

**LEYDEN ROCK METROPOLITAN DISTRICT  
CITY OF ARVADA, STATE OF COLORADO**

**ANNUAL REPORT FOR FISCAL YEAR 2022**

Pursuant to §32-1-207(3)(c) Leyden Rock Metropolitan District (the “**District**”), the District is required to provide an annual report to the City of Arvada, Colorado (the “**Governing Jurisdiction**”) with regard to the following matters:

For the year ending December 31, 2022, the District makes the following report:

**§32-1-207(3) Statutory Requirements**

1. **Boundary changes made.** There were no boundary changes made or proposed to the District’s boundaries as of December 31, 2022.
2. **Intergovernmental Agreements entered into or terminated.** The District neither entered into nor proposed any Intergovernmental Agreements with other governmental entities as of December 31 of the prior year.
3. **Access information to obtain a copy of rules and regulations adopted by the board.** The District’s current Rules and Regulations are accessible on the District’s website at [www.leydenrocklife.com](http://www.leydenrocklife.com).
4. **A summary of litigation involving public improvements owned by the District.** To our actual knowledge, based on review of the court records in Jefferson County, Colorado and the Public Access to Court Electronic Records (PACER) as of May 23, 2023, there is no litigation involving public improvements owned by the District as of December 31, 2022.
5. **Status of the construction of public improvements by the District.** The District did not construct any public improvements in 2022. The District did engage several contractors in 2022 to advise and consult on the construction of public improvement which are anticipated to be built in 2023 and 2024.
6. **A list of facilities or improvements constructed by the District that were conveyed or dedicated to the Governing Jurisdiction.** All Public Improvements for the project, as of December 31, 2022, have been constructed by RRCEA, LLC and Leyden Rock Development, Inc. (collectively, the “Developer”). The Developer has indicated that all of the public right-of-way and public utilities, including water and sewer, serving Filing Nos. 1-6 are complete and have received final acceptance by the City of Arvada.
7. **The final assessed valuation of the District as of December 31<sup>st</sup> of the reporting year.** The final assessed valuation of the District as of December 31, 2022 is attached hereto as **Exhibit A**.

8. **A copy of the current year's budget.** A copy of the 2023 Budget is attached hereto as **Exhibit B.**
  
9. **A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.** The 2021 audit for the District is attached hereto as **Exhibit C.** The 2022 audit for the District is attached hereto as **Exhibit D.**
  
10. **Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.** To our actual knowledge, there were no events of any uncured default under any debt instrument for the year ending December 31, 2022.
  
11. **Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.** To our actual knowledge, the District has been able to pay its obligations as they come due.

Pursuant to the Service Plan for the Leyden Rock Metropolitan District Nos. 1-10 (collectively, the "Districts"), the Districts are required to provide an annual report to the City of Arvada (the "City") with regard to the matters below. Please note that Leyden Rock Metropolitan District Nos. 1-9 dissolved as of November 1, 2017, therefore, this report is with respect to the Leyden Rock Metropolitan District (f/k/a Leyden Rock Metropolitan District No. 10) (the "District") only.

To the best of our actual knowledge, for the year ending December 31, 2022, the District makes the following report:

- A. **Boundary changes made or proposed to the District's boundaries as of December 31 of the prior year.** There were no boundary changes made or proposed to the District's boundaries as of December 31, 2022.
  
- B. **Intergovernmental Agreements with other governmental entities either entered into or proposed as of December 31 of the prior year.** The District neither entered into nor proposed any Intergovernmental Agreements with other governmental entities as of December 31 of the prior year.
  
- C. **Access information to obtain a copy of the Rules and Regulations and copies of the District's Rules and Regulations, if any, as of December 31 of the prior year.** The District's current Rules and Regulations are accessible on the District's website at [www.leydenrocklife.com](http://www.leydenrocklife.com). The District adopted a Pool and Clubhouse Use Policy (the "Policy") on April 8, 2019. The District amends the Policy from time to time and the latest version as of February 22, 2023 is attached hereto as **Exhibit E.**
  
- D. **A summary of any litigation which involves the District's Public Improvements as of December 31 of the prior year.** To our actual knowledge, based on a review of the court records in Jefferson County, Colorado and the Public Access to Court Electronic Records (PACER) as of May 23, 2022 there is no litigation involving the District as of

December 31, 2022.

- E. **Status of the District’s construction of the Public Improvements as of December 31 of the prior year.** All Public Improvements for the project, as of December 31, 2022, have been constructed by RRCEA, LLC and Leyden Rock Development, Inc. (collectively, the “Developer”). The Developer has indicated that all of the public right-of-way and public utilities, including water and sewer, serving Filing Nos. 1-6 are complete and have received final acceptance by the City of Arvada.
- F. **A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.** All of the public improvements required in Filings 1-6 have been dedicated to and received final acceptance from the City of Arvada.
- G. **The assessed valuation of the District for the reporting year.** The final assessed valuation of the District as of December 31, 2022 is attached hereto as **Exhibit A**.
- H. **Current year budget including a description of the Public Improvements to be constructed in such year.** The 2023 Budget for the District is attached hereto as **Exhibit B**.
- I. **Audit of the District’s financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.** The 2021 audit for the District is attached hereto as **Exhibit C**. The 2022 audit for the District is attached hereto as **Exhibit D**.
- J. **Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.** To our actual knowledge, there were no events of default under any Debt instrument for the year ending December 31, 2022.
- K. **Any inability of the District to pay their obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.** To our actual knowledge, the District has been able to pay its obligations as they come due.

Exhibit A  
Assessed Valuation



**SCOT KERSGAARD**

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Assessor

December 5, 2022

LEYDEN ROCK METRO  
WHITE BEAR ANKELE TANAKA & WALDORN  
02154 E COMMONS AVE 2000  
CENTENNIAL CO 80122

OFFICE OF THE ASSESSOR  
100 Jefferson County Parkway  
Golden, CO 80419-2500  
Phone: 303-271-8600  
Fax: 303-271-8616  
Website: <http://assessor.jeffco.us>  
E-mail Address: [assessor@jeffco.us](mailto:assessor@jeffco.us)

Code # 4561

### CERTIFICATION OF VALUATION

The Jefferson County Assessor reports a taxable assessed valuation for your taxing entity for 2022 of:

\$58,480,554

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

SCOT KERSGAARD  
Jefferson County Assessor

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## CERTIFICATION OF VALUATION BY JEFFERSON COUNTY ASSESSOR

New Tax Entity  YES  NO

Date: December 5, 2022

**NAME OF TAX ENTITY:** LEYDEN ROCK METRO
**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	60,137,224
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	58,480,554
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	58,480,554
5. NEW CONSTRUCTION: *	5.	\$	0
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7. ANNEXATIONS/INCLUSIONS:	7.	\$	0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☐	9.	\$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	502

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution

\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 &amp; 52A.

☐ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

**USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY**

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	822,494,689
<b>ADDITIONS TO TAXABLE REAL PROPERTY</b>			
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$	0
3. ANNEXATIONS/INCLUSIONS:	3.	\$	0
4. INCREASED MINING PRODUCTION: §	4.	\$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5.	\$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$	0

**DELETIONS FROM TAXABLE REAL PROPERTY**

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0
9. DISCONNECTIONS/EXCLUSIONS:	9.	\$	0
10. PREVIOUSLY TAXABLE PROPERTY:	10.	\$	0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

\* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	\$	826,958,043
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IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **		\$	0
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\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

Exhibit B  
2023 Budget

**LEYDEN ROCK METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2023**



**LEYDEN ROCK METROPOLITAN DISTRICT  
SUMMARY  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 6,569,546	\$ 7,945,419	\$ 7,996,443
REVENUE			
Property Tax	3,546,427	3,728,508	3,625,794
Specific Ownership Tax	271,488	250,088	253,806
Interest Income	3,806	19,650	165,750
Operations Fee	551,285	25,104	25,888
Rental Income	7,013	14,000	15,000
Other Revenue	37,246	41,114	43,610
Bond proceeds Series 2021	7,947,749	-	-
Bond premium Series 2021	45,840,000	-	-
Total revenue	<u>58,205,014</u>	<u>4,078,464</u>	<u>4,129,848</u>
TRANSFERS IN	<u>8,107,169</u>	<u>1,387,371</u>	<u>1,419,131</u>
Total funds available	<u>72,881,729</u>	<u>13,411,254</u>	<u>13,545,422</u>
EXPENDITURES			
General Fund	183,987	284,727	310,000
Debt Service Fund	55,278,550	2,352,226	2,300,000
Capital Projects Fund	-	-	7,485,000
Fee Operations Fund	1,366,604	1,390,487	1,481,744
Total expenditures	<u>56,829,141</u>	<u>4,027,440</u>	<u>11,576,744</u>
TRANSFERS OUT	<u>8,107,169</u>	<u>1,387,371</u>	<u>1,419,131</u>
Total expenditures and transfers out requiring appropriation	<u>64,936,310</u>	<u>5,414,811</u>	<u>12,995,875</u>
ENDING FUND BALANCES	<u>\$ 7,945,419</u>	<u>\$ 7,996,443</u>	<u>\$ 549,547</u>
GENERAL FUND EMERGENCY RESERVE	\$ 30,400	\$ 48,800	\$ 47,600
SPECIAL REVENUE EMERGENCY RESERVE	17,800	1,900	1,900
CAPITAL REPLACEMENT RESERVE	233,933	257,976	114,400
AVAILABLE FOR OPERATIONS	136,191	120,575	120,575
TOTAL RESERVE	<u>\$ 465,608</u>	<u>\$ 549,826</u>	<u>\$ 405,050</u>

No assurance provided. See summary of significant assumptions.

**LEYDEN ROCK METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
<b>ASSESSED VALUATION</b>			
Residential single family	\$ 57,360,689	\$ 58,795,724	\$ 57,156,090
Commercial	11,753	-	-
State assessed	1,277,464	20,684	30,041
Vacant land	39,559	203	-
Personal property	-	1,320,562	1,294,372
Other	51	51	51
Certified Assessed Value	<u>\$ 58,689,516</u>	<u>\$ 60,137,224</u>	<u>\$ 58,480,554</u>
<b>MILL LEVY</b>			
General	15.929	25.000	25.000
Debt Service	44.531	37.000	37.000
Total mill levy	<u>60.460</u>	<u>62.000</u>	<u>62.000</u>
<b>PROPERTY TAXES</b>			
General	\$ 934,865	\$ 1,503,431	\$ 1,462,014
Debt Service	2,613,503	2,225,077	2,163,780
Levied property taxes	<u>3,548,368</u>	<u>3,728,508</u>	<u>3,625,794</u>
Adjustments to actual/rounding	(1,941)	-	-
Budgeted property taxes	<u>\$ 3,546,427</u>	<u>\$ 3,728,508</u>	<u>\$ 3,625,794</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	<b>\$ 934,354</b>	<b>\$ 1,503,431</b>	<b>\$ 1,462,014</b>
Debt Service	<b>2,612,073</b>	<b>2,225,077</b>	<b>2,163,780</b>
	<u><b>\$ 3,546,428</b></u>	<u><b>\$ 3,728,508</b></u>	<u><b>\$ 3,625,794</b></u>

No assurance provided. See summary of significant assumptions.

**LEYDEN ROCK METROPOLITAN DISTRICT  
GENERAL FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 251,787	\$ 353,240	\$ 306,776
REVENUE			
Property Tax	934,354	1,503,431	1,462,014
Specific Ownership Tax	71,528	100,842	102,341
Interest income	379	1,500	10,000
Other revenue	4,179	19,861	10,000
Total revenue	<u>1,010,440</u>	<u>1,625,634</u>	<u>1,584,355</u>
Total funds available	<u>1,262,227</u>	<u>1,978,874</u>	<u>1,891,131</u>
EXPENDITURES			
General and administrative			
Accounting	34,308	50,000	50,000
Audit	5,900	6,600	7,000
County Treasurer's fee	14,018	22,551	21,930
Dues and licenses	1,238	534	2,000
Engineering	4,275	-	-
Insurance and bonds	28,394	29,772	31,500
Legal services	95,718	141,750	150,000
Miscellaneous	136	250	250
Election expense	-	33,270	40,000
Contingency	-	-	7,320
Total expenditures	<u>183,987</u>	<u>284,727</u>	<u>310,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>725,000</u>	<u>1,387,371</u>	<u>1,419,131</u>
Total expenditures and transfers out requiring appropriation	<u>908,987</u>	<u>1,672,098</u>	<u>1,729,131</u>
ENDING FUND BALANCE	<u>\$ 353,240</u>	<u>\$ 306,776</u>	<u>\$ 162,000</u>
EMERGENCY RESERVE	\$ 30,400	\$ 48,800	\$ 47,600
CAPITAL REPLACEMENT RESERVE	233,933	257,976	114,400
AVAILABLE FOR OPERATIONS	88,907	-	-
TOTAL RESERVE	<u>\$ 353,240</u>	<u>\$ 306,776</u>	<u>\$ 162,000</u>

No assurance provided. See summary of significant assumptions.

**LEYDEN ROCK METROPOLITAN DISTRICT  
FEE OPERATIONS FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 114,500	\$ 65,084	\$ 122,475
REVENUE			
Operations fee	551,285	25,104	25,888
Interest income	823	150	750
Other revenue	33,067	21,253	20,975
Rental income	7,013	14,000	15,000
Total revenue	<u>592,188</u>	<u>60,507</u>	<u>62,613</u>
TRANSFERS IN			
Transfers from other funds	<u>725,000</u>	<u>1,387,371</u>	<u>1,419,131</u>
Total funds available	<u>1,431,688</u>	<u>1,512,962</u>	<u>1,604,219</u>
EXPENDITURES			
General and administrative			
Administration costs	4,492	3,800	4,200
Contingency	1,957	2,800	4,000
Facilities management	305,720	346,337	367,104
Maintenance of District assets	2,900	4,500	4,500
Miscellaneous	5,955	10,300	2,978
Postage, printing, copies	592	2,200	500
Mileage	657	1,100	1,300
Office Equipment	1,858	2,400	2,400
Web Hosting	768	1,400	1,400
Landscape maintenance			
District clean-up	38,033	41,000	43,000
Irrigation repairs	22,244	33,000	36,000
Asphalt Sealing	1,550	-	-
Landscape maintenance	216,781	192,900	200,500
Landscape replacement	217,086	80,000	125,000
Lighting	5,735	6,300	6,500
Native weed control	-	70,000	73,000
Pest Control	12,300	4,500	10,000
Snow removal	50,790	52,000	55,000
Water & Soil Sampling	6,646	7,600	8,000
Utilities			
Utilities - gas and electric	18,846	19,000	20,000
Telephone/Wi-Fi/Cable	3,861	4,350	9,000
Utilities - trash removal	240,616	248,000	247,500
Utilities - water and sewer	29,654	29,750	30,000
Clubhouse Maintenance			
Clubhouse maintenance and supplies	11,758	9,000	12,700
Clubhouse housekeeping	24,192	28,000	28,000
Clubhouse keys and locks	1,046	750	1,200
Clubhouse Social Activities	44,000	58,000	63,000
Pool Maintenance			
Pool contract maintenance	86,082	94,000	103,962
Pool Repairs and Maintenance	350	19,000	6,000
Pool Supplies	10,135	18,500	15,000
Total expenditures	<u>1,366,604</u>	<u>1,390,487</u>	<u>1,481,744</u>
Total expenditures and transfers out requiring appropriation	<u>1,366,604</u>	<u>1,390,487</u>	<u>1,481,744</u>
ENDING FUND BALANCE	<u>\$ 65,084</u>	<u>\$ 122,475</u>	<u>\$ 122,475</u>
EMERGENCY RESERVE	\$ 17,800	\$ 1,900	\$ 1,900
AVAILABLE FOR OPERATIONS	47,284	120,575	120,575
TOTAL RESERVE	<u>\$ 65,084</u>	<u>\$ 122,475</u>	<u>\$ 122,475</u>

No assurance provided. See summary of significant assumptions.

**LEYDEN ROCK METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 6,203,259	\$ 144,730	\$ 169,827
REVENUE			
206320 Property Tax	2,612,073	2,225,077	2,163,780
206340 Specific Ownership Tax	199,960	149,246	151,465
206360 Interest income	2,408	3,000	7,000
206906 Bond proceeds Series 2021	7,947,749	-	-
206905 Bond premium Series 2021	45,840,000	-	-
Total revenue	<u>56,602,190</u>	<u>2,377,323</u>	<u>2,322,245</u>
Total funds available	<u>62,805,449</u>	<u>2,522,053</u>	<u>2,492,072</u>
EXPENDITURES			
Debt Service			
207825 Bond interest Series 2016A	852,778	-	-
207827 Bond interest - Series 2021A	199,209	1,777,850	1,751,100
207831 Bond principal - Series 2021A	1,220,000	535,000	500,000
207805 Bond refunding	52,200,874	-	-
207835 Bond issue costs	760,999	-	-
207890 Contingency	-	-	10,443
207200 County Treasurer's fee	39,190	33,376	32,457
207591 Paying agent fees	5,500	6,000	6,000
Total expenditures	<u>55,278,550</u>	<u>2,352,226</u>	<u>2,300,000</u>
TRANSFERS OUT			
207900 Transfers to other fund	<u>7,382,169</u>	-	-
Total expenditures and transfers out requiring appropriation	<u>62,660,719</u>	<u>2,352,226</u>	<u>2,300,000</u>
ENDING FUND BALANCE	<u>\$ 144,730</u>	<u>\$ 169,827</u>	<u>\$ 192,072</u>

No assurance provided. See summary of significant assumptions.

**LEYDEN ROCK METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ 7,382,365	\$ 7,397,365
REVENUE			
Interest income	196	15,000	148,000
Other revenue	-	-	12,635
Total revenue	<u>196</u>	<u>15,000</u>	<u>160,635</u>
TRANSFERS IN			
Transfers from other funds	<u>7,382,169</u>	-	-
Total funds available	<u>7,382,365</u>	<u>7,397,365</u>	<u>7,558,000</u>
EXPENDITURES			
Contingency	-	-	12,635
Repay developer advance	-	-	2,641,085
Capital outlay	-	-	4,831,280
Total expenditures	<u>-</u>	<u>-</u>	<u>7,485,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>7,485,000</u>
ENDING FUND BALANCE	<u>\$ 7,382,365</u>	<u>\$ 7,397,365</u>	<u>\$ 73,000</u>

No assurance provided. See summary of significant assumptions.

**LEYDEN ROCK METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized (originally as Leyden Rock Metropolitan District No. 10) by order and decree of the District Court for the County of Jefferson on January 5, 2012, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

The District was established to provide financing for the operations and maintenance and design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, fire protection, security, television relay and translation and mosquito control improvements and services. The District provides covenant control and was organized in conjunction with nine other related Districts – Leyden Rock Metropolitan District Nos. 1, 2, 3, 4, 5, 6, 7, 8, and 9. The District serves as the Operating and Financing District which will pay all vendors, issue debt, levy ad valorem taxes on taxable properties within each District and assess fees, rates and other charges as authorized by law. The District's service area is located entirely within the City of Arvada, Jefferson County, Colorado. District Nos. 1-9 have been dissolved.

The District is not authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the City. The District is not authorized to plan for, design acquire, construct, install, relocate, redevelop, finance, operate or maintain television relay and translation facilities and services, other than for the installation of conduit as part of a street construction project, unless such facilities and services are provided pursuant to an intergovernmental agreement with the City.

On November 1, 2011, the District's voters authorized total indebtedness of \$80,000,000 for each of the above listed facilities, \$80,000,000 for intergovernmental agreements and \$80,000,000 for refunding of debt. Collectively, the Districts shall not issue debt over the amount of \$80,000,000. Additionally, the maximum debt mill levy is 40.000 mills, subject to adjustment, which shall not be imposed for longer than 40 years from the first year the debt service mill levy is imposed unless a refunding of the Debt has been voted upon. As of December 31, 2019, the adjusted debt mill levy is 44.531. The election also approved an annual increase in property taxes of \$5,000,000 without limitation of rate, to pay the District's operation and maintenance costs.

The District has no employees and all administrative functions 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 difference may be material.

**LEYDEN ROCK METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues**

**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.

The calculation of the taxes levied is displayed on the property tax summary information page of the budget.

**Operations Fee**

The District will collect a fee of \$276 per year from homeowners located within Filing 6, Tract K, of the District to pay for the District's costs of operations, payable on January 1 of each year or in quarterly installments. In addition, the District receives \$305 from each new homeowner.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected.

**Interest Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.00%.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense. Estimated expenditures related to landscaping and utilities are included in the Fee Operations Fund budget.

**County Treasurer's Fee**

County Treasurer's collection fees have been computed at 1.5% of property taxes.



**LEYDEN ROCK METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures –(continued)**

**Debt Service**

Principal and interest payments in 2023 are provided based on the debt amortization schedule from the Series 2021 Bonds (discussed under Debts and Leases).

