

**GRANBY RANCH METROPOLITAN DISTRICT
TOWN OF GRANBY, COLORADO**

FINANCIAL STATEMENTS
WITH
INDEPENDENT AUDITORS' REPORT

DECEMBER 31, 2010

**GRANBY RANCH METROPOLITAN DISTRICT
TOWN OF GRANBY, COLORADO**

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INDEPENDENT AUDITORS' REPORT

Board of Directors
Granby Ranch Metropolitan District
Town of Granby, Colorado

We have audited the accompanying financial statements of the governmental activities and each major fund of the Granby Ranch Metropolitan District (the District), Town of Granby, Colorado, as of and for the year ended December 31, 2010, which collectively comprise the District's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the District's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of the Granby Ranch Metropolitan District, Town of Granby, Colorado, as of December 31, 2010, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

The Management's Discussion and Analysis on pages i – iv is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The budgetary schedule on page 15 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Hiratsuka & Schmitt, LLP

June 8, 2011
Denver, Colorado

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MANAGEMENT'S DISCUSSION AND ANALYSIS

Granby Ranch Metropolitan District

Management's Discussion and Analysis

December 31, 2010

As management of Granby Ranch Metropolitan District (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2010.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. This report also contains additional supplementary information in addition to the financial statements themselves.

Government-wide financial statements: The government-wide financial statements are designed to provide readers with an overview of the District's finances, from both a short-term fund perspective and a long-term economic perspective.

The Governmental Funds Balance Sheet/Statement of Net Assets presents information on all the District's assets and liabilities (both short-term and long-term), with the difference between the two reported as fund balance or net assets. The Balance Sheet columns present the financial position focusing on short-term available resources and are reported on a modified accrual basis of accounting. The Statement of Net Assets column presents the financial position focusing on long-term economic resources and is reported on a full accrual basis. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances/Statement of Activities shows how the government's fund balances and net assets changed during the most recent fiscal year. Again, the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances column focuses on short-term available resources and is reported on a modified accrual basis. The Statement of Activities column focuses on long-term economic resources and is reported on a full accrual basis.

The District's government-wide financial statements can be found on pages 1 & 2 of this report.

Fund financial statements: A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District uses fund accounting to ensure and demonstrate compliance with legal requirements. The District currently has two governmental funds, the General Fund and the Debt Service Fund.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of expendable resources, as well as on balances of expendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

Overview of the Financial Statements (continued)

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The Notes to the Financial Statements can be found on pages 4 through 14 of this report.

Government-wide Financial Analysis. A condensed comparative summary of the District's government-wide assets, liabilities, net assets, revenues and expenditures follows:

	2010	2009
Assets:		
Current and other assets	\$ 6,210,651	\$ 6,273,443
Total Assets	<u>6,210,651</u>	<u>6,273,443</u>
Liabilities:		
Current and other liabilities	1,106,283	1,062,151
Long-term obligations payable	26,296,474	25,651,099
Total Liabilities	<u>27,402,757</u>	<u>26,713,250</u>
Net Assets:		
Restricted	4,467,712	4,614,716
Unrestricted	(25,659,818)	(25,054,217)
Total Net Assets	<u>\$ (21,192,106)</u>	<u>\$ (20,439,501)</u>

Granby Ranch Metropolitan District's Statement of Activities

Revenues:		
Program Revenues:		
Operating grants and contributions	\$ 77,354	\$ 59,614
General revenues:		
Taxes	1,038,740	790,958
Interest and other revenue	22,817	47,279
Total Revenues	<u>1,138,911</u>	<u>897,851</u>
Expenses:		
General Government	75,653	65,647
Debt Service	1,513,584	993,938
Intergovernmental	302,279	1,212,730
Total Expenses	<u>1,891,516</u>	<u>2,272,315</u>
Change in Net Assets	(752,605)	(1,374,464)
Net Assets - Beginning	(20,439,501)	(19,065,037)
Net Assets - Ending	<u>\$ (21,192,106)</u>	<u>\$ (20,439,501)</u>

Overview of the Financial Statements (continued)

Government-wide Financial Analysis (continued)

The District is one taxing district in a district structure which consists of Headwaters Metropolitan District (HMD), the operating district, and seven additional taxing districts, Granby Ranch Metropolitan District Nos. 2-8 (GRMD #2-8). HMD will construct the public infrastructure in Granby Ranch area and the taxing districts (GRMD and GRMD #2-8) will ultimately pay the cost of constructing and operating those improvements. Certain improvements like water and sanitary sewer improvements will be conveyed to the Town of Granby and other improvements like roads, roadway landscaping and drainage improvements will be operated and maintained by HMD. As the taxing districts have the financial ability to issue bonds, they have an obligation to issue such bonds, the proceeds of which will be used to pay the cost of constructing the infrastructure.

