

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
Weld County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2020

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INSERT INDEPENDENT AUDITOR'S REPORT

BASIC FINANCIAL STATEMENTS

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
STATEMENT OF NET POSITION
DECEMBER 31, 2020

	Governmental Activities
ASSETS	
Cash and Investments	\$ 35
Cash and Investments - Restricted	2,749,755
Receivable - County Treasurer	869
Due from Iron Mountain No. 3	28
Property Taxes Receivable	239,360
Total Assets	2,990,047
LIABILITIES	
Accrued Interest Payable - Bonds	111,160
Due to Iron Mountain No. 1	284
Noncurrent Liabilities:	
Due in More than One Year	8,109,441
Total Liabilities	8,220,885
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	239,360
Total Deferred Inflows of Resources	239,360
NET POSITION	
Unrestricted	(5,470,198)
Total Net Position	\$ (5,470,198)

See accompanying Notes to Basic Financial Statements.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020

		Program Revenues			Net Revenues (Expenses) and Changes 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	\$ 61,435	\$ -	\$ -	\$ -	\$ (61,435)
Interest and Related Costs on Long-Term Debt and Subordinate Bonds accrued interest	406,918	-	-	5,258	(401,660)
Total Governmental Activities	\$ 468,353	\$ -	\$ -	\$ 5,258	(463,095)
GENERAL REVENUES					
					238,280
					11,143
					37,852
					287,275
CHANGE IN NET POSITION					
					(175,820)
					(5,294,378)
NET POSITION - END OF YEAR					
					\$ (5,470,198)

See accompanying Notes to Basic Financial Statements.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020**

ASSETS	General	Debt Service	Capital Projects	Total Governmental Funds
Cash and Investments	\$ 35	\$ -	\$ -	\$ 35
Cash and Investments - Restricted	-	907,833	1,841,922	2,749,755
Due from Iron Mountain No. 3	-	28	-	28
Due from other funds	35	-	-	35
Receivable - County Treasurer	214	655	-	869
Property Taxes Receivable	42,928	196,432	-	239,360
Total Assets	\$ 43,212	\$ 1,104,948	\$ 1,841,922	\$ 2,990,082
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Due to other funds	\$ -	\$ 35	\$ -	\$ 35
Due to Iron Mountain No. 1	284	-	-	284
	284	35	-	319
DEFERRED INFLOWS OF RESOURCES				
Property Tax Revenue	42,928	196,432	-	239,360
Total Deferred Inflows of Resources	42,928	196,432	-	239,360
FUND BALANCES				
Restricted				
Debt Service	-	908,481	-	908,481
Capital Projects	-	-	1,841,922	1,841,922
Total Fund Balances	-	908,481	1,841,922	2,750,403
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 43,212	\$ 1,104,948	\$ 1,841,922	

Amounts reported for governmental activities in the statement of net position are different because:

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

Bonds Payable	(7,945,000)
Bond Premium	(164,441)
Accrued Interest Payable - Bonds	(111,160)

Net Position of Governmental Activities	\$ (5,470,198)
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See accompanying Notes to Basic Financial Statements.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 58,637	\$ 179,643	\$ -	\$ 238,280
Specific Ownership Taxes	2,742	8,401	-	11,143
Interest Income	56	26,199	11,597	37,852
Transfer from Iron Mountain No. 1	-	406	-	406
Transfer from Iron Mountain No. 3	-	4,852	-	4,852
Total Revenues	<u>61,435</u>	<u>219,501</u>	<u>11,597</u>	<u>292,533</u>
EXPENDITURES				
County Treasurer's Fees	880	2,697	-	3,577
Miscellaneous	-	41	-	41
Paying agent fees	-	1,205	-	1,205
Transfer to Iron Mountain No. 1	60,555	-	-	60,555
Bond interest - Series 2019A	-	328,923	-	328,923
Total Expenditures	<u>61,435</u>	<u>332,866</u>	<u>-</u>	<u>394,301</u>
NET CHANGE IN FUND BALANCES	-	(113,365)	11,597	(101,768)
Fund Balances - Beginning of Year	<u>-</u>	<u>1,021,846</u>	<u>1,830,325</u>	<u>2,852,171</u>
FUND BALANCES - END OF YEAR	<u>\$ -</u>	<u>\$ 908,481</u>	<u>\$ 1,841,922</u>	<u>\$ 2,750,403</u>