**Debt and Leases**

The District issued its 2021 Bonds (the Bonds) on October 22, 2021, in the amount of \$45,840,000. The proceeds from the sale of the Bonds were used to: (i) pay the costs of refunding the 2016A, 2016B and 2017C Bonds; (ii) funding and reimbursing a portion of the costs of constructing and installing certain public improvements benefiting the District; (iii) paying the costs of issuing the costs of issuance of the Bonds, including premium for the Insurance Policy and the Reserve Policy.

The Bonds bear interest at 3.00%-5.00%, payable semi-annually on June 1 and December 1, beginning on December 1, 2021. The Bonds are subject to redemption prior to maturity at the option of the District, as a whole or in part by lot in integral multiples of \$1,000 on December 1, 2031, and on any date thereafter upon payment of 100% of the principal amount of the Bonds to be redeemed, plus accrued interest to the redemption date, without redemption premium. The Bonds maturing on December 1, 2046 also are subject to mandatory sinking fund redemption prior to maturity, in part, by lot, upon payment of 100% of the principal amount of the Bonds to be redeemed plus accrued interest to the redemption date, without redemption premium. The Bonds maturing on December 1, 2051 also are subject to mandatory sinking fund redemption prior to maturity, in part, by lot, upon payment of 100% of the principal amount of the Bonds to be redeemed plus accrued interest to the redemption date, without redemption premium.

The Bonds are secured by and payable solely from and to the extent of the Pledged Revenue, which includes monies derived from the following, net of costs of collection: (i) the Required Mill Levy; (ii) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy and (iii) any other legally available amounts that the District determines, in its absolute discretion to transfer to the trustee for application as Pledge Revenue.

The Bonds are also secured by amounts on deposit in the Reserve Fund in the amount of \$2,739,400, which is funded by the Reserve Policy. The Reserve Policy, issued by Assured Guaranty Municipal Corp. (AGM) is a policy of insurance guaranteeing the payment, when due, of the principal and interest on the Bonds. The insurance extends over the life of the issue and cannot be canceled by AGM as further provided in the policy.

The District has no operating or capital leases.

**Emergency Reserves**

The District has provided for an Emergency Reserve equal to at least 3% of fiscal year spending, as defined under the TABOR Amendment.

**This information is an integral part of the accompanying budget.**

**LEYDEN ROCK METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE  
REQUIREMENTS TO MATURITY**

**\$45,840,000**

**2021 General Obligation Limited Tax Convertible to  
Unlimited Tax Refunding and Improvement Bonds**

**Principal Payable December 1**

**3.00% - 5.00%**

**June 1 and December 1**

**Beginning December 1, 2021**

<b>Year Ended December 31,</b>	<b>Principal Amount</b>	<b>Interest Amount</b>	<b>Annual Total</b>
2023	\$ 500,000	\$ 1,751,100	\$ 2,251,100
2024	570,000	1,726,100	2,296,100
2025	665,000	1,697,600	2,362,600
2026	745,000	1,664,350	2,409,350
2027	780,000	1,627,100	2,407,100
2028	865,000	1,588,100	2,453,100
2029	910,000	1,544,850	2,454,850
2030	1,005,000	1,499,350	2,504,350
2031	1,055,000	1,449,100	2,504,100
2032	1,155,000	1,396,350	2,551,350
2033	1,200,000	1,350,150	2,550,150
2034	1,300,000	1,302,150	2,602,150
2035	1,350,000	1,250,150	2,600,150
2036	1,455,000	1,196,150	2,651,150
2037	1,515,000	1,137,950	2,652,950
2038	1,610,000	1,092,500	2,702,500
2039	1,660,000	1,044,200	2,704,200
2040	1,745,000	994,400	2,739,400
2041	1,795,000	942,050	2,737,050
2042	1,850,000	888,200	2,738,200
2043	1,925,000	814,200	2,739,200
2044	2,000,000	737,200	2,737,200
2045	2,080,000	657,200	2,737,200
2046	2,165,000	574,000	2,739,000
2047	2,250,000	487,400	2,737,400
2048	2,340,000	397,400	2,737,400
2049	2,435,000	303,800	2,738,800
2050	2,530,000	206,400	2,736,400
2051	2,630,000	105,200	2,735,200
<b>Total</b>	<b>\$ 44,085,000</b>	<b>\$ 31,424,700</b>	<b>\$ 75,509,700</b>

No assurance provided. See summary of significant assumptions.

Exhibit C  
2021 Audit

**LEYDEN ROCK METROPOLITAN DISTRICT**  
**Jefferson County, Colorado**

**FINANCIAL STATEMENTS AND**  
**SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2021**

**LEYDEN ROCK METROPOLITAN DISTRICT  
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Dazzio & Associates, PC

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Certified Public Accountants

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Leyden Rock Metropolitan District  
Jefferson County, Colorado

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities and each major fund of the Leyden Rock Metropolitan District (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 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 and the respective budgetary comparisons for the General Fund and the Special Revenue 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. 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.

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• Member American Institute of Certified Public Accountants • Member Colorado Society of Certified Public Accountants •

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 Responsibilities 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 generally accepted auditing standards 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 generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks 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 judgment, 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 with 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 opinion on the basic financial statements is not affected by this missing information.

### ***Supplementary 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 Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis 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 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.

### ***Other Information***

Management is responsible for the other information included in the annual report. The Other Information, as listed in the table of contents, does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the Other Information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*Dazio & Associates, P.C.*

July 19, 2022



## **BASIC FINANCIAL STATEMENTS**

**LEYDEN ROCK METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2021**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and Investments	\$ 449,687
Cash and Investments - Restricted	7,577,329
Accounts Receivable	20,517
Property Taxes Receivable	3,728,508
Receivable from County Treasurer	16,925
Prepaid Expense	239
Prepaid Bond Insurance	221,902
Capital Assets, Net of Accumulated Depreciation	3,448,169
Total Assets	<u>15,463,276</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Cost of Refunding	794,625
Total Deferred Outflows of Resources	<u>794,625</u>
<b>LIABILITIES</b>	
Accounts Payable	102,270
Prepaid Assessments	17,008
Accrued Bond Interest Payable	148,154
Noncurrent Liabilities:	
Due Within One Year	535,000
Due in More than One Year	54,626,433
Total Liabilities	<u>55,428,865</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	3,728,508
Total Deferred Inflows of Resources	<u>3,728,508</u>
<b>NET POSITION</b>	
Net Investment in Capital Assets	(932,229)
Restricted for:	
Emergency Reserves	48,200
Unrestricted	<u>(42,015,443)</u>
Total Net Position	<u><u>\$ (42,899,472)</u></u>

See accompanying Notes to Basic Financial Statements.

**LEYDEN ROCK METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2021**

		Program Revenues			Net Revenues (Expenses) 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:					
Governmental Activities:					
General Government	\$ 1,768,112	\$ 558,298	\$ -	\$ -	\$ (1,209,814)
Interest and Related Costs on Long-Term Debt	3,898,021	-	-	-	(3,898,021)
Total Governmental Activities	\$ 5,666,133	\$ 558,298	\$ -	\$ -	(5,107,835)
 <b>GENERAL REVENUES</b>					
Property Taxes					3,546,427
Specific Ownership Taxes					271,488
Net Investment Income					3,806
Other Revenue					37,246
Special Items:					
Forgiveness of Debt					5,159,836
Total General Revenues					9,018,803
 <b>CHANGE IN NET POSITION</b>					
					3,910,968
Net Position - Beginning of Year					(46,810,440)
 <b>NET POSITION - END OF YEAR</b>					
					\$ (42,899,472)

See accompanying Notes to Basic Financial Statements.

**LEYDEN ROCK METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2021**

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>					
Cash and Investments	\$ 327,772	\$ 121,915	\$ -	\$ -	\$ 449,687
Cash and Investments - Restricted	30,400	17,800	146,764	7,382,365	7,577,329
Accounts Receivable	-	20,517	-	-	20,517
Property Taxes Receivable	1,503,431	-	2,225,077	-	3,728,508
Receivable from County Treasurer	4,459	-	12,466	-	16,925
Prepaid Expense	-	239	-	-	239
Total Assets	<u>\$ 1,866,062</u>	<u>\$ 160,471</u>	<u>\$ 2,384,307</u>	<u>\$ 7,382,365</u>	<u>\$ 11,793,205</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>					
<b>LIABILITIES</b>					
Accounts Payable	\$ 9,391	\$ 23,474	\$ 14,500	\$ -	\$ 47,365
Prepaid Assessments	-	17,008	-	-	17,008
Accrued Expenses	-	54,905	-	-	54,905
Total Liabilities	<u>9,391</u>	<u>95,387</u>	<u>14,500</u>	<u>-</u>	<u>119,278</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Property Tax Revenue	1,503,431	-	2,225,077	-	3,728,508
Total Deferred Inflows of Resources	<u>1,503,431</u>	<u>-</u>	<u>2,225,077</u>	<u>-</u>	<u>3,728,508</u>
<b>FUND BALANCES</b>					
Nonspendable	-	239	-	-	239
Restricted for:					
Emergency Reserves	30,400	17,800	-	-	48,200
Debt Service	-	-	144,730	-	144,730
Capital Projects	-	-	-	7,382,365	7,382,365
Committed for:					
Operations Fees	-	47,045	-	-	47,045
Assigned for Subsequent Year	56,579	-	-	-	56,579
Unassigned	266,261	-	-	-	266,261
Total Fund Balances	<u>353,240</u>	<u>65,084</u>	<u>144,730</u>	<u>7,382,365</u>	<u>7,945,419</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 1,866,062</u>	<u>\$ 160,471</u>	<u>\$ 2,384,307</u>	<u>\$ 7,382,365</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 as assets in the funds.

Capital Assets, Net of Accumulated Depreciation	3,448,169
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Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not recorded as liabilities in the funds.

Deferred Costs of Refunding	794,625
Deferred Cost of Bond Insurance	221,902
Bonds Payable	(44,620,000)
Bond Premium	(7,900,348)
Accrued Interest on Bonds Payable	(148,154)
Developer Advance Payable	(2,641,085)
	<u>                    </u>

Net Position of Governmental Activities	<u>\$ (42,899,472)</u>
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See accompanying Notes to Basic Financial Statements.

**LEYDEN ROCK METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2021**

	General Fund	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>					
Property Taxes	\$ 934,354	\$ -	\$ 2,612,073	\$ -	\$ 3,546,427
Specific Ownership Taxes	71,528	-	199,960	-	271,488
Net Investment Income	379	823	2,408	196	3,806
Other Revenue	4,179	33,067	-	-	37,246
Operations Fee	-	551,285	-	-	551,285
Rental Income	-	7,013	-	-	7,013
Total Revenues	<u>1,010,440</u>	<u>592,188</u>	<u>2,814,441</u>	<u>196</u>	<u>4,417,265</u>
<b>EXPENDITURES</b>					
General and Administration:					
Accounting	34,308	-	-	-	34,308
Audit	5,900	-	-	-	5,900
County Treasurer's Fee	14,018	-	39,190	-	53,208
Dues and Membership	1,238	-	-	-	1,238
Insurance	28,394	-	-	-	28,394
Legal	95,718	-	-	-	95,718
Miscellaneous	136	7,912	-	-	8,048
Administration Costs	-	4,492	-	-	4,492
Engineering	4,275	-	-	-	4,275
Facilities Management	-	305,720	-	-	305,720
Mileage	-	657	-	-	657
Maintenance of District Assets	-	2,900	-	-	2,900
Office Equipment	-	1,858	-	-	1,858
Postage, Printing, Copies	-	592	-	-	592
Web Hosting	-	768	-	-	768
Landscape Maintenance:					
Asphalt Sealing	-	1,550	-	-	1,550
Irrigation Repairs	-	22,244	-	-	22,244
Landscape Maintenance	-	216,781	-	-	216,781
Landscape Replacement	-	217,086	-	-	217,086
Lighting	-	5,735	-	-	5,735
Pest Control	-	12,300	-	-	12,300
Snow Removal	-	50,790	-	-	50,790
Water and Soil Sampling	-	6,646	-	-	6,646
District Clean-Up	-	38,033	-	-	38,033
Utilities:					
Gas and Electric	-	18,846	-	-	18,846
Telephone/WiFi/Cable	-	3,861	-	-	3,861
Trash Removal	-	240,616	-	-	240,616
Water and Sewer	-	29,654	-	-	29,654
Clubhouse Maintenance:					
Housekeeping	-	24,192	-	-	24,192
Keys and Locks	-	1,046	-	-	1,046
Maintenance and Supplies	-	11,758	-	-	11,758
Social Activities	-	44,000	-	-	44,000
Pool Maintenance:					
Contract Pool Maintenance	-	86,082	-	-	86,082
Repairs and Maintenance	-	350	-	-	350
Supplies	-	10,135	-	-	10,135
Debt Service:					
Bond Interest - Series 2016A	-	-	852,778	-	852,778
Bond Interest - Series 2021	-	-	199,209	-	199,209
Bond Principal - Series 2021	-	-	1,220,000	-	1,220,000
Bond Issue Costs	-	-	760,999	-	760,999
Paying Agent/Trustee Fees	-	-	5,500	-	5,500
Total Expenditures	<u>183,987</u>	<u>1,366,604</u>	<u>3,077,676</u>	<u>-</u>	<u>4,628,267</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	826,453	(774,416)	(263,235)	196	(211,002)
<b>OTHER FINANCING SOURCES (USES)</b>					
Bond Proceeds	-	-	45,840,000	-	45,840,000
Bond Premium	-	-	7,947,749	-	7,947,749
Bond Refunding	-	-	(52,200,874)	-	(52,200,874)
Transfer to (from) Other Funds	(725,000)	725,000	(7,382,169)	7,382,169	-
Total Other Financing Sources (Uses)	<u>(725,000)</u>	<u>725,000</u>	<u>(5,795,294)</u>	<u>7,382,169</u>	<u>1,586,875</u>
<b>NET CHANGE IN FUND BALANCES</b>	101,453	(49,416)	(6,058,529)	7,382,365	1,375,873
Fund Balances - Beginning of Year	<u>251,787</u>	<u>114,500</u>	<u>6,203,259</u>	<u>-</u>	<u>6,569,546</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 353,240</u>	<u>\$ 65,084</u>	<u>\$ 144,730</u>	<u>\$ 7,382,365</u>	<u>\$ 7,945,419</u>

See accompanying Notes to Basic Financial Statements.

**LEYDEN ROCK METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2021**

Net Change in Fund Balances - Total Governmental Funds \$ 1,375,873

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.

Depreciation (217,521)

The issuance of long-term debt (e.g. bond issuance, developer advance) 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. Neither transaction, however, has any effect on net position. 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. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Bond Principal Refunded - Series 2016A, 2016B, & 2017C	45,351,000
Bond Premium Refunded - Series 2016A, 2016B, & 2017C	502,428
Bond Issuance - 2021	(45,840,000)
Bond Premium - 2021	(7,947,749)
Deferred Costs of Bond Refunding - Series 2021	843,102
Deferred Cost of Bond Insurance - Series 2021	229,299
Forgiveness of Developer Advances	5,159,836
Bond Principal Payment - Series 2021	1,220,000

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.

Accrued Interest on Bonds - Change in Liability	3,543,917
Amortization of Bond Premium	47,401
Amortization of Costs of Refunding	(48,477)
Amortization of Costs of Bond Insurance	(7,397)
Accrued Interest on Developer Advance	(300,744)

Change in Net Position of Governmental Activities \$ 3,910,968

**LEYDEN ROCK METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2021**

	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUES</b>			
Property Taxes	\$ 934,865	\$ 934,354	\$ (511)
Specific Ownership Taxes	65,441	71,528	6,087
Net Investment Income	1,500	379	(1,121)
Other Revenue	-	4,179	4,179
Total Revenues	<u>1,001,806</u>	<u>1,010,440</u>	<u>8,634</u>
<b>EXPENDITURES</b>			
General and Administration:			
Accounting	50,000	34,308	15,692
Audit	6,000	5,900	100
County Treasurer's Fee	14,023	14,018	5
Dues and Membership	2,000	1,238	762
Insurance	30,000	28,394	1,606
Legal	125,000	95,718	29,282
Miscellaneous	150	136	14
Engineering	-	4,275	(4,275)
Contingency	7,827	-	7,827
Total Expenditures	<u>235,000</u>	<u>183,987</u>	<u>51,013</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	766,806	826,453	59,647
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers to Other Funds	<u>(857,636)</u>	<u>(725,000)</u>	<u>132,636</u>
Total Other Financing Sources (Uses)	<u>(857,636)</u>	<u>(725,000)</u>	<u>132,636</u>
<b>NET CHANGE IN FUND BALANCE</b>	(90,830)	101,453	192,283
Fund Balance - Beginning of Year	<u>226,654</u>	<u>251,787</u>	<u>25,133</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 135,824</u>	<u>\$ 353,240</u>	<u>\$ 217,416</u>

See accompanying Notes to Basic Financial Statements.

**LEYDEN ROCK METROPOLITAN DISTRICT  
SPECIAL REVENUE FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2021**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Operations Fee	\$ 556,354	\$ 551,285	\$ (5,069)
Net Investment Income	1,500	823	(677)
Other Revenue	10,600	33,067	22,467
Rental Income	10,000	7,013	(2,987)
Total Revenues	<u>578,454</u>	<u>592,188</u>	<u>13,734</u>
<b>EXPENDITURES</b>			
General and Administration:			
Administration Costs	4,000	4,492	(492)
Facilities Management	309,325	305,720	3,605
Maintenance of District Assets	11,000	2,900	8,100
Mileage	1,000	657	343
Miscellaneous/Contingency	5,560	7,912	(2,352)
Office Equipment	2,100	1,858	242
Postage, Printing, Copies	1,800	592	1,208
Web Hosting	1,200	768	432
Landscape Maintenance:			
Asphalt Sealing	3,500	1,550	1,950
Irrigation Repairs	32,000	22,244	9,756
Landscape Maintenance	139,000	216,781	(77,781)
Landscape Replacement	216,000	217,086	(1,086)
Lighting	4,100	5,735	(1,635)
Native Weed Control	70,000	-	70,000
Pest Control	13,500	12,300	1,200
Snow Removal	51,840	50,790	1,050
District Clean-Up	57,000	38,033	18,967
Water and Soil Sampling	8,000	6,646	1,354
Utilities:			
Gas and Electric	25,000	18,846	6,154
Telephone/Wifi/Cable	4,200	3,861	339
Trash Removal	246,000	240,616	5,384
Water and Sewer	33,000	29,654	3,346
Clubhouse Maintenance:			
Housekeeping	29,750	24,192	5,558
Keys and Locks	1,200	1,046	154
Maintenance and Supplies	10,600	11,758	(1,158)
Social Activities	50,325	44,000	6,325
Pool Maintenance:			
Contract Pool Maintenance	91,000	86,082	4,918
Repairs and Maintenance	4,500	350	4,150
Supplies	13,500	10,135	3,365
Total Expenditures	<u>1,440,000</u>	<u>1,366,604</u>	<u>73,396</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(861,546)	(774,416)	87,130
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers from Other Funds	857,636	725,000	(132,636)
Total Other Financing Sources (Uses)	<u>857,636</u>	<u>725,000</u>	<u>(132,636)</u>
<b>NET CHANGE IN FUND BALANCE</b>	(3,910)	(49,416)	(45,506)
Fund Balance - Beginning of Year	62,017	114,500	52,483
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 58,107</u>	<u>\$ 65,084</u>	<u>\$ 6,977</u>

See accompanying Notes to Basic Financial Statements.



**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Leyden Rock Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court for the County of Jefferson on January 5, 2012, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the city of Arvada (City) on August 22, 2011.

The District was established to provide financing for the operations and maintenance and design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, limited fire protection, security, television relay and translation and mosquito control improvements and services. The District was organized in conjunction with nine other related districts – Leyden Rock Metropolitan District Nos. 1, 2, 3, 4, 5, 6, 7, 8, and 9 (District Nos. 1-9). On November 13, 2017, pursuant to an order of the District Court for the County of Jefferson, District Nos. 1-9 were dissolved. Since January 1, 2017, the District has provided covenant enforcement services and, as the only metropolitan district, provides both service and financing for the Leyden Rock development.

The District is not authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the City. The District is not authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain television relay and translation facilities and services, other than for the installation of conduit as part of a street construction project, unless such facilities and services are provided pursuant to an intergovernmental agreement with the City.

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

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

**LEYDEN ROCK METROPOLITAN DISTRICT  
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 of resources and the sum of liabilities and deferred inflows of resources of the District 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 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 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, operations fees, and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

**LEYDEN ROCK METROPOLITAN DISTRICT  
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 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 Special Revenue Fund is used to account for Operations Fees received and expenditures incurred in connection with operations and maintenance of the District.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of the governmental funds.

The Capital Projects Fund accounts for financial resources to be used for the acquisition and construction of capital equipment and facilities.

**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 total 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 amended its annual budget for the year ended December 31, 2021.

**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, 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.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

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

**Property Taxes (Continued)**

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows of resources in the year they are levied and measurable. The property tax revenues are recorded as revenue in the year they are available or collected.

**Capital Assets**

Capital assets, which include property, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. 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 which are anticipated to be conveyed to other governmental entities are recorded as construction in process, and are not included in the calculation of investment in capital assets component of the District's net position.

Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Buildings	20 Years
Landscaping	20 Years
Monumentation	20 Years
Parks	20 Years

**Deferred Outflows of Resources**

In addition to assets, the statement of net position reports 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 and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred cost of refunding*, are deferred and recognized as outflows of resources in the period that the amounts are incurred.

**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.

**Amortization of Bond Premium**

In the government-wide financial statements, bond premiums are deferred and amortized over the life of the bonds using the effective interest method.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

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

**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.

*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.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2021, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 449,687
Cash and Investments - Restricted	<u>7,577,329</u>
Total Cash and Investments	<u><u>\$ 8,027,016</u></u>

Cash and investments as of December 31, 2021, consist of the following:

Deposits with Financial Institutions	\$ 149,436
Investments	<u>7,877,580</u>
Total Cash and Investments	<u><u>\$ 8,027,016</u></u>

**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 reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2021, the District's cash deposits had a bank balance of \$164,688 and a carrying balance of \$149,436.

**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 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.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

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

**Investments (Continued)**

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 the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	\$ 478,677
Goldman Sachs Financial Square Government Fund	Weighted-Average 17 Days	7,398,903
		<u>\$ 7,877,580</u>

**CSAFE**

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. treasury securities, repurchase agreements collateralized by U.S. treasury securities, certain money market funds, and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard & Poor's. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.





**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**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, 2021:

	Balance - December 31, 2020	Additions	Reductions	Balance - December 31, 2021	Due Within One Year
<b>Governmental Activities:</b>					
<b>Bonds Payable:</b>					
General Obligation Bonds Payable:					
Series 2016A	\$ 35,665,000	\$ -	\$ 35,665,000	\$ -	\$ -
Series 2016B	5,585,000	-	5,585,000	-	-
Series 2017C	4,101,000	-	4,101,000	-	-
Series 2021	-	45,840,000	1,220,000	44,620,000	535,000
Premium 2016A	502,428	-	502,428	-	-
Premium 2021	-	7,947,749	47,401	7,900,348	-
Accrued Interest on 2016A	142,130	1,563,426	1,705,556	-	-
Accrued Interest on 2016B	2,053,496	527,697	2,581,193	-	-
Accrued Interest on 2017C	1,496,445	573,928	2,070,373	-	-
<b>Subtotal of Bonds Payable:</b>	<b>49,545,499</b>	<b>56,452,800</b>	<b>53,477,951</b>	<b>52,520,348</b>	<b>535,000</b>
<b>Other Debts:</b>					
Developer Advance - Capital					
	5,523,862	-	2,882,777	2,641,085	-
Interest on Developer Advances - Capital					
	1,976,315	300,744	2,277,059	-	-
<b>Total Long-Term Liabilities</b>	<b>\$ 57,045,676</b>	<b>\$ 56,753,544</b>	<b>\$ 58,637,787</b>	<b>\$ 55,161,433</b>	<b>\$ 535,000</b>

The detail of the District's long-term obligation is as follows:

**Series 2016A, 2016B and 2016C Bonds**

The District issued its 2016A Senior Bonds and the 2016B Subordinate Bonds on July 14, 2016, in the amounts of \$36,355,000 and \$5,585,000, respectively. The proceeds from the sale of the 2016A Senior Bonds were used to: (i) pay the costs of refunding the District No. 5's 2013 Loan; (ii) finance a portion of the public improvements related to the Development; (iii) provide capitalized interest on the 2016A Senior Bonds; (iv) fund the Senior Reserve Fund; and (v) pay the costs of issuing the 2016A Senior Bonds. Proceeds of the 2016B Subordinate Bonds were used to: (i) finance a portion of the public improvements related to the Development; and (ii) pay the costs of issuing the 2016B Subordinate Bonds.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Series 2016A, 2016B and 2016C Bonds (Continued)**

The District issued, simultaneous with the issuance of the 2016A and 2016B Bonds, its Junior Subordinate Limited Tax General Obligation Bonds, Series 2016C (Taxable), in the aggregate principal amount of \$6,475,000 with such obligations having a lien which is subordinate and junior to the lien of the 2016A Senior Bonds and 2016B Subordinate Bonds. The 2016C Bonds bear interest at 8.0%. On December 14, 2017, the District repaid and cancelled the 2016C Bonds along with outstanding and accrued interest with the issuance of the 2017C Junior Lien Bonds. Proceeds from the 2017C Junior Lien Bonds repaid \$3,776,505 of the 2016C Bonds and the remaining amount of \$3,431,224 was forgiven by RRCEA, LLC (the Developer).

The 2016A Senior Bonds bear interest at 4.0%-5.0%, payable semi-annually on June 1 and December 1, beginning on December 1, 2016. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2019. The 2016A Senior Bonds mature on December 1, 2045, and are subject to optional redemption on December 1, 2021, and on any date thereafter, upon payment of par and accrued interest and redemption premium, at the following price.

<u>Redemption Date</u>	<u>Redemption Premium</u>
December 1, 2021 through November 30, 2022	103.00 %
December 1, 2022 through November 30, 2023	102.00
December 1, 2023 through November 30, 2024	101.00
December 1, 2024 and Thereafter	100.00

The 2016B Subordinate Bonds bear interest at the rate of 7.25% per annum and payable annually on December 15, but only to the extent of available Subordinate Pledged Revenue. The 2016B Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest. In the event any amounts due and owing on the 2016B Subordinate Bonds remain outstanding on December 15, 2054, such amounts shall be extinguished and no longer be due and outstanding. Unpaid interest on the 2016B Subordinate Bonds compounds annually on each December 15.

The 2016B Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on December 15, 2021, and on any date thereafter, upon payment of par and accrued interest and redemption premium, at the following price.

<u>Redemption Date</u>	<u>Redemption Premium</u>
December 15, 2021 through December 14, 2022	103.00 %
December 15, 2022 through December 14, 2023	102.00
December 15, 2023 through December 14, 2024	101.00
December 15, 2024 and Thereafter	100.00

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Series 2016A, 2016B and 2016C Bonds (Continued)**

The 2016A Senior Bonds are secured by and payable solely from and to the extent of the Senior Pledged Revenue, which includes monies derived from the following, net of costs of collection: (i) the Senior Required Mill Levy; (ii) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Senior Required Mill Levy and (iii) any other legally available amounts that the District may designate held under the Senior Indenture.

The Senior Indenture provides that a Senior Required Mill Levy be imposed in an amount sufficient to pay the principal of, premium if any, and interest on the 2016A Senior Bonds, as they become due and payable, and replenish the Senior Reserve Fund to the Reserve Requirement amount of \$2,796,750, but not in excess of 40 mills (subject to adjustment for changes occurring after January 1, 2004, in the method of calculating assessed valuation), and for so long as the Surplus Fund is less than the Maximum Surplus Amount of \$3,635,500, not less than 40 mills (as adjusted). In the event the minimum mill levy would produce revenue in excess of that required to repay all principal and interest on the 2016A Senior Bonds, then such minimum mill levy shall be reduced to a mill levy which will produce revenue sufficient to repay all principal and interest on the 2016A Senior Bonds. Upon reaching 50% Senior Debt to Assessed, the Senior Surplus Fund will be terminated and any moneys therein applied to any legal purpose of the District. The District has acknowledged that state law places certain restrictions on the use of money derived from the Senior Required Mill Levy. As of December 31, 2021, the Senior Reserve Fund had a total of \$6.

The 2016B Subordinate Bonds are payable solely from and to the extent of the Subordinate Pledged Revenue, which includes monies derived from the following, net of costs of collection: (i) the Required Subordinate Mill Levy; (ii) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Subordinate Mill Levy; (iii) the Excess Senior Pledged Revenue; and (iv) any other legally available amounts that the District may designate held under the Subordinate Indenture.

The Subordinate Indenture defines the Required Subordinate Mill Levy as an ad valorem mill levy imposed upon all taxable property of the District in an amount equal to 40 mills (subject to adjustment) less the Senior Required Mill Levy. As a result, the Required Subordinate Mill Levy will be zero for any year in which the Senior Required Mill Levy equals 40 mills (as adjusted).

Excess Senior Pledged Revenue is defined as, generally, revenue available for payment of the 2016B Subordinate Bonds that is first pledged to the 2016A Senior Bonds.

On October 22, 2021, the District repaid and cancelled the 2016A and 2016B Bonds along with outstanding and accrued interest with the issuance of the Series 2021 General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Series 2017C Bonds**

The District issued 2017C Junior Lien Bonds on December 14, 2017, in the amount of \$4,101,000. Proceeds from the sale of the 2017C Junior Lien Bonds were used to: (1) refund a portion of the District's 2016C Junior Lien Bonds; and (ii) pay the costs of issuing the 2017C Junior Lien Bonds. The portion of the 2016C Junior Lien Bonds not otherwise paid with the proceeds of the 2017C Junior Lien Bonds were cancelled by the Developer, as the holder of the 2016C Junior Lien Bonds, on the date of issuance of the 2017C Junior Lien Bonds.

The 2017C Junior Lien Bonds bear interest at the rate of 10.75% per annum, are payable annually on December 15, but only to the extent of available Junior Lien Pledged Revenue, if any, and mature on December 15, 2049. The 2017C Junior Lien Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the 2017C Junior Lien Bonds compounds annually on each December 15.

No payments are required or permitted to be made on the 2017C Junior Lien Bonds until the 2016B Subordinate Bonds and any parity Subordinate Bonds are paid in full and, thereafter, payments on the 2017C Junior Lien Bonds are permitted to be made annually from any Junior Lien Pledged Revenue that remains after all amounts required to be paid with respect to the 2016A Senior Bonds and any parity Senior Bonds have been made. In the event any amount of principal or interest on the 2017C Junior Lien Bonds remains unpaid after the application of all Junior Lien Pledged Revenue on December 15, 2049, the 2017C Junior Lien Bonds shall be extinguished and no longer be due and outstanding.

The 2017C Junior Lien Bonds are secured by and payable from Junior Lien Pledged Revenue, net of any costs of collection, which includes all Junior Lien Property Taxes, all Junior Lien Specific Ownership Taxes and any other legally available moneys which the District determines, in its absolute discretion, to credit to the Junior Lien Bond Fund.

On October 22, 2021, the District repaid and cancelled the 2017C Bonds along with outstanding and accrued interest with the issuance of the Series 2021 General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds.

**Series 2021 Bonds (the Bonds)**

The District issued the Bonds on October 22, 2021, in the amount of \$45,840,000. The Bonds were issued for the purposes of (i) refunding the 2016A Senior Bonds, 2016B Subordinate Bonds, and 2017C Junior Bonds; (ii) funding and reimbursing a portion of the costs of constructing and installing certain Public Improvements benefiting the District; and (iii) paying the costs of issuance of the Bonds, including the premium for the Insurance Policy and the Reserve Policy.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 5 LONG TERM OBLIGATIONS (CONTINUED)**

**Bond Details**

The Bonds bear interest at rates ranging from 3.0% to 5.0%, payable semi-annually on June 1 and December 1, beginning on December 1, 2021. The Bonds issued as serial bonds mature on December 1 of the years 2021 through 2041; thereafter, the Bonds issued as term bonds have annual mandatory sinking fund principal payments due on December 1, commencing December 1, 2042. The Bonds mature on December 1, 2051. As a result of the Bond issuance the District reduced total debt service payments over the next 30 years by 40,764,706 and resulted in an economic gain of \$32,370,681.

To the extent principal of any Bond is not paid when due, such principal is to remain outstanding until the earlier of its payment or the Termination Date and is to continue to bear interest at the rate then borne by the Bond. In the event interest on any Bond is not paid when due, such interest is to compound semiannually on each interest payment date, at the rate then borne by the Bond.

If any amount principal or interest due on the Bonds remains unpaid on the Termination Date of December 2, 2054, such unpaid amount will be deemed fully satisfied and the Bonds are to be discharged.

**Optional Redemption**

The Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2031, and on any date thereafter, upon payment of par, accrued interest, without redemption premium.

**Pledged Revenue**

The Bonds are payable solely from and to the extent of the Pledged Revenue, consisting generally of the moneys derived by the District from the following sources, net of any costs of collection of the County and any property tax refunds or abatements authorized by or on behalf of the County: all Required Mill Levy; the portion of the Specific Ownership Tax which is collected as a result of imposition of the Required Mill Levy; any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

**Required Mill Levy**

The Indenture provides a Required Mill Levy be imposed each year in accordance with the following: Prior to the time the Debt to Assessed Ratio is 50% or less, an amount sufficient to pay the principal of and interest on the Bonds each year and replenish the Reserve Fund to the Reserve Fund Requirement, if any, but not in excess of 40 mills (subject to adjustment for changes in the method of calculating assessed valuation on or after January 1, 2004).

One the Debt to Assessed Ratio is 50% or less, an amount sufficient to pay the principal of and interest on the Bonds each year and replenish the Reserve Fund to the Reserve Fund Requirement, if any, without limitation of rate.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 5 LONG TERM OBLIGATIONS (CONTINUED)**

**Additional Security**

The scheduled payment of principal and interest on the Bonds are guaranteed under an insurance policy issued concurrently with the delivery of the Bonds by Assured Guaranty Municipal Corp.

**Reserve Fund**

The Bonds are also secured by amounts on deposit in the Reserve Fund in the amount of the Reserve Fund Requirement of \$2,739,400, which is funded by the Reserve Policy in the amount of the Reserve Fund Requirement issued concurrently with the delivery of the Bonds.

**Debt Service Requirements**

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

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 535,000	\$ 1,777,850	\$ 2,312,850
2023	500,000	1,751,100	2,251,100
2024	570,000	1,726,100	2,296,100
2025	665,000	1,697,600	2,362,600
2026	745,000	1,664,350	2,409,350
2027-2031	4,615,000	7,708,500	12,323,500
2032-2036	6,460,000	6,494,950	12,954,950
2037-2041	8,325,000	5,211,100	13,536,100
2042-2046	10,020,000	3,670,800	13,690,800
2047-2051	12,185,000	1,500,200	13,685,200
Total	<u>\$ 44,620,000</u>	<u>\$ 33,202,550</u>	<u>\$ 77,822,550</u>

**Authorized Debt**

On November 1, 2011, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$80,000,000. In 2019, the residential assessment rate changed from 7.20% to 7.15% and the District's debt service mill levy was adjusted to 44.531 mills.

At December 31, 2021, the District has authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized November 1, 2011	Authorization Used - Series 2016 Bonds	Authorization Used - Series 2017C Bond	Authorization Used - Series 2021 Bond	Authorized But Unissued
Public Improvements	\$ 800,000,000	\$ 48,415,000	\$ 4,101,000	\$ 5,959,232	\$ 741,524,768
Operations and Maintenance	80,000,000	-	-	-	80,000,000
Refundings	80,000,000	-	-	-	80,000,000
Intergovernmental Agreements	80,000,000	-	-	-	80,000,000
Contracts	80,000,000	-	-	-	80,000,000
Total	<u>\$ 1,120,000,000</u>	<u>\$ 48,415,000</u>	<u>\$ 4,101,000</u>	<u>\$ 5,959,232</u>	<u>\$ 1,061,524,768</u>

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 6 NET POSITION**

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

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2021, the District had net investment in capital assets calculated as follows:

	Governmental Activities
Capital Assets, Net	\$ 3,448,169
Outstanding Long-Term Debt Applicable to Capital Assets	(5,046,111)
Unspent Bond Proceeds Applicable to Capital Assets	710,879
Outstanding Developer Advances Related to Capital Assets	<u>(253,753)</u>
Net Investment in Capital Assets	<u><u>\$ (1,140,816)</u></u>

The District had a restricted net position as of December 31, 2021, as follows:

	Governmental Activities
Restricted Net Position:	
Emergency Reserve	<u>\$ 48,200</u>
Total Restricted Net Position	<u><u>\$ 48,200</u></u>

The District has a deficit in unrestricted net position. This amount is a result of the District being responsible for the financing and repayment of debt obligations for the construction of public improvements previously conveyed to other governmental entities.

**NOTE 7 AGREEMENTS**

**Funding and Reimbursement Agreement with Leyden Rock Development, Inc.**

The District and Leyden Rock Development, Inc. (LRD) entered into an Infrastructure Acquisition and Reimbursement Agreement, dated as of January 1, 2017, to provide the circumstances under which the District would reimburse LRD for the construction of public improvements of benefit to the District. Such obligations bear simple interest at a rate of 8% per annum and are payable by the District from the proceeds of loans, bonds, and/or other legally available funds not otherwise required for reasonable operating costs of the District, and are subject to annual appropriation. Any Reimbursement Obligation issued under the Agreement is subordinate to any and all amounts due and owing on the Bonds. As of December 31, 2021, no advances are outstanding.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 7 AGREEMENTS (CONTINUED)**

**Infrastructure Acquisition and Reimbursement Agreement with RRCEA, LLC (the RRCEA Agreement)**

On March 5, 2012, District No. 1 and the Developer entered into an Infrastructure Acquisition and Reimbursement Agreement (the RRCEA Agreement) whereby the District acknowledges its financial obligations. The Developer will construct certain Public Infrastructure improvements and will be reimbursed by the District for those improvements that are determined to be "District Eligible Costs." The District will accept Public Infrastructure improvements and become obligated to reimburse the Developer for the District Eligible Costs upon satisfaction of certain terms and conditions of the Agreement. Upon acceptance of eligible costs by the District, interest will accrue at 8% per annum from the date of acceptance.

On July 14, 2016, the Agreement was amended and restated and the District assumes all responsibilities (e.g. operations, maintenance, repayment, etc.) of the accepted infrastructure. As of December 31, 2021, advances of \$2,641,085 are outstanding under this agreement.

**Agreement in the Nature of an Accord Concerning Infrastructure Acquisition and Reimbursement Agreements with RRCEA and LRD**

On September 2, 2021 the District entered into an Agreement with the Developer and LRD whereby the District would close on the Bonds and the District would set aside \$2,400,000 of the new money proceeds generated by the Bonds to be deposited into the District's Project Fund established under the Indenture pursuant to which the Bonds are issued and available to reimburse the Developer under the RRCEA Agreement, which shall be comprised of the Filing 5 Retainage and the Initial Release, as described below (together, the "Settlement Amount").

It was determined that any additional new money generated by the 2021 Bonds above \$6,900,000 would be split evenly between the District and the Developer and such amounts would be added to and considered part of the District Funds and Settlement Amount, respectively. The amount in excess of \$6,900,000 was \$482,169.36, of which \$241,084.68 was added to the \$2,400,000 set aside at issuance to be the Settlement amount so that a total of \$2,641,084.58 has been set aside for developer advance repayments subject to the conditions below.

The Developer and LRD represented to the District that the costs associated with the repair to the Public Infrastructure located within Filing 5 is \$1,795,736.80, (the Filing 5 Retainage). The Filing 5 retainage shall be held by the District in the Project Fund until such time as the Public Infrastructure located within Filing No. 5 is finally accepted by the City, as evidenced by a Final Acceptance Letter(s) from the City or such other documentation satisfactory to the District evidencing final acceptance of Filing 5 by the City.

The Settlement Amount less the Filing 5 Retainage shall be released to the Developer at such time as the Public Infrastructure in Leyden Rock Filing Nos. 1-3 and 6 is finally accepted by the City, as evidenced by a Final Acceptance letter(s) from the City or such other documentation satisfactory to the District evidencing final acceptance of Filing Nos. 1-3 and 6 by the City (Initial Release).



**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 7 AGREEMENTS (CONTINUED)**

**Agreement in the Nature of an Accord Concerning Infrastructure Acquisition and Reimbursement Agreements with RRCEA and LRD (continued)**

Prior to the Initial Release, the Developer and LRD shall deliver to the District a written release from the City, executed by an authorized City representative, for the benefit of the District releasing the District from any and all claims arising from or related to the Litigation and the construction of the Public Infrastructure.

Upon receipt of the Filing 5 Retainage, the Developer accepts the Settlement Amount as full satisfaction of the Obligation and any other past or future financial obligations required or anticipated by the District in the RRCEA Agreement. The Developer and LRD further waives and releases any claims they may now have or may acquire in the future concerning the Infrastructure Agreements and any other obligations against the District, its Board of Directors, attorneys, consultants or any other person related to the District. Likewise, upon delivery and acceptance of the Settlement Amount by the Developer, the District and its Board of Directors, attorneys, consultants or any other person acting as an agent of the District, waive and deem satisfied any obligations of, or claims against the Developer or LRD they may now have or may acquire in the future concerning or related to the Infrastructure Agreements and the subject matter thereof except any obligations of the Developer or LRD that survive the termination of the Infrastructure Agreements, including but not limited to the obligations in Sections 9 of the Infrastructure Agreements, and any outstanding infrastructure warranty obligations. Further, the parties agree that upon delivery and acceptance of the Settlement Amount by the Developer hereunder, the Infrastructure Agreements are terminated and no longer in effect.