During 2010, the District earned a total of \$1,138,911 in revenue, the majority of which came from property tax collections. The assessed value of the District increased from \$14,411,930 in 2009 to \$17,923,150 in 2010, which increased the property taxes earned by the District. Due to this increase and an increase in the capital facility fees collected, the District earned more revenue in 2010 than in 2009.

The majority of the expenses of the District consist of payments made for debt service on the bonds issued in 2006 as well as transfers and accruals for the Capital and Service Obligations owed to HMD. In 2010, District expenses were \$1,891,516, which is less than the 2009 expenses of \$2,272,315 which is primarily related to a decrease in funding provided to and accrued by Headwaters as compared to 2009.

The District has a large deficit net assets balance which is the result of the assets of the community being owned and operated by Headwaters and the Town of Granby while the debt associated with the construction and operation of those assets stays with Granby Ranch and the other financing districts.

Financial Analysis of the District's Funds

As mentioned earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of expendable resources. Such information is useful in assessing the District's financing requirements.

As of the end of the current fiscal year, the District's governmental funds reported an ending fund balance of \$4,467,712 which reflects a decrease of \$165,091 during 2010. The main source of revenue for the District is property taxes and interest income, and the revenue earned in 2010 from these sources was less than the required debt service payments on the District's 2006 bonds and operations funding provided to Headwaters.

Budget Variances. The District expenditures were similar to budgeted results except for that the District provided all remaining available funds to Headwaters to support operating costs and received more interest income than anticipated. Details can be seen on pages 3 and 15.

Capital assets. As stated above, the infrastructure in Granby Ranch is being constructed by Headwaters Metropolitan District, so there are no capital assets recorded by the District.

Long-term debts. On April 21, 2010 the District issued \$11,119,000 in Subordinate Bonds to the Developer. The issuance of the bonds allowed notes of HMD to be reduced by a corresponding amount. The District's long-term debt totaled \$25,694,000 when combined with the remaining \$14,575,000 owed on the Series 2006 Bonds. Additional information can be found in the Notes to the Financial Statement on page 8 and 9 of this report.

Economic Conditions and Outlook The County Assessor reassessed the value of the property in the District effective January 1, 2011 and the revaluation will be used to set 2011 property taxes payable in 2012. The preliminary valuations reflect a reduction in the District's assessed value of approximately 30%. It is anticipated the District will need to use a portion of the accumulated fund balance of the Debt Service Fund to cover the anticipated shortfall.

Request for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Robertson & Marchetti, P.C., 28 Second Street, Suite 213, Edwards, CO 81632 or you may call (970) 926-6060.

BASIC FINANCIAL STATEMENTS

GRANBY RANCH METROPOLITAN DISTRICT
TOWN OF GRANBY, COLORADO
GOVERNMENTAL FUNDS - BALANCE SHEET/STATEMENT OF NET ASSETS
DECEMBER 31, 2010

	General Fund	Debt Service Fund	Total	Adjustments (Note 6)	Statement of Net Assets
Assets:					
Cash and investments	\$ --	\$ 358,532	\$ 358,532	\$ --	\$ 358,532
Accounts receivable:					
Due from Treasurer	--	2,434	2,434	--	2,434
Taxes	--	1,102,857	1,102,857	--	1,102,857
Sol Vista Metropolitan District	--	1,792	1,792	--	1,792
Restricted investments	--	4,108,380	4,108,380	--	4,108,380
Bond issuance costs Series 2006, net of accumulated amortization	--	--	--	636,656	636,656
Total assets	\$ --	\$ 5,573,995	\$ 5,573,995	636,656	6,210,651
Liabilities:					
Accounts payable	\$ --	\$ 1,000	\$ 1,000	\$ --	\$ 1,000
Due to Headwaters Metropolitan District	--	2,393	2,393	--	2,393
Due to Granby Ranch Metropolitan District No. 2	--	33	33	--	33
Deferred property taxes	--	1,102,857	1,102,857	--	1,102,857
Accrued interest	--	--	--	602,474	602,474
Long term liabilities:					
Due within one year	--	--	--	210,000	210,000
Due in more than one year	--	--	--	25,484,000	25,484,000
Total liabilities	--	1,106,283	1,106,283	26,296,474	27,402,757
Fund balances/Net assets:					
Restricted for:					
TABOR	--	--	--	--	--
Debt service	--	4,467,712	4,467,712	(4,467,712)	--
Unassigned	--	--	--	--	--
Total fund balances	--	4,467,712	4,467,712	(4,467,712)	--
Total liabilities and fund balances	\$ --	\$ 5,573,995	\$ 5,573,995		
Restricted for:					
TABOR				--	--
Debt Service				4,467,712	4,467,712
Unrestricted				(25,659,818)	(25,659,818)
Total net assets (deficit)				<u>\$ (21,192,106)</u>	<u>\$ (21,192,106)</u>

The accompanying notes are an integral part of these statements.