See accompanying Notes to Basic Financial Statements.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020**

Net Change in Fund Balance - Governmental Fund \$ (101,768)

Amounts reported for governmental activities in the statement of activities are different because:

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	(81,528)
Amortization of Bond Premium	<u>7,476</u>

Change in Net Position of Governmental Activities \$ (175,820)

See accompanying Notes to Basic Financial Statements.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 58,725	\$ 58,637	\$ (88)
Specific Ownership Taxes	4,111	2,742	(1,369)
Interest Income	-	56	56
Total Revenues	<u>62,836</u>	<u>61,435</u>	<u>(1,401)</u>
EXPENDITURES			
County Treasurer's Fees	881	880	1
Transfer to Iron Mountain No. 1	61,955	60,555	1,400
Total Expenditures	<u>62,836</u>	<u>61,435</u>	<u>1,401</u>
NET CHANGE IN FUND BALANCE	-	-	-
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying Notes to Basic Financial Statements.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 1 DEFINITION OF REPORTING ENTITY

Iron Mountain Metropolitan District No. 2 (the District), a quasi-municipal corporation and a political subdivision of the State of Colorado under Title 32, Article I of the Colorado Revised Statutes, as amended ("C.R.S"), was organized and approved by the eligible electors of the District at an election held on Tuesday, November 7, 2006. The District was created by order and decree of the District Court in and for the Town of Windsor, Colorado in conjunction with the approval by the Town Board of a Consolidated Service Plan for the District, Iron Mountain Metropolitan District No.1 (District No. 1) and Iron Mountain Metropolitan District No. 3 (District No. 3).

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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal, interest, and other related costs on long-term general obligation debt.

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

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

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is always set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and, generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

Amortization

Original Issue Premium

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

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

For government-wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

In the government-wide financial statements, fund equity is classified as net position. Net position may be classified into three components: net investment in capital assets, restricted and unrestricted.

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.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

Assigned Fund Balance – The portion of fund balance that is constrained by the government’s intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

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

Statement of Net Position:

Cash and Investments	\$ 35
Cash and Investments - Restricted	2,749,755
Total Cash and Investments	\$ 2,749,790

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

Deposits with Financial Institutions	\$ 35
Investments	2,749,755
Total Cash and Investments	\$ 2,749,790

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.

At December 31, 2020, the District’s cash deposits had a bank and carrying balance of \$35.

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

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

The District generally limits its concentration of investments to those which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools

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

<u>Investments</u>	<u>Maturity</u>	<u>Amount</u>
US Government Issues	Various	\$ 1,460,760
Corporate Issues	Various	1,034,677
Municipal Issues	Various	144,701
Cash	Various	109,617
Total		<u>\$ 2,749,755</u>

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

U.S. Government Issues

The District invested a portion of its monies into U. S. Government Issues rated AAa by Moody. Detailed investments are as follows:

<u>Description</u>	<u>Market Value</u>	<u>Moody Rating</u>	<u>Coupon Rate</u>	<u>Maturity Date</u>
US Treasury Note	\$ 126,240	Aaa	2.125	6/30/2021
US Treasury Note	120,379	Aaa	0.375	3/24/2020
US Treasury Note	128,740	Aaa	2.125	6/30/2022
US Treasury Note	56,646	Aaa	2.125	6/30/2022
US Treasury Note	82,450	Aaa	1.375	6/30/2023
US Treasury Note	86,206	Aaa	2.500	5/15/2024
US Treasury Note	52,432	Aaa	1.500	11/30/2024
US Treasury Note	36,234	Aaa	1.125	2/28/2025
US Treasury Note	15,149	Aaa	2.125	6/30/2021
US Treasury Note	142,301	Aaa	2.875	11/15/2021
US Treasury Note	80,172	Aaa	1.625	11/15/2022
US Treasury Note	47,266	Aaa	2.750	11/15/2023
US Treasury Note	151,488	Aaa	2.125	6/30/2021
US Treasury Note	180,569	Aaa	0.375	3/24/2020
US Treasury Note	154,488	Aaa	2.125	6/30/2022
Total US Governmental Issues	<u>\$ 1,460,760</u>			