If Filing No. 5 has not been accepted by the City by December 31, 2024, the Developer shall have no further right, title and interest in the Filing 5 Retainage. Any amounts paid as of December 31, 2024 under this Agreement, including the Initial Release, shall be deemed full Satisfaction of any payments due and owing under the Infrastructure Agreements. Both the Developer and LRD shall continue to indemnify the District as provided in the respective Infrastructure Agreements until such time as Filing 5 is accepted by the City, as evidenced by a Final Acceptance Letter(s) from the City.

**NOTE 8 RELATED PARTIES**

The Developers of the property which constitutes the District are RRCEA, LLC, RRCEA Two, LLC and Leyden Rock Development, Inc. As of December 31, 2021 certain members of the Board of Directors were employees, owners, or otherwise associated with the Developer, and may have conflicts of interest in dealing with the District. As of May 3, 2022 there are no longer members of the Board of Directors who are employees, owners, or otherwise associated with the Developer, and there is no longer a conflict.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 9 INTERFUND AND OPERATING TRANSFERS**

The transfer from the General Fund to the Special Revenue Fund was made to support funding of operations and maintenance of the District. The Transfer from the Debt Service Fund to the Capital Projects Fund was to fund public infrastructure and reimburse capital developer advances.

**NOTE 10 RISK MANAGEMENT**

The District may be 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.

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

**NOTE 11 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.

On November 1, 2011, the District voters passed an election question to increase property taxes \$5,000,000 annually as adjusted for inflation, without limitation of rate, to pay the District's operations, maintenance, and other expenses. Additionally, the District's electors authorized the District to collect, retain and spend all revenue without regard to any limitations under TABOR.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)**

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**

**LEYDEN ROCK METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2021**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>				
Property Taxes	\$ 2,613,503	\$ 2,613,503	\$ 2,612,073	\$ (1,430)
Specific Ownership Taxes	182,945	182,945	199,960	17,015
Net Investment Income	32,000	3,000	2,408	(592)
Total Revenues	<u>2,828,448</u>	<u>2,799,448</u>	<u>2,814,441</u>	<u>14,993</u>
<b>EXPENDITURES</b>				
County Treasurer's Fees	39,203	39,203	39,190	13
Paying Agent/Trustee Fees	6,000	6,000	5,500	500
Bond Interest - Series 2016A	1,705,556	852,778	852,778	-
Bond Interest - Series 2016B	340,000	-	-	-
Bond Interest - Series 2021	-	199,209	199,209	-
Bond Principal - Series 2016A	500,000	-	-	-
Bond Principal - Series 2021	-	1,220,000	1,220,000	-
Bond Issue Costs	-	768,499	760,999	7,500
Contingency	9,241	31,267	-	31,267
Total Expenditures	<u>2,600,000</u>	<u>3,116,956</u>	<u>3,077,676</u>	<u>39,280</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	228,448	(317,508)	(263,235)	54,273
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond Proceeds	-	45,840,000	45,840,000	-
Bond Premium	-	7,947,749	7,947,749	-
Bond Refunding	-	(52,200,874)	(52,200,874)	-
Transfers to Other Funds	-	(7,382,170)	(7,382,169)	1
Total Other Financing Sources (Uses)	<u>-</u>	<u>(5,795,295)</u>	<u>(5,795,294)</u>	<u>1</u>
<b>NET CHANGE IN FUND BALANCE</b>	228,448	(6,112,803)	(6,058,529)	54,274
Fund Balance - Beginning of Year	<u>6,204,788</u>	<u>6,203,259</u>	<u>6,203,259</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 6,433,236</u>	<u>\$ 90,456</u>	<u>\$ 144,730</u>	<u>\$ 54,274</u>

**LEYDEN ROCK METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2021**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>				
Other Revenue	\$ -	\$ 112,830	\$ -	\$ (112,830)
Net Investment Income	-	5,000	196	(4,804)
Total Revenues	<u>-</u>	<u>117,830</u>	<u>196</u>	<u>(117,634)</u>
<b>EXPENDITURES</b>				
Capital Outlay	-	4,741,085	-	4,741,085
Contingency	-	117,830	-	117,830
Total Expenditures	<u>-</u>	<u>4,858,915</u>	<u>-</u>	<u>4,858,915</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	-	(4,741,085)	196	4,741,281
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers from Other Funds	-	7,382,170	7,382,169	(1)
Repay Developer Advance	-	(2,641,085)	-	2,641,085
Total Other Financing Sources (Uses)	<u>-</u>	<u>4,741,085</u>	<u>7,382,169</u>	<u>2,641,084</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	-	7,382,365	7,382,365
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,382,365</u>	<u>\$ 7,382,365</u>

## **OTHER INFORMATION**

**LEYDEN ROCK METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2021**

\$45,840,000 Series 2021  
Limited Tax (Convertible to Unlimited Tax),  
General Obligation Refunding and  
Improvement Bonds  
Interest Rate: 3.000% - 5.000%  
Interest Payable June 1 and December 1  
Principal Payable December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 535,000	\$ 1,777,850	\$ 2,312,850
2023	500,000	1,751,100	2,251,100
2024	570,000	1,726,100	2,296,100
2025	665,000	1,697,600	2,362,600
2026	745,000	1,664,350	2,409,350
2027	780,000	1,627,100	2,407,100
2028	865,000	1,588,100	2,453,100
2029	910,000	1,544,850	2,454,850
2030	1,005,000	1,499,350	2,504,350
2031	1,055,000	1,449,100	2,504,100
2032	1,155,000	1,396,350	2,551,350
2033	1,200,000	1,350,150	2,550,150
2034	1,300,000	1,302,150	2,602,150
2035	1,350,000	1,250,150	2,600,150
2036	1,455,000	1,196,150	2,651,150
2037	1,515,000	1,137,950	2,652,950
2038	1,610,000	1,092,500	2,702,500
2039	1,660,000	1,044,200	2,704,200
2040	1,745,000	994,400	2,739,400
2041	1,795,000	942,050	2,737,050
2042	1,850,000	888,200	2,738,200
2043	1,925,000	814,200	2,739,200
2044	2,000,000	737,200	2,737,200
2045	2,080,000	657,200	2,737,200
2046	2,165,000	574,000	2,739,000
2047	2,250,000	487,400	2,737,400
2048	2,340,000	397,400	2,737,400
2049	2,435,000	303,800	2,738,800
2050	2,530,000	206,400	2,736,400
2051	2,630,000	105,200	2,735,200
Total	<u>\$ 44,620,000</u>	<u>\$ 33,202,550</u>	<u>\$ 77,822,550</u>



**LEYDEN ROCK METROPOLITAN DISTRICT  
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 for		Total Property Taxes		Percent Collected to Levied
		General	Debt Service	Levied	Collected	
2017	\$ 35,414,376	12.500	40.000	\$ 1,859,255	\$ 1,846,181	99.30 %
2018	49,322,962	15.819	44.222	2,961,400	2,902,305	98.00
2019	52,054,407	15.819	44.222	3,125,398	3,130,560	100.17
2020	57,955,264	15.929	44.531	3,503,974	3,503,475	99.99
2021	58,689,516	15.929	44.531	3,548,368	3,546,427	99.95
Estimated 2022	\$ 60,137,224	25.000	37.000	\$ 3,728,508		

**NOTE:**

Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the County Treasurer does not permit identification of specific year of assessment.

Exhibit D  
2022 Audit

**LEYDEN ROCK METROPOLITAN DISTRICT**  
**Jefferson County, Colorado**

**FINANCIAL STATEMENTS AND**  
**SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2022**

**LEYDEN ROCK METROPOLITAN DISTRICT  
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Dazzio & Associates, PC

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Certified Public Accountants

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Leyden Rock Metropolitan District  
Jefferson County, Colorado

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities and each major fund of the Leyden Rock Metropolitan District (the District), as of and for the year ended December 31, 2022, 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 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, 2022, and the respective changes in financial position and the respective budgetary comparisons for the General Fund and the Special Revenue 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. 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 Responsibilities 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 generally accepted auditing standards 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 generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks 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 judgment, 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 with 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 opinion on the basic financial statements is not affected by this missing information.

### ***Supplementary 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 Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis 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 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.

### ***Other Information***

Management is responsible for the other information included in the annual report. The Other Information and the Continuing Disclosure Obligation tables, as listed in the table of contents, does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the Other Information and Continuing Disclosure Obligation tables and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*Daggio & Associates, P.C.*

May 18, 2023

## **BASIC FINANCIAL STATEMENTS**



**LEYDEN ROCK METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 402,261
Cash and Investments - Restricted	7,707,549
Accounts Receivable	21,652
Property Taxes Receivable	3,625,794
Receivable from County Treasurer	16,485
Prepaid Expense	193
Prepaid Bond Insurance	214,505
Capital Assets, Not Being Depreciated	224,616
Capital Assets, Net of Accumulated Depreciation	3,230,648
Total Assets	15,443,703
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Cost of Refunding	746,717
Total Deferred Outflows of Resources	746,717
<b>LIABILITIES</b>	
Accounts Payable	263,836
Accrued Bond Interest Payable	145,925
Noncurrent Liabilities:	
Due Within One Year	500,000
Due in More than One Year	53,703,404
Total Liabilities	54,613,165
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	3,625,794
Total Deferred Inflows of Resources	3,625,794
<b>NET POSITION</b>	
Net Investment in Capital Assets	(1,039,648)
Restricted for:	
Emergency Reserves	51,100
Debt Service	45,758
Unrestricted	(41,105,749)
Total Net Position	\$ (42,048,539)

See accompanying Notes to Basic Financial Statements.

**LEYDEN ROCK METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
FUNCTIONS/PROGRAMS	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	\$ 1,894,384	\$ 43,521	\$ -	\$ -	\$ (1,850,863)
Interest and Related Costs on Long-Term Debt	1,442,478	-	-	-	(1,442,478)
Total Governmental Activities	\$ 3,336,862	\$ 43,521	\$ -	\$ -	(3,293,341)
 <b>GENERAL REVENUES</b>					
Property Taxes					3,728,015
Specific Ownership Taxes					255,951
Net Investment Income					118,709
Other Revenue					41,599
Total General Revenues					4,144,274
 <b>CHANGE IN NET POSITION</b>					
Net Position - Beginning of Year					(42,899,472)
 <b>NET POSITION - END OF YEAR</b>					
					\$ (42,048,539)

See accompanying Notes to Basic Financial Statements.

**LEYDEN ROCK METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2022**

<b>ASSETS</b>	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
Cash and Investments	\$ 263,614	\$ 138,647	\$ -	\$ -	\$ 402,261
Cash and Investments - Restricted	49,100	2,000	181,845	7,474,604	7,707,549
Accounts Receivable	-	21,652	-	-	21,652
Property Taxes Receivable	1,462,014	-	2,163,780	-	3,625,794
Receivable from County Treasurer	6,647	-	9,838	-	16,485
Due from Other Funds	34,160	-	-	-	34,160
Prepaid Expense	-	193	-	-	193
Total Assets	<u>\$ 1,815,535</u>	<u>\$ 162,492</u>	<u>\$ 2,355,463</u>	<u>\$ 7,474,604</u>	<u>\$ 11,808,094</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>					
<b>LIABILITIES</b>					
Accounts Payable	\$ 16,015	34,098	\$ -	\$ 190,457	\$ 240,570
Due to Other Funds	-	-	-	34,160	34,160
Accrued Expenses	-	23,266	-	-	23,266
Total Liabilities	<u>16,015</u>	<u>57,364</u>	<u>-</u>	<u>224,617</u>	<u>297,996</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Property Tax Revenue	<u>1,462,014</u>	<u>-</u>	<u>2,163,780</u>	<u>-</u>	<u>3,625,794</u>
Total Deferred Inflows of Resources	<u>1,462,014</u>	<u>-</u>	<u>2,163,780</u>	<u>-</u>	<u>3,625,794</u>
<b>FUND BALANCES</b>					
Nonspendable	-	193	-	-	193
Restricted for:					
Emergency Reserves	49,100	2,000	-	-	51,100
Debt Service	-	-	191,683	-	191,683
Capital Projects	-	-	-	7,249,987	7,249,987
Committed for:					
Operations Fees	-	102,935	-	-	102,935
Assigned for Subsequent Year	144,776	-	-	-	144,776
Unassigned	<u>143,630</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>143,630</u>
Total Fund Balances	<u>337,506</u>	<u>105,128</u>	<u>191,683</u>	<u>7,249,987</u>	<u>7,884,304</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 1,815,535</u>	<u>\$ 162,492</u>	<u>\$ 2,355,463</u>	<u>\$ 7,474,604</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 as assets in the funds.

Capital Assets, Not Being Depreciated	224,616
Capital Assets, Net of Accumulated Depreciation	3,230,648

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not recorded as liabilities in the funds.

Deferred Costs of Refunding	746,717
Deferred Cost of Bond Insurance	214,505
Bonds Payable	(44,085,000)
Bond Premium	(7,477,319)
Accrued Interest on Bonds Payable	(145,925)
Developer Advance Payable	(2,641,085)

Net Position of Governmental Activities	<u>\$ (42,048,539)</u>
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See accompanying Notes to Basic Financial Statements.

**LEYDEN ROCK METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2022**

	General Fund	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>					
Property Taxes	\$ 1,503,232	\$ -	\$ 2,224,783	\$ -	\$ 3,728,015
Specific Ownership Taxes	103,206	-	152,745	-	255,951
Net Investment Income	9,478	137	16,856	92,238	118,709
Other Revenue	19,861	21,738	-	-	41,599
Tract K Operations Fees	-	1,104	-	-	1,104
Transfer Fees	-	23,180	-	-	23,180
Rental Income	-	19,237	-	-	19,237
Total Revenues	<u>1,635,777</u>	<u>65,396</u>	<u>2,394,384</u>	<u>92,238</u>	<u>4,187,795</u>
<b>EXPENDITURES</b>					
General and Administration:					
Accounting	40,705	-	-	-	40,705
Audit	5,900	-	-	-	5,900
County Treasurer's Fee	22,554	-	33,381	-	55,935
Dues and Membership	534	-	-	-	534
Insurance	29,772	-	-	-	29,772
Legal	122,571	-	-	-	122,571
Election	33,514	-	-	-	33,514
Miscellaneous	-	7,057	-	-	7,057
Administration Costs	-	4,069	-	-	4,069
Facilities Management	-	345,842	-	-	345,842
Mileage	-	1,271	-	-	1,271
Maintenance of District Assets	-	3,834	-	-	3,834
Office Equipment	-	2,604	-	-	2,604
Postage, Printing, Copies	-	2,444	-	-	2,444
Web Hosting	-	1,483	-	-	1,483
Landscape Maintenance:					
Irrigation Repairs	-	60,935	-	-	60,935
Landscape Maintenance	-	207,055	-	-	207,055
Landscape Replacement	-	51,042	-	-	51,042
Lighting	-	6,306	-	-	6,306
Native Weed Control	-	75,842	-	-	75,842
Pest Control	-	9,000	-	-	9,000
Snow Removal	-	37,041	-	-	37,041
Water and Soil Sampling	-	7,804	-	-	7,804
District Clean-Up	-	35,447	-	-	35,447
Utilities:					
Gas and Electric	-	23,690	-	-	23,690
Telephone/WiFi/Cable	-	4,058	-	-	4,058
Trash Removal	-	260,247	-	-	260,247
Water and Sewer	-	30,452	-	-	30,452
Clubhouse Maintenance:					
Housekeeping	-	27,670	-	-	27,670
Keys and Locks	-	579	-	-	579
Maintenance and Supplies	-	9,546	-	-	9,546
Social Activities	-	58,404	-	-	58,404
Pool Maintenance:					
Contract Pool Maintenance	-	98,706	-	-	98,706
Repairs and Maintenance	-	24,583	-	-	24,583
Supplies	-	24,302	-	-	24,302
Debt Service:					
Bond Interest - Series 2021	-	-	1,777,850	-	1,777,850
Bond Principal - Series 2021	-	-	535,000	-	535,000
Paying Agent/Trustee Fees	-	-	1,200	-	1,200
Capital Projects:					
Capital Outlay	-	-	-	224,616	224,616
Total Expenditures	<u>255,550</u>	<u>1,421,313</u>	<u>2,347,431</u>	<u>224,616</u>	<u>4,248,910</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	1,380,227	(1,355,917)	46,953	(132,378)	(61,115)
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer to (from) Other Funds	(1,395,961)	1,395,961	-	-	-
Total Other Financing Sources (Uses)	<u>(1,395,961)</u>	<u>1,395,961</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	(15,734)	40,044	46,953	(132,378)	(61,115)
Fund Balances - Beginning of Year	353,240	65,084	144,730	7,382,365	7,945,419
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 337,506</u>	<u>\$ 105,128</u>	<u>\$ 191,683</u>	<u>\$ 7,249,987</u>	<u>\$ 7,884,304</u>

See accompanying Notes to Basic Financial Statements.

**LEYDEN ROCK METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

Net Change in Fund Balances - Total Governmental Funds \$ (61,115)

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.

Capital Outlay	224,616
Depreciation	(217,521)

The issuance of long-term debt (e.g. bond issuance, developer advance) 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. Neither transaction, however, has any effect on net position. 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. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Bond Principal Payment - Series 2021	535,000
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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.

Accrued Interest on Bonds - Change in Liability	2,229
Amortization of Bond Premium	423,029
Amortization of Costs of Refunding	(47,908)
Amortization of Costs of Bond Insurance	(7,397)
	850,933

Change in Net Position of Governmental Activities	\$ 850,933
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**LEYDEN ROCK METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>				
Property Taxes	\$ 1,503,431	\$ 1,503,431	\$ 1,503,232	\$ (199)
Specific Ownership Taxes	105,240	105,240	103,206	(2,034)
Net Investment Income	250	250	9,478	9,228
Other Revenue	6,500	6,500	19,861	13,361
Total Revenues	<u>1,615,421</u>	<u>1,615,421</u>	<u>1,635,777</u>	<u>20,356</u>
<b>EXPENDITURES</b>				
General and Administration:				
Accounting	50,000	50,000	40,705	9,295
Audit	6,600	6,600	5,900	700
County Treasurer's Fee	22,551	22,551	22,554	(3)
Dues and Membership	2,000	2,000	534	1,466
Insurance	31,500	31,500	29,772	1,728
Legal	137,500	137,500	122,571	14,929
Miscellaneous	250	250	-	250
Election	45,000	45,000	33,514	11,486
Contingency	4,599	6,599	-	6,599
Total Expenditures	<u>300,000</u>	<u>302,000</u>	<u>255,550</u>	<u>46,450</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	1,315,421	1,313,421	1,380,227	66,806
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers to Other Funds	<u>(1,372,000)</u>	<u>(1,372,000)</u>	<u>(1,395,961)</u>	<u>(23,961)</u>
Total Other Financing Sources (Uses)	<u>(1,372,000)</u>	<u>(1,372,000)</u>	<u>(1,395,961)</u>	<u>(23,961)</u>
<b>NET CHANGE IN FUND BALANCE</b>	(56,579)	(58,579)	(15,734)	42,845
Fund Balance - Beginning of Year	<u>276,937</u>	<u>276,937</u>	<u>353,240</u>	<u>76,303</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 220,358</u>	<u>\$ 218,358</u>	<u>\$ 337,506</u>	<u>\$ 119,148</u>

See accompanying Notes to Basic Financial Statements.

**LEYDEN ROCK METROPOLITAN DISTRICT  
SPECIAL REVENUE FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Operations Fees	\$ 38,314	\$ -	\$ (38,314)
Track K Operations Fees	-	1,104	1,104
Transfer Fees	-	23,180	23,180
Net Investment Income	1,500	137	(1,363)
Other Revenue	24,450	21,738	(2,712)
Rental Income	11,000	19,237	8,237
Total Revenues	<u>75,264</u>	<u>65,396</u>	<u>(9,868)</u>
<b>EXPENDITURES</b>			
General and Administration:			
Administration Costs	4,000	4,069	(69)
Facilities Management	316,115	345,842	(29,727)
Maintenance of District Assets	8,500	3,834	4,666
Mileage	1,100	1,271	(171)
Miscellaneous/Contingency	14,805	7,057	7,748
Office Equipment	2,160	2,604	(444)
Postage, Printing, Copies	2,000	2,444	(444)
Web Hosting	1,200	1,483	(283)
Landscape Maintenance:			
Irrigation Repairs	32,000	60,935	(28,935)
Landscape Maintenance	199,000	207,055	(8,055)
Landscape Replacement	140,000	51,042	88,958
Lighting	6,800	6,306	494
Native Weed Control	70,000	75,842	(5,842)
Pest Control	10,000	9,000	1,000
Snow Removal	52,000	37,041	14,959
District Clean-Up	53,000	35,447	17,553
Water and Soil Sampling	8,000	7,804	196
Utilities:			
Gas and Electric	23,000	23,690	(690)
Telephone/Wifi/Cable	4,350	4,058	292
Trash Removal	246,000	260,247	(14,247)
Water and Sewer	33,000	30,452	2,548
Clubhouse Maintenance:			
Housekeeping	28,000	27,670	330
Keys and Locks	1,500	579	921
Maintenance and Supplies	15,800	9,546	6,254
Social Activities	58,000	58,404	(404)
Pool Maintenance:			
Contract Pool Maintenance	94,570	98,706	(4,136)
Repairs and Maintenance	4,500	24,583	(20,083)
Supplies	20,600	24,302	(3,702)
Total Expenditures	<u>1,450,000</u>	<u>1,421,313</u>	<u>28,687</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(1,374,736)</b>	<b>(1,355,917)</b>	<b>18,819</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers from Other Funds	<u>1,372,000</u>	<u>1,395,961</u>	<u>23,961</u>
Total Other Financing Sources (Uses)	<u>1,372,000</u>	<u>1,395,961</u>	<u>23,961</u>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(2,736)</b>	<b>40,044</b>	<b>42,780</b>
Fund Balance - Beginning of Year	<u>17,944</u>	<u>65,084</u>	<u>47,140</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><b>\$ 15,208</b></u>	<u><b>\$ 105,128</b></u>	<u><b>\$ 89,920</b></u>

See accompanying Notes to Basic Financial Statements.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Leyden Rock Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court for the County of Jefferson on January 5, 2012, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the city of Arvada (City) on August 22, 2011.