GRANBY RANCH METROPOLITAN DISTRICT
 TOWN OF GRANBY, COLORADO
 GOVERNMENTAL FUNDS - STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
 FUND BALANCES/STATEMENT OF ACTIVITIES
 FOR THE YEAR ENDED DECEMBER 31, 2010

	General Fund	Debt Service Fund	Total	Adjustments (Note 6)	Statement of Activities
Expenditures/expenses:					
Treasurer's fees	\$ 5,364	\$ 43,018	\$ 48,382	\$ --	\$ 48,382
Intergovernmental:					--
Service obligation costs	--	109,378	109,378	14,511	123,889
Capital obligation costs	--	--	--	178,390	178,390
Amortization of issuance costs	--	--	--	24,967	24,967
Paying agent fees	--	2,304	2,304	--	2,304
Debt service:					
Principal	--	150,000	150,000	(150,000)	--
Interest	--	993,938	993,938	519,646	1,513,584
Total expenditures/expenses	5,364	1,298,638	1,304,002	587,514	1,891,516
General revenues:					
Property taxes	--	951,930	951,930	--	951,930
Specific ownership taxes	3,889	31,191	35,080	--	35,080
Payment in lieu of taxes	--	51,730	51,730	--	51,730
Capital facilities fees	--	37,530	37,530	--	37,530
Contributions from Sol Vista					
Metropolitan District	--	39,824	39,824	--	39,824
Interest income	1,302	20,515	21,817	--	21,817
Miscellaneous	1,000	--	1,000	--	1,000
Total revenues	6,191	1,132,720	1,138,911	--	1,138,911
Excess of revenues over (under) expenditures	827	(165,918)	(165,091)	(587,514)	(752,605)
Other financing sources (uses):					
Bond proceeds, see note 3	--	11,119,000	11,119,000	(11,119,000)	--
Transfer to Headwaters Metropolitan District	--	(11,119,000)	(11,119,000)	11,119,000	--
Interfund transfer	(12,855)	12,855	--	--	--
Net change in fund balance	(12,028)	(153,063)	(165,091)	(587,514)	(752,605)
Fund balance, beginning of year	12,028	4,620,775	4,632,803	(25,072,304)	(20,439,501)
Fund balance, end of year	\$ --	\$ 4,467,712	\$ 4,467,712	\$(25,659,818)	\$(21,192,106)

The accompanying notes are an integral part of these statements.

GRANBY RANCH METROPOLITAN DISTRICT
TOWN OF GRANBY, COLORADO
GENERAL FUND - STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2010

	Original Budget	Amended and Final Budget	Actual	Positive (Negative) Variance
Revenues:				
Specific ownership taxes	\$ 7,294	\$ 4,017	3,889	\$ (128)
Other revenue	--	1,000	1,000	--
Interest	400	1,200	1,302	102
Total revenues	7,694	6,217	6,191	(26)
Expenditures:				
Treasurer's fees	8,105	5,286	5,364	(78)
Excess of revenues over (under) expenditures	(411)	931	827	(104)
Other financing sources (uses):				
Transfer to debt service	--	(12,960)	(12,855)	105
Fund balance - beginning of year	7,069	12,029	12,028	(1)
Fund balance - end of year	\$ 6,658	\$ --	\$ --	\$ --

The accompanying notes are an integral part of these statements.

**GRANBY RANCH METROPOLITAN DISTRICT
TOWN OF GRANBY, COLORADO
Notes to Financial Statements
December 31, 2010**

1. Summary of significant accounting policies

The accounting policies of Granby Ranch Metropolitan District, (the District), located in the Town of Granby, Colorado, conform to accounting principles generally accepted in the United States of America as applicable to governments (US GAAP). The following is a summary of the more significant policies consistently applied in the preparation of the financial statements.