Corporate Issues

The District invested a portion of its monies into Corporate Issues rated Aa1 to Aa2 by Moody. Detailed investments are as follows:

<u>Description</u>	<u>Market Value</u>	<u>Moody Rating</u>	<u>Coupon Rate</u>	<u>Maturity Date</u>
Morgan Stanley Bank - CD	\$ 140,276	N/A	1.700	2/12/2021
Capital One Bank USA - CD	151,389	N/A	1.600	8/24/2021
Wells Fargo Bank - CD	154,631	N/A	3.000	1/18/2022
Berkshire Hathaway Inc.	13,028	Aa2	2.200	3/15/2021
Goldman Sachs Bank - CD	20,305	N/A	2.550	8/12/2021
Morgan Stanley Bank - CD	20,381	N/A	1.700	2/28/2022
Exxon Mobil Corporation	20,448	Aa1	2.397	3/6/2022
Wells Fargo Bank - CD	20,746	N/A	1.900	1/30/2023
Goldman Sachs Bank - CD	27,138	N/A	2.850	4/3/2024
Morgan Stanley Bank - CD	160,315	N/A	1.700	2/12/2021
Capital One Bank USA - CD	151,389	N/A	1.600	8/24/2021
Wells Fargo Bank - CD	154,631	N/A	3.000	1/18/2022
Total Corporate Issues	<u>\$ 1,034,677</u>			

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Municipal Issues

The District invested a portion of its monies into Municipal Issues rated Aaa to Aa3 by Moody. Detailed investments are as follows:

<u>Description</u>	<u>Market Value</u>	<u>Moody Rating</u>	<u>Coupon Rate</u>	<u>Maturity Date</u>
Grant County WA Public Util District 2	\$ 20,000	Aa3	1.465	1/1/2021
Grant County WA Public Util District 2	20,000	Aa3	1.465	1/1/2021
Rhode Island Hsg Mtg Fin Corp	24,992	Aa1	0.850	4/1/2023
Amarillo TX Idpt Sch Dist Unltd Tax	29,351	Aaa	-	2/1/2024
University Calif Revs Taxable Gen	25,358	Aa2	0.883	5/15/2025
Grant County WA Public Util District 2	25,000	Aa3	1.465	1/1/2021
 Total Municipal Issues	 <u>\$ 144,701</u>			

Cash

The District invested a portion of its monies in cash.

<u>Description</u>	<u>Market Value</u>
Cash	\$ 109,617
Total Cash	<u>\$ 109,617</u>

NOTE 4 LONG-TERM OBLIGATIONS

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2020:

	<u>Balance at December 31, 2019</u>	<u>Additions</u>	<u>Payments/ Reductions</u>	<u>Balance at December 31, 2020</u>	<u>Due Within One Year</u>
Limited Tax General Obligation Refunding & Improvement Bonds, Series 2019A	\$ 6,945,000	\$ -	\$ -	\$ 6,945,000	\$ -
Subordinate Limited Tax General Obligation Bonds, Series 2019B	1,000,000	-	-	1,000,000	
Series 2019A Bond Premium	171,917	-	7,476	164,441	
Total	<u>\$ 8,116,917</u>	<u>\$ -</u>	<u>\$ 7,476</u>	<u>\$ 8,109,441</u>	<u>\$ -</u>

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

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

Limited Tax General Obligation Refunding and Improvement Bonds, Series 2019A (the Senior Bonds) and **Subordinate Limited Tax General Obligation Bonds, Series 2019B** (the Subordinate Bonds, and with the Senior Bonds, the Bonds)

Bond Proceeds

The District issued the Senior Bonds and the Subordinate Bonds on December 20, 2019, in the respective par amounts of \$6,945,000 and \$1,000,000. Proceeds from the sale of the Bonds were used to fund a portion of the costs of acquiring, constructing, and/or installing additional public infrastructure to serve the Iron Mountain development. A portion of the proceeds of the Senior Bonds were also used to fund: (a) the Refunding Project, (b) capitalized interest, (c) the Reserve Fund, and (d) the costs of issuing the Bonds.