The District was established to provide financing for the operations and maintenance and design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, limited fire protection, security, television relay and translation and mosquito control improvements and services. The District was organized in conjunction with nine other related districts – Leyden Rock Metropolitan District Nos. 1, 2, 3, 4, 5, 6, 7, 8, and 9 (District Nos. 1-9). On November 13, 2017, pursuant to an order of the District Court for the County of Jefferson, District Nos. 1-9 were dissolved. Since January 1, 2017, the District has provided covenant enforcement services and, as the only metropolitan district, provides both service and financing for the Leyden Rock development.

The District is not authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the City. The District is not authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain television relay and translation facilities and services, other than for the installation of conduit as part of a street construction project, unless such facilities and services are provided pursuant to an intergovernmental agreement with the City.

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

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



**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**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 of resources and the sum of liabilities and deferred inflows of resources of the District 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 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 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, operations fees, and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**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 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 Special Revenue Fund is used to account for Operations Fees received and expenditures incurred in connection with operations and maintenance of the District.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of the governmental funds.

The Capital Projects Fund accounts for financial resources to be used for the acquisition and construction of capital equipment and facilities.

**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 total 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 amended its annual budget for the year ended December 31, 2022.

**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, 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.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

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

**Property Taxes (Continued)**

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows of resources in the year they are levied and measurable. The property tax revenues are recorded as revenue in the year they are available or collected.

**Capital Assets**

Capital assets, which include property, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. 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 which are anticipated to be conveyed to other governmental entities are recorded as construction in process, and are not included in the calculation of investment in capital assets component of the District's net position.

Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Buildings	20 Years
Landscaping	20 Years
Monumentation	20 Years
Parks	20 Years

**Deferred Outflows of Resources**

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred cost of refunding*, are deferred and recognized as outflows of resources in the period that the amounts are incurred.

**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 assets 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.

**Amortization of Bond Premium**

In the government-wide financial statements, bond premiums are deferred and amortized over the life of the bonds using the effective interest method.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

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

**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.

*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.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2022, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 402,261
Cash and Investments - Restricted	<u>7,707,549</u>
Total Cash and Investments	<u><u>\$ 8,109,810</u></u>

Cash and investments as of December 31, 2022, consist of the following:

Deposits with Financial Institutions	\$ 157,916
Investments	<u>7,951,894</u>
Total Cash and Investments	<u><u>\$ 8,109,810</u></u>

**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 reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2022, the District's cash deposits had a bank balance of \$170,383 and a carrying balance of \$157,916.

**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 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.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

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

**Investments (Continued)**

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, 2022, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	\$ 295,445
Goldman Sachs Financial Square Government Fund	Weighted-Average 17 Days	7,656,449
		<u>\$ 7,951,894</u>

**CSAFE**

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operations similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under Section 24-75-601.1, C.R.S.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

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

**Investments (Continued)**

CSAFE (continued)

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAAMmf and CSAFE CORE is rated AA Af/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

Goldman Sachs Financial Square Government Fund

At December 31, 2022, all of District's funds held in trust accounts at United Missouri Bank were invested in the Goldman Sachs Financial Square Government Fund. This portfolio is managed by Goldman Sachs and each share is equal in value to \$1.00. The fund is AAAM rated by Standard and Poor's, Aaa-mf rated by Moody's, and invests in a process that seeks to maximize current income to the extent consistent with the preservation of capital and the maintenance of liquidity by investing exclusively in high quality money market instruments that comprises U.S. government and U.S. Treasury securities including bills, bonds, notes and repurchase agreements. The average maturity of the underlying securities is 90 days or less. The fund records its investments at amortized cost and the District records its investments in the fund using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2022, follows:

	Balance - December 31, 2021	Increases	Decreases	Balance - December 31, 2022
<u>Governmental Activities</u>				
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ -	\$ 224,616	\$ -	\$ 224,616
Total Capital Assets, Not Being Depreciated	-	224,616	-	224,616
Capital Assets, Being Depreciated:				
Buildings	1,338,401	-	-	1,338,401
Landscaping	2,301,472	-	-	2,301,472
Monuments, Signage, and Other	574,301	-	-	574,301
Parks and Recreation	136,251	-	-	136,251
Total Capital Assets, Being Depreciated	4,350,425	-	-	4,350,425
Less Accumulated Depreciation for:				
Buildings	(301,140)	(66,920)	-	(368,060)
Landscaping	(453,342)	(115,074)	-	(568,416)
Monuments, Signage, and Other	(117,904)	(28,715)	-	(146,619)
Parks and Recreation	(29,870)	(6,812)	-	(36,682)
Total Accumulated Depreciation	(902,256)	(217,521)	-	(1,119,777)
Total Capital Assets, Being Depreciated, Net	3,448,169	(217,521)	-	3,230,648
Governmental Activities Capital Assets, Net	<u>\$ 3,448,169</u>	<u>\$ 7,095</u>	<u>\$ -</u>	<u>\$ 3,455,264</u>

Depreciation expense was charged to functions/programs of the primary government as follows:

General Government	<u>\$ 217,521</u>
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**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**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, 2022:

	Balance - December 31, 2021	Additions	Reductions	Balance - December 31, 2022	Due Within One Year
<u>Governmental Activities:</u>					
<b>Bonds Payable:</b>					
General Obligation Bonds Payable:					
Series 2021	\$ 44,620,000	\$ -	\$ 535,000	\$ 44,085,000	\$ 500,000
Premium 2021	7,900,348	-	423,029	7,477,319	-
<b>Subtotal of Bonds Payable:</b>	<u>52,520,348</u>	-	<u>958,029</u>	<u>51,562,319</u>	<u>500,000</u>
<b>Other Debts:</b>					
Developer Advance - Capital					
	<u>2,641,085</u>	-	-	<u>2,641,085</u>	-
Total Long-Term Liabilities	<u>\$ 55,161,433</u>	\$ -	<u>\$ 958,029</u>	<u>\$ 54,203,404</u>	<u>\$ 500,000</u>

The detail of the District's long-term obligation is as follows:

**Series 2021 Bonds (the Bonds)**

The District issued the Bonds on October 22, 2021, in the amount of \$45,840,000. The Bonds were issued for the purposes of (i) refunding the 2016A Senior Bonds, 2016B Subordinate Bonds, and 2017C Junior Bonds; (ii) funding and reimbursing a portion of the costs of constructing and installing certain Public Improvements benefiting the District; and (iii) paying the costs of issuance of the Bonds, including the premium for the Insurance Policy and the Reserve Policy.

**Bond Details**

The Bonds bear interest at rates ranging from 3.0% to 5.0%, payable semi-annually on June 1 and December 1, beginning on December 1, 2021. The Bonds issued as serial bonds mature on December 1 of the years 2021 through 2041; thereafter, the Bonds issued as term bonds have annual mandatory sinking fund principal payments due on December 1, commencing December 1, 2042. The Bonds mature on December 1, 2051. As a result of the Bond issuance the District reduced total debt service payments over the next 30 years by 40,764,706 and resulted in an economic gain of \$32,370,681.

To the extent principal of the Bonds is not paid when due, such principal shall remain outstanding until paid, subject to discharge on December 2, 2054. To the extent interest on the Bonds is not paid when due, such unpaid interest shall compound on each interest payment date, at the rate then borne by the Bonds. The Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on December 2, 2054. The Bonds are not subject to acceleration. The Bonds do not have any unused lines of credit. No assets have been pledged as collateral on the Senior Bonds.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 LONG TERM OBLIGATIONS (CONTINUED)**

**Optional Redemption**

The Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2031, and on any date thereafter, upon payment of par, accrued interest, without redemption premium.

**Pledged Revenue**

The Bonds are payable solely from and to the extent of the Pledged Revenue, consisting generally of the moneys derived by the District from the following sources, net of any costs of collection of the County and any property tax refunds or abatements authorized by or on behalf of the County: all Required Mill Levy; the portion of the Specific Ownership Tax which is collected as a result of imposition of the Required Mill Levy; any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

**Required Mill Levy**

The Indenture provides a Required Mill Levy be imposed each year in accordance with the following: Prior to the time the Debt to Assessed Ratio is 50% or less, an amount sufficient to pay the principal of and interest on the Bonds each year and replenish the Reserve Fund to the Reserve Fund Requirement, if any, but not in excess of 40 mills (subject to adjustment for changes in the method of calculating assessed valuation on or after January 1, 2004).

One the Debt to Assessed Ratio is 50% or less, an amount sufficient to pay the principal of and interest on the Bonds each year and replenish the Reserve Fund to the Reserve Fund Requirement, if any, without limitation of rate.

**Additional Security**

The scheduled payment of principal and interest on the Bonds are guaranteed under an insurance policy issued concurrently with the delivery of the Bonds by Assured Guaranty Municipal Corp.

**Reserve Fund**

The Bonds are also secured by amounts on deposit in the Reserve Fund in the amount of the Reserve Fund Requirement of \$2,739,400, which is funded by the Reserve Policy in the amount of the Reserve Fund Requirement issued concurrently with the delivery of the Bonds.

**Events of Default of the Bonds**

Events of default occur if the District fails to impose the Required Mill Levy, or to apply the Pledged Revenues as required by the Indenture and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indenture.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 LONG TERM OBLIGATIONS (CONTINUED)**

**Debt Service Requirements**

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

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 500,000	\$ 1,751,100	\$ 2,251,100
2024	570,000	1,726,100	2,296,100
2025	665,000	1,697,600	2,362,600
2026	745,000	1,664,350	2,409,350
2027	780,000	1,627,100	2,407,100
2028-2032	4,990,000	7,477,750	12,467,750
2033-2037	6,820,000	6,236,550	13,056,550
2038-2042	8,660,000	4,961,350	13,621,350
2043-2047	10,420,000	3,270,000	13,690,000
2048-2051	9,935,000	1,012,800	10,947,800
Total	<u>\$ 44,085,000</u>	<u>\$ 31,424,700</u>	<u>\$ 75,509,700</u>

**Authorized Debt**

On November 1, 2011, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$80,000,000.

At December 31, 2022, the District has authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized November 1, 2011	Authorization Used - Series 2016 Bonds	Authorization Used - Series 2017C Bond	Authorization Used - Series 2021 Bond	Authorized But Unissued
Public Improvements	\$ 800,000,000	\$ 48,415,000	\$ 4,101,000	\$ 5,959,232	\$ 741,524,768
Operations and Maintenance	80,000,000	-	-	-	80,000,000
Refundings	80,000,000	-	-	-	80,000,000
Intergovernmental Agreements	80,000,000	-	-	-	80,000,000
Contracts	80,000,000	-	-	-	80,000,000
Total	<u>\$ 1,120,000,000</u>	<u>\$ 48,415,000</u>	<u>\$ 4,101,000</u>	<u>\$ 5,959,232</u>	<u>\$ 1,061,524,768</u>

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 6 NET POSITION**

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

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2022, the District had net investment in capital assets calculated as follows:

	Governmental Activities
Capital Assets, Net	\$ 3,455,264
Outstanding Long-Term Debt Applicable to Capital Assets	(5,184,129)
Unspent Bond Proceeds Applicable to Capital Assets	751,504
Outstanding Developer Advances Related to Capital Assets	(265,537)
Net Investment in Capital Assets	\$ (1,242,898)

The District had a restricted net position as of December 31, 2022, as follows:

	Governmental Activities
Restricted Net Position:	
Emergency Reserve	\$ 51,100
Debt Service	45,758
Total Restricted Net Position	\$ 96,858

The District has a deficit in unrestricted net position. This amount is a result of the District being responsible for the financing and repayment of debt obligations for the construction of public improvements previously conveyed to other governmental entities.

**NOTE 7 AGREEMENTS**

**Infrastructure Acquisition and Reimbursement Agreement with Leyden Rock Development, Inc.**

The District and Leyden Rock Development, Inc. (LRD) entered into an Infrastructure Acquisition and Reimbursement Agreement, dated as of January 1, 2017, to provide the circumstances under which the District would reimburse LRD for the construction of public improvements of benefit to the District. Such obligations bear simple interest at a rate of 8% per annum and are payable by the District from the proceeds of loans, bonds, and/or other legally available funds not otherwise required for reasonable operating costs of the District, and are subject to annual appropriation. Any Reimbursement Obligation issued under the Agreement is subordinate to any and all amounts due and owing on the Bonds. As of December 31, 2022, no advances are outstanding.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 7 AGREEMENTS (CONTINUED)**

**Infrastructure Acquisition and Reimbursement Agreement with Leyden Rock Development, Inc. (Continued)**

On December 20, 2022 the District approved Requisition No. 1 which paid RRCEA, LLC the \$2,641,085.68 due and owing under the Agreement In The Nature of An Accord Concerning Infrastructure Acquisition and Reimbursement Agreements (the "Accord"). Pursuant to Section II of the Accord, upon receipt of this payment the Infrastructure Acquisition and Reimbursement Agreement is terminated and no longer in effect.

**Infrastructure Acquisition and Reimbursement Agreement with RRCEA, LLC (the RRCEA Agreement)**

On March 5, 2012, District No. 1 and the Developer entered into an Infrastructure Acquisition and Reimbursement Agreement (the RRCEA Agreement) whereby the District acknowledges its financial obligations. The Developer will construct certain Public Infrastructure improvements and will be reimbursed by the District for those improvements that are determined to be "District Eligible Costs." The District will accept Public Infrastructure improvements and become obligated to reimburse the Developer for the District Eligible Costs upon satisfaction of certain terms and conditions of the Agreement. Upon acceptance of eligible costs by the District, interest will accrue at 8% per annum from the date of acceptance.

On July 14, 2016, the Agreement was amended and restated and the District assumes all responsibilities (e.g. operations, maintenance, repayment, etc.) of the accepted infrastructure. As of December 31, 2022, advances of \$2,641,085 are outstanding under this agreement.

On December 20, 2022 the District approved Requisition No. 1 which paid RRCEA, LLC the \$2,641,085.68 due and owing under the Agreement In The Nature of An Accord Concerning Infrastructure Acquisition and Reimbursement Agreements (the "Accord"). Pursuant to Section II of the Accord, upon receipt of this payment the Infrastructure Acquisition and Reimbursement Agreement is terminated and no longer in effect.

**Agreement in the Nature of an Accord Concerning Infrastructure Acquisition and Reimbursement Agreements with RRCEA and LRD (the "Accord")**

On September 2, 2021 the District entered into an Agreement with the Developer and LRD whereby the District would close on the Bonds and the District would set aside \$2,400,000 of the new money proceeds generated by the Bonds to be deposited into the District's Project Fund established under the Indenture pursuant to which the Bonds are issued and available to reimburse the Developer under the RRCEA Agreement, which shall be comprised of the Filing 5 Retainage and the Initial Release, as described below (together, the "Settlement Amount").

It was determined that any additional new money generated by the 2021 Bonds above \$6,900,000 would be split evenly between the District and the Developer and such amounts would be added to and considered part of the District Funds and Settlement Amount, respectively.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 7 AGREEMENTS (CONTINUED)**

**Agreement in the Nature of an Accord Concerning Infrastructure Acquisition and Reimbursement Agreements with RRCEA and LRD (the "Accord") (Continued)**

The amount in excess of \$6,900,000 was \$482,169.36, of which \$241,084.68 was added to the \$2,400,000 set aside at issuance to be the Settlement amount so that a total of \$2,641,084.58 has been set aside for developer advance repayments subject to the conditions below.

The Developer and LRD represented to the District that the costs associated with the repair to the Public Infrastructure located within Filing 5 is \$1,795,736.80, (the Filing 5 Retainage). The Filing 5 retainage shall be held by the District in the Project Fund until such time as the Public Infrastructure located within Filing No. 5 is finally accepted by the City, as evidenced by a Final Acceptance Letter(s) from the City or such other documentation satisfactory to the District evidencing final acceptance of Filing 5 by the City.

The Settlement Amount less the Filing 5 Retainage shall be released to the Developer at such time as the Public Infrastructure in Leyden Rock Filing Nos. 1-3 and 6 is finally accepted by the City, as evidenced by a Final Acceptance letter(s) from the City or such other documentation satisfactory to the District evidencing final acceptance of Filing Nos. 1-3 and 6 by the City (Initial Release).

Prior to the Initial Release, the Developer and LRD shall deliver to the District a written release from the City, executed by an authorized City representative, for the benefit of the District releasing the District from any and all claims arising from or related to the Litigation and the construction of the Public Infrastructure.

Upon receipt of the Filing 5 Retainage, the Developer accepts the Settlement Amount as full satisfaction of the Obligation and any other past or future financial obligations required or anticipated by the District in the RRCEA Agreement. The Developer and LRD further waives and releases any claims they may now have or may acquire in the future concerning the Infrastructure Agreements and any other obligations against the District, its Board of Directors, attorneys, consultants or any other person related to the District.

Likewise, upon delivery and acceptance of the Settlement Amount by the Developer, the District and its Board of Directors, attorneys, consultants or any other person acting as an agent of the District, waive and deem satisfied any obligations of, or claims against the Developer or LRD they may now have or may acquire in the future concerning or related to the Infrastructure Agreements and the subject matter thereof except any obligations of the Developer or LRD that survive the termination of the Infrastructure Agreements, including but not limited to the obligations in Sections 9 of the Infrastructure Agreements, and any outstanding infrastructure warranty obligations. Further, the parties agree that upon delivery and acceptance of the Settlement Amount by the Developer hereunder, the Infrastructure Agreements are terminated and no longer in effect.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 7 AGREEMENTS (CONTINUED)**

**Agreement in the Nature of an Accord Concerning Infrastructure Acquisition and Reimbursement Agreements with RRCEA and LRD (the "Accord") (Continued)**

If Filing No. 5 has not been accepted by the City by December 31, 2024, the Developer shall have no further right, title and interest in the Filing 5 Retainage. Any amounts paid as of December 31, 2024 under this Agreement, including the Initial Release, shall be deemed full Satisfaction of any payments due and owing under the Infrastructure Agreements. Both the Developer and LRD shall continue to indemnify the District as provided in the respective Infrastructure Agreements until such time as Filing 5 is accepted by the City, as evidenced by a Final Acceptance Letter(s) from the City.

On November 16, 2022, the City of Arvada, the Developer, LRD, Leyden Rock Phase I, LLC, and RRCEA Two, LLC entered into a Settlement Agreement and Release (the "Settlement Agreement"). Pursuant to Section 2.1 of the Settlement Agreement, the City released the District from all Released Claims. On December 20, 2022 the District approved Requisition No. 1 which paid RRCEA, LLC the \$2,641,085.68 due and owing under the Agreement In The Nature of An Accord Concerning Infrastructure Acquisition and Reimbursement Agreements (the "Accord").

**NOTE 8 RELATED PARTIES**

The Developers of the property which constitutes the District are RRCEA, LLC, RRCEA Two, LLC and Leyden Rock Development, Inc. During 2022, certain members of the Board of Directors were employees, owners, or otherwise associated with the Developer, and may have conflicts of interest in dealing with the District. As of May 3, 2022 there are no longer members of the Board of Directors who are employees, owners, or otherwise associated with the Developer, and there is no longer a conflict.

**NOTE 9 INTERFUND AND OPERATING TRANSFERS**

The transfer from the General Fund to the Special Revenue Fund was made to support funding of operations and maintenance of the District.

**LEYDEN ROCK METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 10 RISK MANAGEMENT**

The District may be 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.

