropolitan District Nos. 4, 5, 6, 8, and 9 from the Master IGA (West Side Master IGA). The West Side Master IGA is now among only the West Side Districts. In accordance with the West Side Master IGA, as the Operating District, District No. 1 agrees to construct, manage the financing, operate, and maintain the public facilities and services. As one of the West Side Taxing Districts, the District will pay all costs related to the construction, operation, and maintenance of these facilities and services. Pursuant to the West Side Master IGA the District agrees to pay its respective share of the costs of facilities and services provided by District No. 1.

**Pledge Agreements**

On April 30, 2007, the District entered into an Operations Pledge Agreement with District No. 1 and District No. 2 whereby the District agreed to impose an operations mill levy in amounts determined as necessary by District No. 1 in order to pay the District's proportionate share of administrative and operations and maintenance costs associated with services provided by District No. 1. During 2021, the District received and reimbursed to District No. 1 a total of \$1,562,772 from the operations mill levy and \$173,996 from specific ownership taxes for its proportionate share of the administrative and operations and maintenance costs.

On October 24, 2017, District No. 1 issued the Rampart Range Metropolitan District No. 1 Limited Tax Supported and Special Revenue Refunding and Improvement Bonds, Series 2017 (2017 Bonds), with a par amount of \$184,020,000, and with the original issuance premium on the 2017 Bonds, a total bond proceeds amount of \$195,651,889. The proceeds of the 2017 Bonds were used to redeem and refund the outstanding Series 2013A and 2013B Loans with U.S. Bank National Association, the outstanding senior debt of District No. 1, the termination fee on the associated swap, the Series 2010A Bond held by the Developer, with the remaining portion being used to redeem all outstanding Developer advances from the Capital Funding and Reimbursement Agreement – West Side. In addition, proceeds of the 2017 Bonds were used to fund a Debt Service Reserve Fund of \$10,974,000; to fund a new money Project Fund of \$5,480,000 for all remaining West-Side improvement costs; and to pay all related costs of issuance. Finally, current and retained Pledged Revenues released from the refunding of the Series 2013A and 2013B Loans were used to repay all outstanding interest and all principal, except \$362,868, of the Series 2013B Bond held by the Developer. Since that time, part of the excess 2018 Pledged Revenues not needed to pay the debt service requirements of the 2017 Bonds during 2018, were used to repay all the outstanding interest and principal of the Series 2013B Bond held by the Developer on September 18, 2018.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 7**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE 6 AGREEMENTS (CONTINUED)**

**Pledge Agreements (Continued)**

In conjunction with the issuance of the 2017 Bonds, the District, District No. 1 and District No. 2 also entered into a "Third Amended and Restated Capital Pledge Agreement" dated October 1, 2017, for the repayment of the 2017 Bonds. Pursuant to the Third Amended and Restated Capital Pledge Agreement, the District agreed to pledge certain revenues to repay the 2017 Bonds and any additional bonds authorized thereunder and issued by District No. 1. Pledged Revenues include the District's covenant to levy the required mill levy, but not in excess of 50 mills, as adjusted for changes in the ratio of actual value to assessed value of property, on all taxable property within the District, net of reasonable operation and maintenance costs incurred by the District, and a portion of the specific ownership taxes, of which some or all of these revenues are further pledged towards the payment of District No. 1's debt obligations, senior of which are the 2017 Bonds. During 2021, the District received and pledged to District No. 1 a total of \$8,438,967 from the debt service mill levy and \$829,037 from specific ownership taxes pursuant to the Third Amended and Restated Capital Pledge Agreement.

On May 14, 2019, District No. 1 issued its Subordinate Limited Tax Supported and Special Revenue Loan, Series 2019 in the par amount of \$9,200,000 (2019 Loan). The 2019 Loan proceeds were used: (i) to fund the Reserve Fund, (ii) for the reimbursement of certain project costs related to the construction of the Sky Ridge Bridge, and (iii) to pay the issuance costs of the 2019 Loan. The 2019 Loan is payable from the same Pledged Revenues of District No. 1 remaining after payment of the 2017 Bonds.

**NOTE 7 RISK MANAGEMENT**

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

The District is a member of the Colorado Special Districts Property and Liability Pool (the 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.

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

**RAMPART RANGE METROPOLITAN DISTRICT NO. 7**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE 8 TAX, SPENDING, AND DEBT LIMITATIONS**

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

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. The District voters approved an election question in 2005 to remove limits on the amount of revenue, excluding revenues generated from ad valorem taxes, the District is allowed to retain.

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. All revenues of the District are transferred to District No. 1 pursuant to the West Side Master IGA; therefore, District No. 1 has established the Emergency Reserves for all of the Districts.

On November 1, 2005, District voters passed an election question to increase property taxes \$5,000,000 annually, without limitation of rate, to pay the District's administrative, operational and maintenance costs.

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.

## **OTHER INFORMATION**

**RAMPART RANGE METROPOLITAN DISTRICT NO. 7  
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
 DECEMBER 31, 2021**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Tax Levy	Mills Levied	Total Property Taxes		Percent Collected to Levied
			Levied	Collected	
2017	\$ 163,774,950	46.000	\$ 7,533,648	\$ 7,322,592	97.20 %
2018	189,325,170	48.000	9,087,608	8,977,205	98.79
2019	194,192,040	48.000	9,321,218	9,320,781	99.99
2020	213,182,320	49.000	10,445,933	10,195,034	97.60
2021	212,051,970	49.000	10,390,547	10,365,707	99.76
Estimated for the Year Ending December 31, 2022	\$ 232,754,330	49.000	\$ 11,404,961		

NOTE: Property taxes shown as collected in any one year include collection of delinquent property taxes or abatements of property taxes assessed in prior years. This presentation does not attempt to identify specific years of assessment.