The Refunding Project consisted of the defeasance and payment, respectively, on the date of issuance of the Bonds, of the Subordinate Taxable Revenue Bond, Series 2011 and the 2014 Taxable Limited Tax Supported Revenue Loan from Points West Community Bank, which are obligations of Iron Mountain Metropolitan District No. 1 incurred for the purpose of funding or reimbursing the costs of public improvements.

The Bonds were issued by and are solely the obligations of the District although Iron Mountain Metropolitan District No. 3 (District No. 3) is obligated to pay the Bonds pursuant to a Pledge Agreement. The District and District No. 3 are referred to herein as the Taxing Districts.

Senior Bonds Details

The Senior Bonds bear interest at 5%, payable semi-annually to the extent of Senior Pledged Revenue available on June 1 and December 1 ("Interest Payment Dates"), beginning on June 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2024. The final maturity of the Bonds is December 1, 2049.

To the extent principal of any Senior Bond is not paid when due, such principal will remain outstanding until paid provided that in the event that any amount of principal of or interest on the Senior Bonds remains unpaid after the application of all Senior Pledged Revenue available on December 1, 2059, the Senior Bonds will be deemed discharged. To the extent interest on any Senior Bond is not paid when due, such unpaid interest will compound semi-annually on each Interest Payment Date, at the rate then borne by the Senior Bonds until the Senior Bonds are paid in full, subject to discharge, or the total repayment obligation of the District for the Senior Bonds equals the amount permitted by law.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Senior Bonds Optional Redemption

The Senior Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2024, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2024, to November 30, 2025	3.00%
December 1, 2025, to November 30, 2026	2.00
December 1, 2026, to November 30, 2027	1.00
December 1, 2027, and thereafter	0.00

Senior Bonds Pledged Revenue

The Senior Bonds are secured by and payable from the Senior Pledged Revenue consisting of the following revenues, net of any costs of collection: (a) all Senior Property Tax Revenues; (b) all Senior Specific Ownership Tax Revenues; and (c) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Senior Bond Fund.

Senior Property Tax Revenues means all moneys derived from imposition by the Taxing Districts of the Senior Required Mill Levy, net of the costs of collection and any tax refunds or abatements authorized by or on behalf of the County.

Senior Specific Ownership Tax Revenues are the specific ownership taxes remitted to the Taxing Districts as a result of imposition by the Taxing District of the applicable Senior Required Mill Levy.

Senior Required Mill Levy

The Taxing Districts have covenanted to impose a Senior Required Mill Levy each year in an amount which, if imposed by both Taxing Districts, would generate Senior Property Tax Revenues equal to the Annual Financing Costs, but not in excess of 35 mills (subject to adjustment for changes occurring after January 1, 2007, in the method of calculating assessed valuation) less the Permitted O&M Mill Levy.

For so long as the amount on deposit in the Surplus Fund is less than the Maximum Surplus Amount, the Senior Required Mill Levy is to be equal to 35 mills (subject to adjustment) less the then-applicable Permitted O&M Mill Levy, or such lesser amount which, if imposed by both Taxing Districts, would generate Senior Property Tax Revenues (A) sufficient to pay the principal of, premium if any, and interest on the Senior Bonds when due, to replenish the Reserve Fund to the Reserve Requirement, and to fully fund the Surplus Fund to the Maximum Surplus Amount, or (B) which, when combined with moneys then on deposit in the Senior Bond Fund and the Surplus Fund and the Reserve Fund, will pay the Senior Bonds and any Additional Senior Obligations in full in the year such mill levy is collected.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Permitted O&M Mill Levy

The Permitted O&M Mill Levy is the lesser of: (i) the ad valorem property tax levy imposed by the applicable Taxing District for general, administrative, operation and maintenance cost; or (ii) the number of mills which, if imposed by both of the Taxing Districts, would generate property taxes, after deduction of collection costs, in the following amount: (a) for levy year 2019 (for collection in 2020), the amount of \$60,000, and (b) for each levy year thereafter, such maximum dollar amount for the prior year, plus 1.00%.