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

**NOTE 11 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.

On November 1, 2011, the District voters passed an election question to increase property taxes \$5,000,000 annually as adjusted for inflation, without limitation of rate, to pay the District's operations, maintenance, and other expenses. Additionally, the District's electors authorized the District to collect, retain and spend all revenue 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**

**LEYDEN ROCK METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 2,225,077	\$ 2,224,783	\$ (294)
Specific Ownership Taxes	155,755	152,745	(3,010)
Net Investment Income	75	16,856	16,781
Total Revenues	<u>2,380,907</u>	<u>2,394,384</u>	<u>13,477</u>
<b>EXPENDITURES</b>			
County Treasurer's Fees	33,376	33,381	(5)
Paying Agent/Trustee Fees	6,000	1,200	4,800
Bond Interest - Series 2021	1,777,850	1,777,850	-
Bond Principal - Series 2021	535,000	535,000	-
Contingency	47,774	-	47,774
Total Expenditures	<u>2,400,000</u>	<u>2,347,431</u>	<u>52,569</u>
<b>NET CHANGE IN FUND BALANCE</b>	(19,093)	46,953	66,046
Fund Balance - Beginning of Year	<u>85,194</u>	<u>144,730</u>	<u>59,536</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 66,101</u>	<u>\$ 191,683</u>	<u>\$ 125,582</u>

**LEYDEN ROCK METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Other Revenue	\$ 17,630	\$ -	\$ (17,630)
Net Investment Income	3,200	92,238	89,038
Total Revenues	<u>20,830</u>	<u>92,238</u>	<u>71,408</u>
<b>EXPENDITURES</b>			
Capital Outlay	4,781,285	224,616	4,556,669
Contingency	17,630	-	17,630
Total Expenditures	<u>4,798,915</u>	<u>224,616</u>	<u>4,574,299</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(4,778,085)	(132,378)	4,645,707
<b>OTHER FINANCING SOURCES (USES)</b>			
Repay Developer Advance	<u>(2,641,085)</u>	-	<u>2,641,085</u>
Total Other Financing Sources (Uses)	<u>(2,641,085)</u>	-	<u>2,641,085</u>
<b>NET CHANGE IN FUND BALANCE</b>	(7,419,170)	(132,378)	7,286,792
Fund Balance - Beginning of Year	<u>7,419,170</u>	<u>7,382,365</u>	<u>(36,805)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 7,249,987</u>	<u>\$ 7,249,987</u>

## **OTHER INFORMATION**

**LEYDEN ROCK METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2022**

\$45,840,000 Series 2021  
Limited Tax (Convertible to Unlimited Tax),  
General Obligation Refunding and  
Improvement Bonds  
Interest Rate: 3.000% - 5.000%  
Interest Payable June 1 and December 1  
Principal Payable December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 500,000	\$ 1,751,100	\$ 2,251,100
2024	570,000	1,726,100	2,296,100
2025	665,000	1,697,600	2,362,600
2026	745,000	1,664,350	2,409,350
2027	780,000	1,627,100	2,407,100
2028	865,000	1,588,100	2,453,100
2029	910,000	1,544,850	2,454,850
2030	1,005,000	1,499,350	2,504,350
2031	1,055,000	1,449,100	2,504,100
2032	1,155,000	1,396,350	2,551,350
2033	1,200,000	1,350,150	2,550,150
2034	1,300,000	1,302,150	2,602,150
2035	1,350,000	1,250,150	2,600,150
2036	1,455,000	1,196,150	2,651,150
2037	1,515,000	1,137,950	2,652,950
2038	1,610,000	1,092,500	2,702,500
2039	1,660,000	1,044,200	2,704,200
2040	1,745,000	994,400	2,739,400
2041	1,795,000	942,050	2,737,050
2042	1,850,000	888,200	2,738,200
2043	1,925,000	814,200	2,739,200
2044	2,000,000	737,200	2,737,200
2045	2,080,000	657,200	2,737,200
2046	2,165,000	574,000	2,739,000
2047	2,250,000	487,400	2,737,400
2048	2,340,000	397,400	2,737,400
2049	2,435,000	303,800	2,738,800
2050	2,530,000	206,400	2,736,400
2051	2,630,000	105,200	2,735,200
Total	<u>\$ 44,085,000</u>	<u>\$ 31,424,700</u>	<u>\$ 75,509,700</u>

**LEYDEN ROCK METROPOLITAN DISTRICT  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2022**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Tax Levy	Mills Levied for		Total Property Taxes		Percent Collected to Levied
		General	Debt Service	Levied	Collected	
2018	\$ 49,322,962	15.819	44.222	\$ 2,961,400	\$ 2,902,305	98.00 %
2019	52,054,407	15.819	44.222	3,125,398	3,130,560	100.17
2020	57,955,264	15.929	44.531	3,503,974	3,503,475	99.99
2021	58,689,516	15.929	44.531	3,548,368	3,546,427	99.95
2022	60,137,224	25.000	37.000	3,728,508	3,728,015	99.99
Estimated 2023	\$ 58,480,554	25.000	37.000	\$ 3,625,794		

**NOTE:**

Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the County Treasurer does not permit identification of specific year of assessment.

**CONTINUING DISCLOSURE OBLIGATION (UNAUDITED)**

**LEYDEN ROCK METROPOLITAN DISTRICT  
CONTINUING DISCLOSURE OBLIGATION (UNAUDITED)  
YEAR ENDED DECEMBER 31, 2022**

**Table II - District Assessed Valuation, Mill Levy and Property Tax Information**

Levy/Collection Year	Assessed Valuation	Mill Levies			Property Taxes	
		General Fund	Bond Fund	Total	Levied	Collected
2016/2017	\$ 35,414,376	12.500	40.000	52.500	\$ 1,859,255	\$ 1,846,181
2017/2018	49,322,962	15.819	44.222	60.041	2,961,400	2,902,305
2018/2019	52,054,407	15.819	44.222	60.041	3,125,399	3,130,560
2019/2020	57,955,264	15.929	44.531	60.460	3,503,975	3,503,475
2020/2021	58,689,516	15.929	44.531	60.460	3,548,368	3,546,427
2021/2022	60,137,224	25.000	37.000	62.000	3,728,508	3,728,015
2022/2023*	58,480,554	25.000	37.000	62.000	3,625,794	

\*Amount of collections for 2023 by month available at <https://www.jeffco.us/2425/Tax-Distribution>

**Table III - 2022 Assessed and "Actual" Valuation of Classes of Property in the District**

Class	Assessed Valuation	Percent of Assessed Valuation	Actual Valuation	Percent of Actual Valuation
Residential	\$ 57,156,090	98%	\$ 822,390,920	99%
State Assessed	30,041	0%	103,590	0%
Personal Property	1,294,372	2%	4,463,354	1%
Natural Resources	51	0%	179	0%
<b>Total</b>	<b>\$ 58,480,554</b>	<b>100%</b>	<b>\$ 826,958,043</b>	<b>100%</b>

**Table XII - Historical Debt Ratios**

	Fiscal Years Ended December 31				
	2018	2019	2020	2021	2022
Debt Outstanding	\$ 46,041,000	\$ 45,796,000	\$ 45,351,000	\$ 44,620,000	\$ 44,085,000
Estimated Population*	3398	3568	3568	3568	3568
Debt Per Capita	\$ 13,549	\$ 12,835	\$ 12,710	\$ 12,506	\$ 12,356
Assessed Value	\$ 52,054,407	\$ 57,955,264	\$ 58,689,516	\$ 60,137,224	\$ 58,480,554
Ratio of Debt to Assessed Ratio	88.45%	79.02%	77.27%	74.20%	75.38%
Personal Income Per Capita (Jefferson County)**	\$ 63,319	\$ 66,017	\$ 69,118	\$ 74,822	unavailable
Ratio of Debt Per Capita to Personal Income Per Capita (Jefferson County)	21.40%	19.44%	18.39%	16.71%	unavailable

\*Estimated total population at buildout based on estimated 2.48 residents per home

\*\*Source: Regional Economics Information System Bureau of Economic Analysis



Exhibit E  
Pool and Clubhouse Use Policy

**LEYDEN ROCK  
POOL AND CLUBHOUSE USE POLICY  
(Updated as of June 20, 2023)**

Preamble

The Board of Directors of the Leyden Rock Metropolitan District (the “District”) has adopted the following Policies and Procedures Governing the Leyden Rock Metropolitan District Recreation Amenities (the “Policies”) pursuant to § 32-1-1001(1)(m), C.R.S., dated December 5, 2016 and as amended and/or updated from time to time, to provide for the orderly and efficient conduct of construction, management, operation and control of the public facilities and services of the District. The District, pursuant to the provisions of its Service Plan, has caused to be constructed certain recreation amenities including the Leyden Rock Clubhouse and Leyden Rock Pool (collectively the “Recreation Amenities”).

All references herein to the “District Representative” or “District Representatives” shall refer to any independent contractor engaged by the District to perform such services, with and to the extent authorized by the District, by contract or other valid allocation of authority.

Article I

**ACCESS TO AND USE OF THE RECREATION AMENITIES**

**1.1** Persons within District Boundaries. All residents and property owners of property within the legal boundaries of the District , as amended from time to time (“Property Owners” in relation to those who own property in the District and “District Residents” in relation to those who reside in the District but do not own property in the District, such as tenants or occupants of Property Owners), shall be entitled to use the Recreation Amenities as permitted in these Policies and any others that may be adopted by the Boards of Directors of the District. All persons claiming status as a District Resident or Property Owner shall present proof of such residency or property ownership to the District Representative upon submission of the Recreation Amenities Use Form in order to receive pool fobs for use of the Recreation Amenities. Acceptable proof of residency or property ownership shall include, but not be limited to, a valid Colorado driver’s license or identification issued by the Colorado Department of Motor Vehicles showing an address in the District or a deed or lease for any such property. The District Representative shall accept or reject any such proof of residency or property ownership in its discretion. Use of the Recreation Amenities by District Residents and Property Owners is subject to timely payment of all District fees, charges and taxes by the Property Owner. In the event that such fees, charges and taxes are not timely paid by any Property Owner, such Property Owner or any District Resident residing in such Property Owner’s property within the District, as applicable, shall not be issued pool fobs or otherwise be entitled to use of the Recreational Amenities, and any privileges for use of the Recreation Amenities pursuant to any previously issued fobs shall be suspended or revoked in the District’s discretion. Each property within the District shall be entitled to the issuance of two pool fobs at no charge. If a Property Owner has leased the property owned by the Property Owner to another (i.e., to a District Resident), the property shall still be entitled to only two pool fobs at no charge. Any additional pool fobs requested may be issued only upon

completion of the required forms and the payment of the applicable fee for additional fobs as set forth on the Pool Fob Request Form attached hereto as **Exhibit C**.

**1.2** Persons without the District Boundaries. All persons not residing or owning property within the boundaries of the District (“Non-District Users”), may be entitled to use the Recreation Amenities as permitted herein. Charges for use of the Recreation Amenities by Non-District Users shall be Nine Hundred Dollars (\$900.00) per year per household, as may be subsequently amended from time to time by the Board. The Board has determined this fee reasonably estimates the annual mill levy payments and other annual fees such Non-District Users would be responsible for if they were District Residents or Property Owners. All persons desiring access to the Recreation Amenities under this Section shall pay in full all applicable annual charges and fees prior to being allowed access to the Recreation Amenities for the year in question. All Non-District Users wishing to use the Recreation Amenities shall comply with the Policies set forth in section 1.3 of this Article. The District retains the right to limit access to the Recreation Amenities for Non-District Users and their Additional Authorized Users (as defined in Section 1.3 below) based upon the safe and reasonable capacity of the Recreation Amenities, as determined by the District in its discretion. Use of the Recreation Amenities by Non-District Users and their Additional Authorized Users shall be allowed on a first-come, first-serve basis in the event of any such limitations.

**1.3** Use of the Recreation Amenities. All District Residents, Property Owners and Non-District Users desiring to use the Recreation Amenities (collectively, “Users”) shall be required to complete the District Amenities Use Form in substantially the form attached hereto as **Exhibit A** and the Waiver and Consent Form in substantially the form attached hereto as **Exhibit B**, each as may be amended from time to time, for submission to the District Representative. Users must submit an updated District Amenities Use Form to the District Representative when any of the User’s information on the Property Owner/District Resident Form changes. Users may designate other persons over the age of 18 who are authorized to access the Recreation Amenities using the User’s fob(s) (“Additional Authorized Users”) by listing the same on the User’s District Amenities Use Form. Such Additional Authorized Users may include, but are not necessarily limited to, adult children, regularly employed caregivers, grandparents, grandchildren, or others residing with the User. All Additional Authorized Users shall be required to complete the Waiver and Consent Form in substantially the form attached hereto as **Exhibit B**, as amended from time to time, for submission to the District Representative. A Waiver and Consent Form must be signed by all Users and Additional Authorized Users over the age of 18, individually, and by parents or legal guardians on behalf of all individuals under the age of 18. Requests for pool fobs shall be submitted by any User on the Pool Fob Request Form in substantially the form attached hereto as **Exhibit C**. Upon adequate completion of all required forms, Users shall be issued two pool fobs per household at no charge by the District Representative. Users and Additional Authorized Users may be requested, at any time, to demonstrate their eligibility to use the Recreation Amenities, and may be required to present their pool fob to the District Representative. Any User or Additional Authorized User who refuses, upon request to present their pool fob may have their Recreation Amenities privileges revoked and subjected to further review by the District. The District Representative will charge a reasonable fee for replacement pool fobs. Lost pool fobs must be reported immediately to the District Representative, and replacement pool fobs will also be subject to a replacement fee.

All pool fobs issued by the District Representative are the sole property of the District and may not legally be assigned, sold, loaned or otherwise transferred without the prior written authorization of the District Representative. Any transfer without the District Representative's approval shall be void and the District shall retain the right to suspend or revoke any User's or Additional Authorized User's privileges to the Recreation Amenities for such violation. If at any time, a District Resident or Property Owner moves outside of District boundaries or ceases to own property therein, s/he shall promptly notify the District Representative. Any such person may continue to use the Recreation Amenities as a Non-District User by complying with Section 1.2 of these Policies.

**1.4** Guests of Users. Each User shall be allowed five (5) guests per day per household for use of the Recreation Amenities unless prior permission is granted by the District Representative, at least 48-hours in advance, for additional guests. All guests must be accompanied by the User at all times during their use of the Recreation Amenities. Except as provided in Section 3.6, all guests under the age of 18 must be accompanied by a User over the age of 18. All Users shall be responsible for their guests' actions, and shall be jointly and severally liable with such guest for any damages caused by such guest to the Recreation Amenities.

**1.5** Hours of Operation. The Recreation Amenities facilities shall have the following hours and dates of operation:

The Pool shall be open from Memorial Day through Labor Day. Pool hours are subject to change without notice.

Access to the Clubhouse shall be allowed for Users year-round pursuant to these Policies.

The hours of operation of the Recreation Amenities shall be subject to seasonal adjustments or changes deemed necessary and appropriate by the District in its discretion. Users may contact the District Representative to obtain up to date information relating to the hours of operation for any of the Recreation Amenities. Additionally, the District reserves the right to close any Recreation Amenity due to weather conditions, preparation for major events, temporary staffing problems or other reasons. Any such required closing will not result in any adjustments to User fees.

**1.6** Commercial Use. The Recreation Amenities will not be permitted for commercial activities or other private business enterprise except as specifically provided for in these Policies. Events of a commercial nature may be held at the Clubhouse provided the User first submits an Application for Facility Use and completes a Clubhouse Rental Agreement in accordance with these Policies. Exterior signage and advertising of any kind shall not be permitted. Events held at the District's Clubhouse are intended for invited guests only and under no circumstances shall commercial activities be solicited to or made open to the public. Any User desiring to hold an event at the Recreation Amenities which is contrary to these Policies must submit a request in writing at least 30 days prior to the date of such event to the District for its consideration. The User must indicate how all safety requirements and other provisions of these Policies have been satisfied. The Board shall make a determination regarding such event at its next regularly scheduled meeting and shall inform the User in writing of its determination. All such requests are subject to the District's

discretion.

1.7. District Informal Committee Use. Events where at least one member of the Board of Directors is an attendee and where District business is conducted (“District Informal Committees”) may be held at the Clubhouse provided the User first submits an Application for Facility Use and completes a Clubhouse Rental Agreement in accordance with these Policies.

## **Article II**

### **MISCELLANEOUS**

2.1 Lost Articles. The District is not responsible for any lost or stolen articles or for accidents on the premises. All personal articles should be locked or secured as appropriate to avoid loss to the owner. There will be a collection spot for all lost articles designated in the Recreation Amenities. All lost articles which are not claimed may be donated to a non-profit collection agency on a monthly basis as determined at the District’s sole discretion.

2.2 Limitation of Liability of District. Use of the Recreation Amenities is at the sole risk of any User. Except as provided by the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.*, C.R.S., the District shall not be responsible for any claims for damage by reason of any action or inaction of the District or its agents or representatives in connection with any of the Recreation Amenities.

2.3 Equipment. All equipment, supplies and other furnishings located in or around the Recreation Amenities are the property of the District and shall not be taken from the premises without prior written consent of the District Representative. Any violations may result in criminal prosecution by the District.

2.4 Smoking, Drugs and Alcohol. Smoking, tobacco and marijuana products and the use of illegal drugs shall not be permitted in or around the Recreation Amenities. Use of alcohol is permitted by adults over the age of 21 during certain special events with prior approval of the District Representative and in accordance with the requirements of these Policies. Alcohol is prohibited in the pool area at all times.

2.5 Weapons. No weapons of any kind shall be allowed on or around the Recreation Amenities, including, but not limited to, pocketknives or guns.

2.6 Food and Drink. Food and drink are permitted in the Recreation Amenities. Glass containers are absolutely prohibited in the pool area. Users must clean up after themselves.

2.7 Pets. Pets are not allowed in the Recreation Amenities, except service animals as defined by the laws of the State of Colorado. All service animals must be accompanied and must be on a leash. All Users are responsible for cleaning up after their service animal.

## Article III

### SWIMMING POOL

**3.1** Pool Rules. Pool rules are posted in the swimming area and may be obtained directly from the District Representative. A list of pool rules and regulations is attached as **Exhibit D**.

**3.2** Pool Attendant. The District shall contract with a pool consultant on an annual basis which shall be responsible for all aspects of operations and maintenance of the pool and pool area.

**3.3** Lifeguards. Lifeguards are NOT provided by the District. Users acknowledge they utilize the pool facilities at their own risk. All Users must have a completed a Property Owner Waiver and Consent Form or Authorized Additional User Waiver and Consent Form on file with the District Representative.

**3.4** Flotation Devices. No swimmers dependent upon any flotation device shall be permitted in the pool unless accompanied (in the water) and directly supervised by a responsible person.

**3.5** Wading Pool. Children under the age of 7 using the wading pool shall at all times be directly supervised by a parent, legal guardian, other adult over the age of 18, or by a minor aged 16-17 for whom a Minor Release Form is on file with the District (and on which the minor's parents have expressly authorized the minor to supervise other minors), as authorized by the parent or legal guardian. Any person not able to control his or her bodily functions must wear swim diapers beneath his or her bathing suit. No plastic, disposable or cloth diapers are permitted.

**3.6** Children. No one 13 years of age and younger is allowed in the pool area unless accompanied by an adult over 18 years of age, or a minor aged 16-17 for whom a Minor Release Form is on file with the District (and on which the minor's parents have expressly authorized the minor to supervise other minors). Children ages 14-17 may swim unsupervised if expressly authorized on a Minor Release Form. All minors will need to have a valid pool fob. If approved minors will be bringing guests that are between the ages of 14-17 without adult supervision, those minor guests also must have a Minor Release Form on file with the District before access will be granted to the pool. The Minor Release Form shall be submitted to the District Representative in substantially the form attached hereto as **Exhibit E**, as may be amended from time to time, prior to any use of the pool by children, as provided for in this Section.

An adult or a minor aged 16-17 for whom a Minor Release Form is on file with the District (and on which the minor's parents have expressly authorized the minor to supervise other minors) must be in the pool and within reach of all children of non-swimming ability aged 9 and under.

Adult chaperones or minors aged 16-17 for whom a Minor Release Form is on file with the District (and on which the minor's parents have expressly authorized the minor to supervise other minors) are required to be in the pool area to supervise children aged 10-13, but are not required to be in the water if the children can swim.

## Article IV

### CLUBHOUSE

**4.1** Use of the Clubhouse. The Clubhouse shall be available to all Users upon payment of the rental fee, security deposit and other fees set from time to time by the Board. The District may, in its discretion, decline rental of the Clubhouse for any event it deems to jeopardize the safety, health or welfare of the public. Rental of the facility includes the kitchen, common room, restrooms and exterior deck.

**4.2** Capacity of Clubhouse. City of Arvada fire codes mandate that legal capacity of the Clubhouse be limited to one hundred twenty (120) persons. No rentals of the facility shall be allowed for greater than one hundred twenty (120) persons in attendance.

**4.3** Security. Security personnel shall be required for all rentals during which sixty (60) or more persons will be present or for all rentals where alcohol will be present regardless of the number of attendees. Security personnel must be selected from a list of security personnel pre-approved by the District unless an alternate provider is screened and approved in writing by the District Representative prior to the scheduled rental. Approval of security personnel by the District does not constitute a warranty or guarantee of such security personnel's performance by the District. Notwithstanding the foregoing, no additional security personnel is required where the Rental Party is a governmental entity and security officers and/or law enforcement are attendees at the event.

**4.4** Reservations. Users shall submit an Application for Facility Use (**Exhibit F**) for rental of the Clubhouse. Users must also complete a Clubhouse Reservation Agreement in substantially the form attached as **Exhibit G** and subject to the terms and conditions provided therein.