Additional Security for Senior Bonds

A portion of the proceeds of the Senior Bonds were used to fund the Capitalized Interest Account of the Senior Project Fund in the amount of \$447,000. A portion of the interest on the Senior Bonds will be paid from the Capitalized Interest Account in the following amounts: (i) for the Bond Year ending December 1, 2020, \$176,000; (ii) for the Bond Year ending December 1, 2021, \$139,000; and (iii) for the Bond Year ending December 1, 2022, \$132,000.

The Senior Bonds are also secured by amounts on deposit in the Reserve Fund, which was funded with proceeds of the Senior Bonds in an amount equal to the Reserve Requirement of \$533,750. The balance in the Reserve Fund as of December 31, 2020, is \$536,881.

Senior Pledged Revenue that is not needed to pay debt service on the Senior Bonds in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus Amount of \$280,000. Amounts on deposit in the Surplus Fund (if any) on the final maturity date of the Senior Bonds will be applied to the payment of the Senior Bonds. The availability of such amount will be taken into account in calculating the Senior Required Mill Levy required to be imposed in the levy year prior to the year of the maturity of the Senior Bonds. The balance in the Surplus Fund as of December 31, 2020, is \$0.

Senior Bonds Debt Service

The outstanding principal and interest of the Senior Bonds are due as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ -	\$ 347,250	\$ 347,250
2022	-	347,250	347,250
2023	-	347,250	347,250
2024	45,000	347,250	392,250
2025	50,000	345,000	
2026-2030	650,000	1,651,750	2,301,750
2031-2035	910,000	1,464,750	2,374,750
2036-2040	1,265,000	1,203,500	2,468,500
2041-2045	1,710,000	845,250	2,555,250
2046-2049	2,315,000	335,500	2,650,500
Total	<u>\$ 6,945,000</u>	<u>\$ 7,234,750</u>	<u>\$ 13,784,750</u>

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Subordinate Bonds Details

The Subordinate Bonds bear interest at the rate of 8% per annum and are structured as “cash flow” bonds, meaning that no regularly scheduled payments of principal are due on the Subordinate Bonds prior to their maturity date of December 15, 2049. Principal on the Subordinate Bonds is payable annually on each December 15 from, and to the extent of, Subordinate Pledged Revenue. Interest on the Subordinate Bonds is payable on each December 15, commencing December 15, 2020, to the extent of the Subordinate Pledged Revenue and accrued unpaid interest on the Subordinate Bonds will compound annually on each December 15 until sufficient Subordinate Pledged Revenue is available for payment. In the event that any amount of principal or interest on the Subordinate Bonds remains unpaid on December 15, 2059, the Subordinate Bonds will be deemed discharged.

Subordinate Bonds Optional Redemption

The Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2024, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2024, to November 30, 2025	3.00%
December 1, 2025, to November 30, 2026	2.00
December 1, 2026, to November 30, 2027	1.00
December 1, 2027, and thereafter	0.00

Subordinate Bonds Pledged Revenue

The Subordinate Bonds are secured by and payable from the Subordinate Pledged Revenue, consisting of the following revenues, net of any costs of collection: (a) all Subordinate Property Tax Revenues; (b) all Subordinate Specific Ownership Tax Revenues; and (c) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund.

Subordinate Property Tax Revenues includes all moneys derived from imposition by the Taxing Districts of the Subordinate Required Mill Levy. Subordinate Property Tax Revenues are net of the costs of collection and any tax refunds or abatements authorized by or on behalf of the County.

Subordinate Specific Ownership Tax Revenues means the specific ownership taxes remitted to the Taxing Districts as a result of imposition by the Taxing Districts of the applicable Subordinate Required Mill Levy.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Subordinate Required Mill Levy

Each Taxing District has covenanted to levy a Subordinate Required Mill Levy, imposed upon all taxable property of such Taxing District each year in an amount equal to: (i) 35 mills (subject to adjustment for changes occurring after January 1, 2007, in the method of calculating assessed valuation) less the Permitted O&M Mill Levy and less the then applicable Senior Obligation Mill Levy, or (ii) such lesser amounts which, if imposed by both Taxing Districts, would generate Subordinate Property Tax Revenues sufficient to pay the Subordinate Bonds in full in the year of collection.

The Subordinate Required Mill Levy will equal zero in any year that: (a) the payment of the Senior Bonds (and any other Senior Obligation) in such year, together with any replenishment of the Reserve Fund (and any similar reserve fund securing Senior Obligations) which is required in such year, requires the imposition of at least 35 mills (subject to adjustment) less the Permitted O&M Mill Levy; and (b) for so long as amounts on deposit in the Surplus Fund are less than the Maximum Surplus Amount.

The annual debt service requirements on the Subordinate Bonds are not currently determinable since they are payable only from available Subordinate Pledged Revenue.

On December 5, 2019, the District and District No. 1 adopted a Joint Resolution Regarding Intent to Implement Common Plan of Finance pursuant to which: (a) the District and District No. 1 declared their mutual intent to implement the common plan of finance set forth and approved in the Service Plan to fund or reimburse from obligations issued by District, all or a portion of the capital costs related to the facilities to service the Districts (including the refunding of the 2011 Bonds and 2014 Loan); and (b) the District declared its intent, upon issuance of obligations, to transfer all available proceeds to District No. 1 for the payment of such cost, including amounts that may become outstanding from time to time pursuant to the Acquisition and Reimbursement Agreement.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 5 AUTHORIZED DEBT

At a special election of the eligible electors of the District on November 7, 2006, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness and imposition of taxes for the payment thereof, for the purpose of providing certain improvements and facilities such as streets, parks and recreation, water, sanitation, transportation, mosquito control, traffic and safety, fire protection, TV relay and security, and for the purpose of refunding such indebtedness. At December 31, 2019, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized on November 7, 2006	Authorization Used for 2019A Bonds	Authorization Used for 2019B Bonds	Authorized But Unissued
Streets	\$ 20,000,000	\$ (1,020,915) *	\$ (1,000,000) *	\$ 17,979,085
Parks and Recreation	20,000,000	-	-	20,000,000
Water	20,000,000	-	-	20,000,000
Sanitation/Storm Sewer	20,000,000	-	-	20,000,000
Transportation	20,000,000	-	-	20,000,000
Mosquito Control	20,000,000	-	-	20,000,000
Safety Protection	20,000,000	-	-	20,000,000
Fire Protection	20,000,000	-	-	20,000,000
TV Relay and Translation	20,000,000	-	-	20,000,000
Security	20,000,000	-	-	20,000,000
Refunding	20,000,000	(1,618,740)	-	18,381,260
Total	<u>\$ 220,000,000</u>	<u>\$ (2,639,655)</u>	<u>\$ (1,000,000)</u>	<u>\$ 216,360,345</u>

* To be re-allocated

A portion of the Bonds (\$5,924,085) was issued for the purpose of refinancing District debt (consisting of the Series 2011 Bonds and the 2014 Loan) at a lower interest rate, and, in accordance with the Article X, Section 20 of the Colorado Constitution, the Board determined that: (a) no portion of the District's electoral authorization for indebtedness shall be required to be allocated to the portion of the Bonds that did not exceed the outstanding principal amount of the Series 2011 Bonds and 2014 Loan (\$4,305,345); and (b) there shall be allocated to the District's electoral authorization for indebtedness for refunding the principal amount of the Bonds that exceeded the outstanding principal amount of the Series 2011 Bonds and 2014 Loan (\$1,618,740).