## Article V

### ENFORCEMENT

**5.1** Disorderly or Offensive Conduct. The District and its Authorized Representatives may request any User to cease conduct that is:

1. In violation of District Policies;
2. Interferes with or is abusive toward any District Representative in the normal operation of the facility;
3. Interferes with any User, User's guest or other person's use or enjoyment of the facilities or is abusive to any such person; or

4. Criminal, tortuous, intimidating or threatening, or any behavior that might result in bodily harm or property damage.

In the event that the offending party fails to cease such conduct after being requested and warned to do so, the District Representative is authorized to use all reasonable means s/he deems necessary to stop such conduct, including, but not limited to, contacting local law enforcement, having the offending party removed from the Recreation Amenities and/or suspending the offending party's Recreation Amenities privileges. Any such suspension may be appealed first to the District Representative in writing. The District Representative will have fifteen (15) working days to investigate the incident and to make a decision. The District Representative shall notify the offending party in writing of their decision. The District Representative's decision may be appealed to the Board at the next regular District meeting. Any person refusing removal from the Recreation Amenities or attempting to enter or remain on the premises of the Recreation Amenities after their privileges have been revoked may be subject to arrest and prosecution for criminal trespass under Colorado law.

5.2 Violation of Recreation Amenities Policies. If anyone is found abusing the equipment, furniture or disobeying the Policies, disciplinary measures will be administered by any District Representative as follows without the necessity of any action of the Board:

- |                 |  |
|-----------------|--|
| First offense:  | Verbal warning   |
| Second offense: | Restricted from the Recreation Amenities for two (2) weeks |
| Third offense:  | Restricted from the Recreation Amenities for one (1) month |
| Fourth offense: | Restricted from the Recreation Amenities for one (1) year  |

The Board shall be notified of all disciplinary measures by the District Representative and shall, in its discretion have the ability to impose other disciplinary measures as it deems appropriate at any point in time, which may include revocation of Recreation Amenities privileges for a User and/or User's family members. Any violations and disciplinary measures taken will be recorded in writing and kept on file by the District Representative. Offending parties may also be subject to other penalties and sanctions under Colorado law, including, but not limited to, prosecution under § 18-9-117, C.R.S. All violations may be reported to local law authorities as deemed necessary by the District Representative or the Board.

Additional fines, suspensions and other punitive measures may be imposed for violations of the terms of facility rental agreements.



**EXHIBIT A**  
Recreation Amenities Use Form

**LEYDEN ROCK METROPOLITAN DISTRICT  
PROPERTY OWNER FORM**

Property Address: \_\_\_\_\_

Out-of-District Address: (If Applicable) \_\_\_\_\_

Owner Last Name: \_\_\_\_\_ Owner First Name: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work/Cell Phone: \_\_\_\_\_

2nd Owner Last Name: \_\_\_\_\_ 2nd Owner First Name: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work/Cell Phone: \_\_\_\_\_

E-mail Address(s) for contact purposes: \_\_\_\_\_

Emergency Contact: \_\_\_\_\_ Telephone: \_\_\_\_\_  
(Not Immediate Family)

NOTE: Minors must be accompanied by a Property Owner or another Additional Authorized User unless a Minor Release Form is on file with the District Manager.

**ADDITIONAL AUTHORIZED USERS:**

Includes:      Adult Children (18+);  
                    Tenants/Renters;  
                    Regularly Employed Caregivers (Nannies/Babysitters);  
                    Immediate Family (incl. Grandparents/Grandchildren); and/or  
                    Others Residing at Your Property Address

Additional Authorized Users **DO NOT** Include Guests.  
Each cardholder is allowed to be accompanied by up to five (5) guests.

**ALL ADULT ADDITIONAL AUTHORIZED USERS MUST COMPLETE AN AUTHORIZED USER FORM AND BE LISTED ON THIS PROPERTY OWNER FORM IN ORDER TO ACCESS THE RECREATION AMENITIES.**

Authorized User Name	Sex	Relationship
_____	M / F	_____
_____	M / F	_____
_____	M / F	_____
_____	M / F	_____
_____	M / F	_____
_____	M / F	_____
_____	M / F	_____
_____	M / F	_____
_____	M / F	_____
_____	M / F	_____

**EACH PROPERTY OWNER MUST ALSO SIGN A WAIVER AND CONSENT FORM**

**LEYDEN ROCK METROPOLITAN DISTRICT  
WAIVER AND CONSENT FORM**

**PLEASE READ CAREFULLY BEFORE SIGNING. THIS DOCUMENT INCLUDES A  
RELEASE OF LIABILITY AND WAIVER OF CERTAIN LEGAL RIGHTS.**

I, on behalf of myself, my children, if any, as well as my guests, children and authorized additional users listed on my Property Owner Form (if applicable), desire to participate in activities at the pool, clubhouse, tennis courts, sports fields or use other equipment, amenities, facilities, premises or property (collectively, the "Recreation Amenities") owned or operated by the Leyden Rock Metropolitan District No. 10 (the "District") for the benefit, use and enjoyment of the residents and property owners of the Leyden Rock Metropolitan District (the "District"), and recognize the possibility of physical injury and loss associated with activities, including, but not limited to, swimming and sports. I agree that I and my children will abide by all rules, regulations, and policies of the District, and release the District from all liability for property damage and bodily injury, occurring directly or indirectly, in connection with the use of the Recreation Amenities. I further acknowledge that I am authorized to use the Recreation Amenities of the District, and have completed either the Property Owner Form, on which I am listed as an owner residing within the District, or an Additional Authorized User Form. I acknowledge that if I submit an Additional Authorized User Form, I must be listed as an authorized user on a Property Owner Form submitted by an owner of property within the District.

I, as an adult participant, and for and on behalf of my participating children, if any, agree as follows:

1. to release and agree not to sue the District, its directors, employees, agents, and subcontractors with respect to any and all claims, liabilities, suits or expenses, including attorneys' fees and costs (hereinafter collectively a "Claim") for any injury, damage, death or other loss incurred by me, my children, my guests, or my authorized users, in any way connected, directly or indirectly, with participation in activities and/or use of any equipment, facilities or premises of the District by me, my children, my guests, or my authorized users. I understand I agree here to waive all Claims I or my children may have against the District and agree that neither I, my children, nor anyone acting on my or my children's behalf, will make a Claim against the District as a result of any injury, damage, death or other loss suffered by me or my children, my guests, or my authorized users; and

2. to release and to indemnify, defend, and hold harmless ("indemnify" meaning protect by reimbursement or payment) the District, its representatives, directors, employees, agents, and subcontractors with respect to any and all actions, liabilities, suits, and/or claims: (a) brought by or on behalf of me, my children or a family member, my guests, or my authorized users for any injury, damage, death or other loss in any way connected with participation in activities and/or use of the Recreation Amenities by me, my children, my guests, or my authorized users; and/or (b) brought by another user or participant or any other person for any injury, damage, death or other loss to the extent caused, directly or indirectly, by my own conduct of that of my children, my guests, and my authorized users in the course of participating in activities, and/or using the Recreation Amenities.

I further acknowledge I have reviewed and evaluated the risks and determined to use or allow my children, guests, and authorized users to use the Recreation Amenities with full knowledge and acceptance of the risks. I understand that the District does not provide insurance coverage for accidents or injury sustained by me, my children, my guests, or my authorized users. I agree that use of the Recreation Amenities and participation in activities or events at the Recreation Amenities shall be undertaken by me, my children, my guests, or my authorized users at our sole risk, and the District shall not be liable for any injuries or any damage, or be subject to any claim, demand, injury or damages whatsoever, irrespective of cause or origin.

The District shall not be responsible or liable for articles damaged, lost, or stolen, in or about the Recreation Amenities, or for loss or damages to any property including but not limited to automobiles and the contents thereof.

This Release, Waiver and Indemnity Agreement includes claim(s) resulting from the District's negligence, and includes claim(s) for personal injury or wrongful death (including claim(s) related to emergency, medical, drug and/or health issues, response, assessment or treatment), property damage, loss of consortium, breach of contract or any other claim.

I hereby attest that I have (1) carefully read, understand, and voluntarily sign this document and the above disclaimer, and acknowledge that it shall be effective and binding upon me, my minor children, spouse and other family members, and my heirs, executors, representatives, subrogors and estate; and (2) that I have received, read and understand the District's rules, regulations, policies and procedures governing the Recreation Amenities:

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**EXHIBIT B**  
Waiver and Consent Form

#965623v20

**LEYDEN ROCK METROPOLITAN DISTRICT  
WAIVER OF RIGHTS, ASSUMPTION OF RISKS, RELEASE OF CLAIMS,  
AND  
AGREEMENT TO INDEMNIFY**

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I am 18 years of age or older, or the legal guardian of the below named person, and in consideration of using or participating in activities, services and programs at Leyden Rock Metropolitan District (the “District”), District facilities, including but not limited to, the clubhouse, pools, pool deck, locker rooms, showers, play areas, dressing rooms, and workout areas (the “Facilities” of the District) must read and sign this Waiver of Rights, Assumption of Risks, Release of Claims, and Agreement to Indemnify (“Waiver”). The Facilities are managed by AdvanceHOA Management, Inc. (the “Facilities Manager”). This Waiver is not a waiver of the District’s protections under the Colorado Governmental Immunity Act.

**PLEASE READ THIS WAIVER AND RELEASE CAREFULLY AND MAKE SURE YOU UNDERSTAND IT. BY SIGNING THIS DOCUMENT, YOU CHOOSE TO WAIVE CERTAIN LEGAL RIGHTS.**

As signor of this Waiver, you, and/or those of whom you are legal guardian to (collectively, “You”) recognize and acknowledge that participation in activities, services and programs including but not limited to: wading, recreational swimming, lap swimming, exercising, sun-bathing, use of any exercise equipment or machines, sports, and supervised or unsupervised activities and programs within the Facilities or outside the Facilities sponsored or endorsed by the District or Facilities Manager (each a “Recreational Activity” and together the “Recreational Activities”) and using or accessing the Facilities is HAZARDOUS and involves risk of serious personal injury and loss. The risks include, but are not limited to: bodily injury, cardiovascular stress or failure, slipping and falling, drowning, permanent disability, death, damage to personal property, collisions with other persons, exposure to inclement or dangerous weather, allergic reactions, insect or animal bites, severe social, emotional, or economic losses, sprains, broken bones, torn muscles or ligaments, and contraction of infection or disease. These injuries or losses might result from You or your guest’s conduct or omissions, the conduct or omission of others (including that of the District or the Facilities Manager, or both), the rules of play, or the condition of the Facilities or any equipment. You understand and acknowledge that the above list is not complete or exhaustive, and that other risks, known or unknown, identified or unidentified, may also result in **injury, death, illness or disease, or damage to property.**

Being fully aware that use of the Facilities and participation in Recreational Activities involves risks, You agree, covenant and promise and voluntarily assume all responsibility, all liability and all risks and dangers, whether or not described here, and whether or not such risks and dangers are known or unknown, foreseeable or unforeseeable, including but not limited to, for injury, death, illness, disease, or damage to property, arising out of or in any way connected with use of the Facilities and participation in Recreational Activities.

You agree that You are legally responsible for You and your guest’s actions, including but not limited to any damage to property and any personal injury or death caused by such actions. You understand and agree that the District and the Facilities Manager, and their respective officers, employees, agents, consultants, and representatives, are not and shall not be subject to, or liable for, any claims, demands, injuries, or damages whatsoever, irrespective of cause or origin, even if such claims, demands, injuries, or damages are caused, in

whole or in part, by the negligence of the District or the Facilities Manager, or their respective officers, employees, agents, consultants, or representatives. You expressly waive all claims, demands, injuries, and damages that You have or may have, now or in the future, against the District or the Facilities Manager (or both), which are related to, arising out of or in any way connected with participation in Recreational Activities or use of the Facilities.

You agree to RELEASE, WAIVE, FOREVER DISCHARGE, COVENANT NOT TO SUE, AND NOT ASSERT OR OTHERWISE MAINTAIN OR ASSERT ANY CLAIM against the District or the Facilities Manager, or their respective officers, employees, agents, consultants, and representatives, for any and all liability, claims, demands, causes of action or rights of action, loss, damages, or injury to persons or property, sustained by You, or your guests, which are related to, arising out of or in any way connected with participation in Recreational Activities or use of the Facilities, including attorney's fees and costs incurred.

You further agree, promise and covenant to INDEMNIFY AND HOLD HARMLESS the District and the Facilities Manager, and their respective officers, employees, agents, assigns, consultants, and representatives, for (i) any injury to person or property, death, illness, disease or damage, expenses and costs including attorney's fees, which may result from You or your guest's participation in any Recreational Activity or use of or access to the Facilities or other property owned by the District, including claims from third-parties; and (ii) any injury to person or property, death, illness, disease or damage, expenses and costs including attorney's fees. This agreement to indemnify and hold harmless applies equally to claims, losses, and injuries caused or alleged to be caused, in whole or in part, by the negligence of the District or the Facilities Manager, or both.

This Waiver applies to and binds You and your personal representatives, assigns, heirs, and next of kin.

**BY SIGNING THIS WAIVER, YOU AGREE THAT YOU (1) HAVE RECEIVED SUFFICIENT INFORMATION REGARDING THE FACILITIES AND RECREATIONAL ACTIVITIES TO ASSESS THE POTENTIAL DEGREE OF RISK INVOLVED, AND THE EXTENT OF POSSIBLE INJURY, (2) UNDERSTAND THE ACTIVITIES AND POTENTIAL RISKS, (3) HAVE CAREFULLY READ THIS WAIVER AND FULLY UNDERSTAND THE EFFECT OF RELINQUISHING THE RIGHTS THAT YOU HEREBY WAIVE, (4) UNDERSTAND THIS WAIVER IS NOT A WAIVER OF THE DISTRICT'S PROTECTIONS UNDER THE COLORADO GOVERNMENTAL IMMUNITY ACT, AND (5) VOLUNTARILY SIGN THIS WAIVER.**

*I consent to the named person's participation in the Recreational Activities and use of the Facilities with knowledge of and in spite of the risks and I understand and acknowledge that by signing this document I have given up certain legal rights or possible claims which I might otherwise be entitled to assert or maintain against the District and the Facilities Manager, and their respective officers, employees, agents, assigns, consultants, and representatives.*

_____	_____	_____	_____
Name	Date of Birth	Signature	Date
_____	_____	_____	_____
Address	City, State, Zip Code	Telephone number	
_____			



---

\*Name of Participant  
(\*Complete if the participant is different than the signor)

**EXHIBIT C**  
Pool Fob Request Form

#965623v20

**LEYDEN ROCK METROPOLITAN DISTRICT  
POOL FOB REQUEST FORM**

Name (please print): \_\_\_\_\_  
 Property Address: \_\_\_\_\_  
 Out-of-District Address: (If Applicable) \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 Contact Number(s): \_\_\_\_\_

**NEW FOB REQUESTS:**

<u>Card Type</u>	<u>Price (per fob)</u>	<u>Quantity Requested</u>	<u>Total Cost</u>
New Pool Fob	\$0.00 (up to two)		
First Replacement Pool Fob	\$10.00		
Second or Subsequent Replacement Pool Fob	\$25.00		
Please pay the following total:			

CASH WILL NOT BE ACCEPTED AND WILL BE RETURNED.  
 ALL CHECKS OR MONEY ORDERS SHOULD MADE OUT TO:  
 "LEYDEN ROCK METROPOLITAN DISTRICT"

**PLEASE SEND ALL PAPERWORK & FEES, INCLUDING THE MANDATORY FORMS TO:**

Leyden Rock Metropolitan District  
 c/o Advance HOA Management, Inc.  
 P.O. Box 370390  
 Denver, CO 80237

---

*Office Use Only:*  
 All Items Received: Y or N If Not: Date Returned to User: \_\_\_\_\_  
 Processed By: \_\_\_\_\_  
 Check No. \_\_\_\_\_ Money Order No. \_\_\_\_\_  
 Date Activated: \_\_\_\_\_ Other Notes: \_\_\_\_\_  
 Date Received: \_\_\_\_\_

**EXHIBIT D**  
Pool Rules and Regulations

#965623v20

**POOL RULES AND REGULATIONS  
LEYDEN ROCK METROPOLITAN DISTRICT**

1. **Pool Hours:** The Pool shall be open from Memorial Day through Labor Day with the following hours. Pool hours are subject to change without notice.

	<b>Open Swim</b>	<b>Lap Swim</b>
Sunday	9 a.m. – 7:45 p.m.	7 a.m. – 9 a.m. 8 p.m. – 9 p.m.
Monday	9 a.m. – 7:45 p.m.	7 a.m. – 9 a.m. 8 p.m. – 9 p.m.
Tuesday	9 a.m. – 7:45 p.m.	7 a.m. – 9 a.m. 8 p.m. – 9 p.m.
Wednesday	9 a.m. – 7:45 p.m.	7 a.m. – 9 a.m. 8 p.m. – 9 p.m.
Thursday	9 a.m. – 9 p.m.	7 a.m. – 9 a.m.
Friday	9 a.m. – 9 p.m.	7 a.m. – 9 a.m.
Saturday	9 a.m. – 9 p.m.	7 a.m. – 9 a.m.

2. All users shall still be required to have a picture ID with them when using the facilities. Staff will have the right to do spot checks to verify eligibility to use the pool. Failure to provide this information when asked can mean suspension of your access rights and removal from the premises.

3. **No person 13 years of age and younger is allowed in the pool area unless accompanied by an adult over 18 years of age, or a minor aged 16-17 for whom a “minor release form” is on file with the District (and on which parents have expressly authorized their children to supervise other minors).** Children 14-17 may swim unsupervised after their parents turn in a “Minor Release Form” to use the amenities without adult supervision. All minors will need to have a valid pool fob. If approved minors will be bringing guests that are between the ages of 14-17 without adult supervision, those minor guests will also need to have a Minor Release Form on file with the District before access will be granted to the facilities.

4. An adult or a minor aged 16-17 for whom a Minor Release Form is on file with the District (and on which the minor’s parents have expressly authorized the minor to supervise other minors) must be in the pool and within reach of all children of non-swimming ability aged 9 and under. Adult chaperones or minors aged 16-17 for whom a Minor Release Form is on file with the District (and on which the minor’s parents have expressly authorized the minor to supervise other minors) are required to be in the pool area to supervise children aged 10-13, but are not required to be in the water if the children can swim.

5. Swimmers are to supply their own towels and swimwear.

6. Children under the age of 7 using the wading pool shall at all times be directly supervised by a parent, legal guardian, other adult over the age of 18, or by a minor aged 16-17 for whom a Minor Release Form is on file with the District (and on which the minor’s parents have expressly authorized the minor to supervise other minors), as authorized by the parent or legal guardian. Any person not able

to control his or her bodily functions must wear swim diapers beneath his or her bathing suit. No plastic, disposable or cloth diapers are permitted.

7. Each property shall be allowed five (5) guests per day for use of the pool. If you will have more than this number of guests attending the pool with you, prior approval from the District representative will be required.

8. Pool is for use by residents or property owners of the District and their guests only unless all applicable non-resident user fees have been paid in advance.

9. All guests must wear proper attire when utilizing the swimming pool facility. No undergarments, cutoffs, or shorts (swimming suit shorts are allowed) will be allowed.

10. Animals (**except service animals**) are not allowed in the pool area. Pets may not be left outside the pool area unattended, or tied to the fence, at any time.

11. Food and drink are permitted in the pool area. **No glass** containers are allowed in or around the pool area. Only plastic and paper containers may be used. User must clean up after themselves. **No alcohol is permitted in the pool area at any time. Failure to adhere to this rule may cause loss of pool privileges.**

12. No running, shoving, dunking, rough play, or excessive noise is allowed in the pool or locker room area. **FOUL, ABUSIVE OR LOUD LANGUAGE WILL NOT BE TOLERATED AND YOU WILL BE ASKED TO LEAVE THE FACILITIES.**

13. The only play balls allowed in the pool shall be Nerf-type balls and inflatable plastic beach balls. Tennis balls, golf balls, footballs, basketballs, or other hard balls will not be allowed.

14. Squirt guns, diving toys and reasonably sized floatation devices shall be allowed as long as use of these items does not interfere at any time with another individual's enjoyment of the facility.

15. With the exception of squirt guns, no weapons of any kind shall be allowed on or around the Recreation Amenities, including but not limited to pocket knives or guns.

16. No bicycles, skateboards, roller blades, or similar are permitted in the pool area, in front of the entrance gates and on or about landscaped areas. Bicycles will need to be stored in the bicycle racks provided.

17. No hanging on lane/pool dividers is permitted.

18. Smoking and/or tobacco, marijuana and other similar products are not permitted in the pool area or within 25 feet of the pool fence. The use of illegal drugs is not allowed.

19. The District is not responsible for any loss or theft of personal belongings.

20. Radios and other electronic devices must be played so as not to offend others.

21. Failure to follow the pool rules may result in forfeiture of your deposit, suspension of pool privileges, and/or proper authorities being notified.

22. Pool may be closed when air temperature is 65 degrees and below, or when lightning is spotted.

**EXHIBIT E**  
Minor Release Form

#965623v20



**LEYDEN ROCK METROPOLITAN DISTRICT  
MINOR RELEASE FORM**

I, \_\_\_\_\_ (Name of Parent or Legal Guardian) hereby affirm that I am the parent or legal guardian of the following minors below the age of 18:

Name (Please Print)	Date of Birth
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

As the parent or legal guardian of the above-listed minor(s), I acknowledge and agree that any minors 13 years of age or younger may only use the Recreational Amenities of the District if accompanied by an adult over 18 years of age or by another minor aged 16-17 for whom a Minor Release Form is on file with the District and on which such minor's parents have expressly authorized their child aged 16-17 to supervise other minors.

As the parent or legal guardian of the above-listed minor(s), I hereby authorize those minors listed above who are ages 14 to 17 to use the following Recreation Amenities of the District without my presence and without the presence of another parent, legal guardian or other authorized minor aged 16 to 17 (**check all facilities that are authorized for use by the minor(s)**):

\_\_\_\_\_ Pool(s)

I further authorize/do not authorize those minor(s) listed above who are at least 16 years old to supervise, chaperone, and monitor other minors in the pool area, without my presence and without the presence of another parent or legal guardian. (**check yes or no**):

\_\_\_\_\_ Yes    List name(s) of minor(s) authorized to supervise: \_\_\_\_\_  
\_\_\_\_\_ No

In making such authorizations, I acknowledge and agree any activities engaged in at the indicated facilities by said minor will be wholly unsupervised by a lifeguard or other attendant and shall be at the minor's sole and unilateral risk. The District shall not be liable for any injuries or damages caused or incurred by said minor, or be subject to any claim, demand, injury or damages whatsoever, irrespective of cause or origin and the negligence of the District's agents, servants, assigns, or employees, or otherwise.

It is agreed and understood that a minor's unsupervised use of the above-indicated use of the Recreation Amenities may be revoked at any time by a District Representative in the event that said minor disregards or otherwise violates any District rules, regulations, or policies, or otherwise engages in conduct inappropriate for use of the Recreation Amenities.

By: \_\_\_\_\_ (Signature of Parent of Legal Guardian)

Print Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Contact Number: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT F**  
Application for Facility Use and  
Waiver and Consent Form

# LEYDEN ROCK METROPOLITAN DISTRICT

## Application for Facility Use

**Applicant Name:** \_\_\_\_\_

**Applicant Address:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Daytime Phone #:** ( ) \_\_\_\_\_ **Alt./Cell:** ( ) \_\_\_\_\_

**Email:** \_\_\_\_\_ **Contact Person On-Site:** \_\_\_\_\_

**Date Requested:** \_\_\_\_\_ **Purpose of Rental:** \_\_\_\_\_

**Facility Requested:** \_\_\_\_\_ **Will Alcohol Be Present\*:**  Yes  No **Est. Attendance\*:** \_\_\_\_\_  
 (If alcohol will be present security and additional liquor liability insurance is required.) (If more estimated attendance is more than 60 persons, security is required).

**Clubhouse** Deposit: \_\_\_\_\_ Fee: \_\_\_\_\_  
Time: From \_\_\_\_\_ am/pm To \_\_\_\_\_ am/pm (Hours: 10am – Midnight)  
 Max. Persons: 120

**Required to be submitted with application:** Mail completed paperwork to: Leyden Rock Metropolitan District , 17685 West 83<sup>rd</sup> Drive, Arvada, Colorado, Phone: 303-423-0270

- Completed Application
- Completed Clubhouse Rental Agreement(s)
- Rental Fee – Check made payable to Leyden Rock Metropolitan District
- Deposit – Separate check made payable to Leyden Rock Metropolitan District
- Signed Waiver and Release from Liability and Agreement to Indemnify
- Liquor Liability

**INDEMNIFICATION/WAIVER OF LIABILITY:** Applicant, its successors and assigns, assumes all liability and risk and will defend, indemnify and hold harmless the Leyden Rock Metropolitan District (the “District”), the District’s directors, staff, employees, consultants, licensees, invitees, agents, successors, and assigns from any and all injuries, loss, claims, liability, damages, and costs, including, without limiting the generality of the foregoing, court costs and attorneys’ fees, caused by, resulting from, or in any way arising out of the use of the District’s facilities by the applicant, its guests, licensees, invitees, agents, contractors, subcontractors, employees, successors, and/or assigns.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

For Internal Use Only	
Rental Application, Agreement, Rental Fee & Deposit Reviewed By: _____ Date: _____	Fee Pd. \$ _____ Check # _____ Deposit Pd. \$ _____ Check # _____ Lifeguard Fee Pd.: \$ _____ Check # _____ Security Fee Pd.: \$ _____ Check # _____ Total Pd. \$ _____
Special Instructions:	



**EXHIBIT G**  
Clubhouse Rental Agreement

# Leyden Rock Metropolitan District

c/o Advance HOA Management, Inc.

P.O. Box 370390

Denver, CO 80237

303-482-2213

303-495-5895 (fax)

## Clubhouse Rental Agreement

This Clubhouse Rental Agreement (“Agreement”) is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between Leyden Rock Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”) and \_\_\_\_\_ (the “Rental Party”) for use of the District Clubhouse.

1. Availability. District sponsored programs and activities have priority of use of District facilities; therefore, consecutive nightly, weekly or monthly usage may not be available. The Rental Party represents that the event is a private function, by invitation only, and is not open to members of the general public. It is also acknowledged that the Rental Party’s right to use the Clubhouse for this event is subject to: (a) the District’s Rules and Regulations, (b) being in good standing with the District at the time this Agreement is signed, and at the time of the event, and (c) prior reservations. The Rental Party must be at least 18 years of age to reserve a facility or 21 years of age if alcohol will be present.

2. Rental Rates.

	Deposit	Rental Rate per Hour	Restrictions
Resident of the District	\$250	\$150 for the first 3 hours \$35 for each additional hour	None.
Non-Resident of the District	\$250	\$250 for the first 3 hours \$50 for each additional hour	None.
District Informal Committees	\$250	\$0	None.

3. Security. **Security personnel are required for all rentals during which sixty (60) or more persons will be in attendance or if alcohol will be present.** If security personnel are required, the Rental Party will be responsible for all costs related thereto. In the event this provision is violated by the Rental Party, the Rental Party shall automatically be assessed a minimum penalty of \$250 and may be suspended from all Clubhouse privileges for a period of up to 12 months at the discretion of the Board of Directors of Leyden Rock Metropolitan District (the “Board”) or District Manager. Below is a list of security companies that may be willing to provide security personnel for your event. The District does not endorse or is the District affiliated with any of these companies. Approval of security personnel by the District does not constitute a warranty or guarantee of such security personnel’s performance by the District.

Metropolitan Protective Services Phone: 720-222-0757	American Hawk Security Phone: 303-522-1360	Great Events of Colorado Phone: 303-408-3187
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4. Reservations/Cancellation. Reservations will not be considered final until approval is granted, and the appropriate fee(s) and deposit(s) have been received. Rentals are approved on a first-come, first-served basis. It is not guaranteed that the requested date will be available. Functions may be cancelled without penalty by the Rental Party by sending written notice to District staff no less than seven (7) days in advance. It is understood that the penalty for cancellation of a function less than seven (7) days in advance is a forfeiture of the Rental Fee. The District may terminate this Agreement prior to the day of the event if the District, in its sole discretion, determines that use of the Clubhouse for the event will adversely affect the public health, safety or welfare. Upon termination of this Agreement by the District, the District shall refund the full Deposit and the full Rental Fee (as shown on the Application for Facility Use (the "Rental Application") to the Rental Party.

5. Use of Facilities. The Rental Party shall have exclusive use of the Clubhouse during the Rental Period, for the sole purpose of staging the event as described in the Rental Application. Only the kitchen, common room, restrooms, and covered patio area are reserved under this Agreement. The pool, grills, play-area and any other amenities are not reserved under this Agreement and may be used by homeowners on a first-come, first-served basis.

6. Payment. It is agreed that all payments will be made at the times specified in the Rental Application. Payment of the fees and charges shall be by check or credit/debit card.

7. Use of Pool. The pool area is available to all residents during normal operating hours. The Rental Party acknowledges that they are renting the Clubhouse only and will not have use of the pool area. The Rental Party agrees that no one in the Rental Party's event will interfere with use of the pool by others.

8. Set Up / Cleaning. All set up, take down, and clean-up is the responsibility of the Rental Party. Upon conclusion of the event, the Clubhouse will be left in its pre-event condition, all decorations will be removed, and trash will be bagged, removed from the facility, and placed in the trash receptacle in the parking lot. All equipment and furniture will be returned to their proper storage locations or removed, as applicable. Standard cleaning, including vacuuming, surface cleaning, mopping hard floors, cleaning the kitchen, refrigerator, and restrooms will be performed, as needed, by the Rental Party. The Rental Party will also be responsible for cleanup of the exterior grounds if needed.

9. Condition of Facilities. A pre-event condition checklist is to be completed by the Rental Party. The Rental Party is responsible for reporting any existing damage of the facility to District staff before their event begins on the provided checklist. Failure to report damage will result in the Rental Party accepting responsibility for all existing damage. The Rental Party agrees to complete the checklist given at the time of reservation. As soon as reasonable after the event, a District representative will perform an inspection of the Clubhouse. The District shall be entitled to take such actions as required to restore the Clubhouse to its condition immediately preceding the event, and the Rental Party shall be responsible for all costs and expenses incurred by the District related to such actions.

10. Damage/Security Deposit. The Rental Party agrees that if, in the sole judgment of District staff, the District must incur costs to restore the Clubhouse or any of the District's facilities to its/their pre-event condition, the District shall be entitled to apply the full Deposit or any portion thereof against such costs. If the Deposit is insufficient to pay for the damages and/or clean up, the Rental Party agrees to pay for any and all additional costs. The Rental Party further agrees that the District may invoice the Rental Party for any charges in excess of the Deposit. The Rental Party agrees to pay any such invoice charges within thirty (30) days, and if any such invoice charges are not paid within thirty (30) days, interest shall accrue at a rate of eighteen percent (18%) per annum from the thirtieth day following the date of the invoice until paid. Such unpaid amounts shall become part of the fees and charges due and owing by the Rental Party to the District and shall constitute a perpetual statutory lien against the real property owned by the Rental Party (or the Owner as set forth on the signature page) pursuant to § 32-1-1001(1)(j), C.R.S. The selection of the contractor for any cleaning, repairing or replacement shall be within the sole discretion of the District. The District shall refund the Deposit, or any remaining amount thereof, within thirty (30) days from the first business day immediately following the event, to the Rental Party.



11. Alcoholic Beverages. Alcoholic beverages may be served as long as the Rental Party abides by the following conditions: **(IF ALCOHOL IS TO BE PRESENT, THE RENTAL PARTY IS REQUIRED TO HAVE OFF-DUTY POLICE OFFICER(S) OR SECURITY.)**

- a. No fee will be charged, either directly or indirectly (*i.e. no cash bar*) for the consumption of alcoholic beverages.
- b. No alcoholic beverages, including 3.2 beer, will be served, at any time, to any person who is under 21 years old or to any intoxicated person.
- c. It is acknowledged that the District does not hold or maintain a liquor license, and permission to serve alcoholic beverages does not constitute a liquor license. The Rental Party shall be solely responsible for compliance with the liquor laws of the State of Colorado. No alcoholic beverages will be served or consumed outside of the Clubhouse.
- d. If any persons under the age of 21 attending the event, whether invited or uninvited, bring alcoholic beverages onto the Clubhouse premises, the Rental Party shall take action to have such beverages removed from the premises. If necessary, the Rental Party will call the police to seek assistance with the enforcement of this policy. At any event in which the majority of the attendees are under 21 years old, the Rental Party will assure that there is at least one adult chaperone present at all times for every ten (10) persons under 21 years old.
- e. If any adult (persons 21 years old or older) attending the event, whether invited or uninvited, is abusing or misusing alcohol on the Clubhouse premises, the Rental Party will take action to have such activities stopped, and if necessary, notify the police to seek assistance.
- f. The Rental Party agrees to arrange alternate transportation for any attendee who is unable to safely and responsibly drive away from the event due to intoxication. The Rental Party agrees that they are solely responsible for any claim or liability that arises as a result of the serving of alcoholic beverages at their event.
- g. The Rental Party shall indemnify and hold harmless the District for any claims, actions, or suits brought by third-parties against the District for any damages caused as a result of Rental Party's failure to comply with the provisions of this Agreement.
- h. The Rental Party is required to provide a Host Liquor Liability Insurance Policy naming "Leyden Rock Metropolitan District" as an additional insured in an amount of \$1,000,000.
- i. **Security personnel are required for all rentals during which alcohol will be present. No exceptions will be granted.** If security personnel are required, the undersigned will be responsible for all costs related thereto. Security personnel must be approved by District staff. ***In the event this provision is violated by the Rental Party, the Rental Party shall automatically be assessed a minimum of \$250 penalty and shall be suspended from all Clubhouse rental privileges for twelve (12) months.***
- j. If the Rental Party indicates that no alcohol is needed and shows up to the reservation with alcohol, a portion or entire amount of your deposit will be forfeited, along with your right to rental facilities, and your reservation will be canceled if alcohol is not removed prior to the start of the reservation.

12. Smoking/Tobacco. The Rental Party acknowledges that the Clubhouse and pool areas are **NONSMOKING** facilities. No smoking or use tobacco is allowed anywhere within the Clubhouse and the fenced areas of the pool, or within 25 ft. of the Clubhouse, pool or play area, at any time. The Rental Party agrees that violation of this provision will be sufficient reason for assessment of an additional \$100.00 fine.

13. Use Restrictions. No staples, nails, tacks, pins, tape or screws are allowed to be fastened by the Rental Party to any District facility at any time. The Rental Party agrees that use under this Agreement will comply with all laws of the United States, the State of Colorado, all ordinances, rules and regulations of Jefferson County and the City of Arvada and the requirements of the District, District staff, local police and fire departments. The following use restrictions shall be in effect at all times:

- a. Excessive noise or misconduct shall be grounds for immediate revocation of the right to use the facilities. All music must be kept at levels that do not disturb the reasonable peace and quiet of any citizen. All noise shall be confined within the building and doors will remain closed when music is playing.
- b. Upon sufficient cause and in the interest of the safety of the public, the District, its authorized representatives (including private security) and the Arvada police department shall have authority to close the Clubhouse to public and private activities.
- c. City of Arvada fire codes mandate the legal capacity of the Clubhouse. Doors may not be blocked; a clear five-foot width pathway to ensure safe exit must be maintained. Throwing rice, birdseed or confetti is not permitted. Special permission may be granted on a case-by-case basis.
- d. No weapons of any type or fireworks are allowed in the Clubhouse or the immediately surrounding area.
- e. No balloons inflated with helium or any similar gas are allowed in the Clubhouse.
- f. Events of a commercial nature may be held in the Clubhouse provided that the Rental Party submits Rental Application, completes and executes this Agreement, and pays the applicable deposit and rental fees.
- g. The Rental Party is required to be present for the entire event, including the mandatory checkout.
- h. The Rental Party agrees to comply with all state and local laws, ordinances, and regulations, including, but not limited to, those governing the serving and/or consumption of alcohol, parking, open container, noise, disorderly conduct, or loitering. The Deposit may be forfeited as the result of violating these provisions.

14. Parking. The Rental Party acknowledges that parking is available only on a first come, first serve basis. Function guests may not park in areas designated as no parking areas. Cars parked in inappropriate areas must be moved upon request or will be towed at the owner's expense.

15. Vendors and Suppliers. All Rental Parties will furnish their own equipment and materials unless specifically designated on the Rental Application. Subject to prior agreement being made with District staff, the Rental Party agrees that entertainment companies, caterers, florists, photographers and all other third parties providing services for the event, will coordinate their arrival and departure times to coincide with the base use period. If the facility is not left vacant after the completion of the rental, it is understood that the actual costs of tear-down will be assessed, and the Rental Party will be responsible for all cleaning, storage, and rental fees during the time premises are not vacant.

16. Loss. The District is not responsible for lost or stolen articles.

17. Exceptions. Any exceptions to the provisions set forth in this Agreement will be considered by the District on an "as requested" basis and such requests shall be submitted in writing.

18. Breach of Agreement/Fines. The Rental Party agrees that violation of any of the above provisions or the District's Rules and Regulations may result in fines of up to \$250.00 per violation, forfeiture of the Deposit, and additional fees/fines, being billed to the Rental Party, at the discretion of the Board or District

staff. Further, any such violation may preclude the Rental Party from using District facilities in the future, in the discretion of the Board or District staff. The District shall have all rights available under law and the District's governing documents for enforcement of the provisions of this paragraph.

19. Insurance. The Rental Party agrees that it will be responsible for all insurance respecting the facilities during its use under this Agreement, and will assert no claim of coverage under any insurance policy of any District applicable during the period of such use.

20. Limitation of Liability and Indemnification. Rental Party accepts full responsibility for all guests and agrees to be financially responsible for any damage caused by them, even if such costs exceed the amount of the Deposit. Rental Party releases and agrees to fully indemnify, hold harmless and defend the District and its representatives from all liability resulting from Rental Party's use of the Clubhouse and surrounding area, including liability for any attendee to Rental Party's function. Rental Party agrees to save, indemnify, defend and hold harmless the District and its officers, directors, agents, employees, contractors and subcontractors against any and all damages, losses, liabilities, claims, costs and expenses, including reasonable attorneys' fees arising out of any claim asserted by the undersigned, his or her family, guests, employees, invitees or third-parties in conjunction with or arising in any way out of the use, operation or maintenance of the Clubhouse. Rental Party expressly acknowledges and agrees that the activities at the facility may be dangerous and involve risk or serious injury and/or death and/or property damage and hereby assumes full responsibility for the risk of bodily injury, death or property damage resulting from the negligence of the District or otherwise while in or upon the District's facilities or for any purpose while participating in the event which is the subject of this Agreement. Rental Party hereby releases, waives, discharges and covenants not to sue the District, its officers, officials, representatives and assigns from all claims, demands and any and all manner of actions, causes of action, suits, damages, claims and demands whatsoever in law, or in equity, which the Rental Party now has, or which its successors, executors or administrators hereafter can, shall or may have, for, upon or by reason of any manner, cause created by or existing out of the permitted use of the facilities by the Rental Party, or any person using the reserved facilities. Rental Party expressly agrees that this reservation, release and indemnification is intended to be as broad and inclusive as is permitted by the law of the state of Colorado, and further that if any part hereof is held invalid, the remainder of this section and this Agreement shall continue in legal force and effect.

21. Animals. No animals, except documented service animals for the disabled, are allowed in the facilities.

22. Severability. If any portion of this agreement is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Agreement a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

23. Miscellaneous. This agreement constitutes the entire agreement between the parties with respect to the matters addressed herein, and shall supersede all prior oral or written negotiations, understandings and commitments.

24. Governmental Immunity. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify, in whole or in part, any governmental immunity that may be available by law to the District, its respective officials, employees, contractors, or agents, or any other person acting on behalf of the District and, in particular, governmental immunity afforded or available to the District pursuant to the Colorado Governmental Immunity Act, Title 24, Article 10, Part 1 of the Colorado Revised Statutes.

25. Counterpart Execution. This Addendum may be executed in several counterparts, each of which may be deemed an original, but all of which together shall constitute one and the same instrument. Executed copies hereof may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories hereto, and shall have the full force and effect of the original for all purposes, including the rules of evidence applicable to court proceedings.

**Rental Party has read and fully understands and has voluntarily signed this Agreement. Rental Party understands that this is a legal document and has had the opportunity to consult legal counsel or by signing below waives the right to do so. Rental Party shall be considered the legally responsible party for compliance with all rules and regulations of the District. Failure to fully comply with the terms and conditions of this Agreement and all rules and regulations of the District may result in the forfeiture of the Deposit and the Rental Party's ability to rent facilities in the future.**

**BY MY SIGNATURE BELOW, I HEREBY SWEAR TO HAVE READ AND UNDERSTAND, AND AGREE TO COMPLY WITH, THIS CLUBHOUSE RENTAL AGREEMENT, AND HAVE READ, AM FAMILIAR WITH, AND AGREE TO ABIDE BY ALL RULES AND REGULATIONS OF THE DISTRICT.**

X  
\_\_\_\_\_  
(Rental Party Signature)    Date

\_\_\_\_\_  
(District Staff Signature)    Date

X  
\_\_\_\_\_  
(Rental Party Name)

\_\_\_\_\_  
(District Staff Print Name)

Comments:

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**OWNER CERTIFICATION (if applicable)**

**I, \_\_\_\_\_, THE OWNER OF THE PROPERTY LOCATED AT \_\_\_\_\_, GIVE PERMISSION FOR MY RENTER TO USE THE CLUBHOUSE AND UNDERSTAND THAT ANY DAMAGES, LIABILITIES, ETC. ARE ULTIMATELY MY RESPONSIBILITY.**

**SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_**