The remaining portion of the Bonds that were issued for the purpose of financing the costs of the Project shall be allocated to the District's electoral authorization in accordance with the use of net proceeds of the Bonds, as indicated in Project Requisitions submitted, when such information becomes available, with that portion of the principal amount of the Bonds that funded the Reserve Fund, Costs of Issuance Fund and capitalized interest to be allocated to infrastructure categories provided in the Election in accordance with the percentage of total net proceeds indicated in the Project Requisitions allocated to each such category.

In the future, the District may issue a portion or all of the remaining authorized but unissued debt for purposes of providing public improvements to support development as it occurs within the District's service area; however, as of the date of this audit, the amount and timing of any future debt issuances are not determinable.

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 6 NET POSITION

The District has net position consisting of one component – unrestricted.

The District has a negative unrestricted net position. This negative net position is a result of the District being responsible for the repayment of long-term debt, and accrued interest, issued to finance public improvements previously constructed and conveyed to other governmental entities.

NOTE 7 RELATED PARTIES

The Developer of the property which constitutes the District is Windsor Southgate Development, LLC, a Colorado limited liability company. All members of the Board of Directors of the District are officers or employees of an entity affiliated with the Developer or the majority owner of the Developer, and may have conflicts of interest in dealing with the District.

NOTE 8 AGREEMENTS

Operations IGA

Pursuant to an Operations IGA, Iron Mountain Metropolitan District Nos. 1 – 3 (Districts) have agreed that District No. 1 will provide certain operation, maintenance and administrative services benefiting the Districts, and that the District and District No. 3 will pay all costs related thereto through the imposition of ad valorem property taxes and transferring the net tax revenues to District No. 1.

NOTE 9 RISK MANAGEMENT

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

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

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

IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS

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

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. As of December 31, 2020, the District has not provided for an emergency reserve equal to at least 3% of fiscal year spending, as defined under TABOR, because net tax revenue is transferred to District No. 1, the Operating District, which provides for the emergency reserve.

The District's management has taken steps it believes are necessary to comply 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

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 179,911	\$ 179,643	\$ (268)
Specific Ownership Taxes	12,594	8,401	(4,193)
Interest Income	-	26,199	26,199
Transfer from Iron Mountain No. 1	-	406	406
Transfer from Iron Mountain No. 3	8,070	4,852	(3,218)
Total Revenues	<u>200,575</u>	<u>219,501</u>	<u>18,926</u>
EXPENDITURES			
County Treasurer's Fees	2,699	2,697	2
Miscellaneous	3,378	41	3,337
Paying agent fees	5,000	1,205	3,795
Bond interest - Series 2019A Senior Bonds	328,923	328,923	-
Total Expenditures	<u>340,000</u>	<u>332,866</u>	<u>7,134</u>
NET CHANGE IN FUND BALANCE	(139,425)	(113,365)	26,060
Fund Balance - Beginning of Year	<u>1,012,273</u>	<u>1,021,846</u>	<u>9,573</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 872,848</u></u>	<u><u>\$ 908,481</u></u>	<u><u>\$ 35,633</u></u>

**IRON MOUNTAIN METROPOLITAN DISTRICT NO. 2
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest income	\$ -	\$ 11,597	\$ 11,597
Total Revenues	<u>-</u>	<u>11,597</u>	<u>11,597</u>
EXPENDITURES			
Public improvements	1,830,325	-	1,830,325
Total Expenditures	<u>1,830,325</u>	<u>-</u>	<u>1,830,325</u>
EXCESS (DEFICIENCY) OVER (UNDER) EXPENDITURES	(1,830,325)	11,597	1,841,922
OTHER FINANCING SOURCES (USES)			
Developer advance	(1,830,325)	-	1,830,325
Repay Developer advance	1,830,325	-	(1,830,325)
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(1,830,325)	11,597	1,841,922
Fund Balance - Beginning of Year	<u>1,830,325</u>	<u>1,830,325</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 1,841,922</u>	<u>\$ 1,841,922</u>