Reporting entity

The District was established November 25, 2003, as a quasi-municipal corporation and political subdivision of the State of Colorado and is governed by an elected Board of Directors. The District was originally named SolVista Metropolitan District #2 and was part of the Sol Vista Golf and Ski Ranch development and overlapped with SolVista Metropolitan District No. 1 which was established in 1999 as Silver Creek Metropolitan District and changed its name on September 6, 2001. On October 23, 2004, the name of the District became Granby Ranch Metropolitan District. The District was formed contemporaneously with Sol Vista Metropolitan District #1, which on October 23, 2004, became Headwaters Metropolitan District (HMD). The Districts were organized to provide services, programs and facilities, including the financing of construction, completion, maintenance and operation of public infrastructure within the Districts' boundaries. Pursuant to the Service Plan, which was approved on July 22, 2003, the District serves as the "Taxing District" while HMD serves as the "Service District". See Note 4 for a detailed description of the Service Plan and other agreements.

As required by US GAAP, these financial statements present the activities of the District which is legally separate and financially independent of other state and local governments.

The District has no component units as defined by the Governmental Accounting Standards Board (GASB), Statement No. 14, *The Financial Reporting Entity* and GASB Statement No. 39, *Determining Whether Certain Organizations Are Component Units*.

The District has no employees and all services are contracted.

Basis of presentation

The accompanying financial statements are presented in accordance with GASB Statement No. 34 – Special Purpose Governments, Section Sp20.

The government-wide financial statements (i.e. the balance sheet/statement of net assets and the statement of governmental fund revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District, which are supported by general revenues. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues.

1. **Summary of significant accounting policies (continued)**

Measurement focus, basis of accounting and financial statement presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flow.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within sixty days of the end of the current fiscal period.

The District reports the following governmental funds:

General fund – is the general operating fund of the District. It accounts for all financial resources of the general government except those required to be accounted for in another fund.

Debt service fund – accounts for the accumulation of resources for general long-term debt repayment and contractual obligations owed to Headwaters Metropolitan District.

Property taxes

Property taxes are levied on December 15, of each year and attach as an enforceable lien on property as of January 1. Taxes are due as of January 1, of the following year and are payable in two equal installments due February 28, and June 15, if paid in installments, or April 30, with a single payment. Taxes are delinquent as of August 1. If the taxes are not paid within subsequent statutory periods, the lien will be sold at public auction. Grand County bills and collects the property taxes and remits collections, on a monthly basis. No provision has been made for uncollected taxes, as all taxes are deemed collectible.

Assets, liabilities and fund equity

Cash and investments

Colorado Revised Statutes specify investment instruments meeting defined rating and risk criteria in which the District may invest which include: obligations of the United States and certain U.S. government agency securities, general obligation and revenue bonds of U.S. local government entities, bankers acceptances of certain banks, commercial paper, written repurchase agreements collateralized by certain authorized securities, certain money market funds, guaranteed investment contracts, and local government investment pools.

1. Summary of significant accounting policies (continued)

Assets, liabilities and fund equity (continued)

Fair value of financial instruments

The District's financial instruments include cash and investments, accounts receivable, accounts payable and accrued expenses. The District estimates that the fair value of all financial instruments at December 31, 2010 does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Estimates

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

Intergovernmental revenues

For governmental funds, intergovernmental revenues, such as contributions awarded on a non-reimbursement basis, are recorded as receivables and revenues when measurable and available.

2. Stewardship, compliance and accountability

Budgetary information

The District conforms to the following procedures in compliance with Colorado Revised Statutes in establishing the budgetary data reflected in the financial statements:

In the fall of each year, the District Board of Directors prepares a proposed operating budget for the fiscal year commencing the following January 1. The operating budget for the funds includes proposed expenses and the means of financing them.

A public hearing is held at a Board of Directors meeting to obtain taxpayer input. Prior to December 15, the budget is legally enacted through passage of a budget resolution. The 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.

**GRANBY RANCH METROPOLITAN DISTRICT
TOWN OF GRANBY, COLORADO
Notes to Financial Statements
December 31, 2010**

3. Detailed notes concerning the funds

Cash and investments

As of December 31, 2010, cash and investments are classified in the accompanying financial statements as follows:

Statement of net assets:

Cash and investments	\$	358,532
Restricted investments		<u>4,108,380</u>
Total cash and investments	\$	<u>4,466,912</u>

Total cash and investments as of December 31, 2010 consist of the following:

Investments – CSAFE	4,446,912
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Deposits

Custodial credit risk

The Colorado Public Deposit Protection Act, (PDPA) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by Colorado Revised Statutes to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

As of December 31, 2010, all of the District's deposits were either held in deposit accounts insured by the Federal Deposit Insurance Corporation or in eligible depositories as required by PDPA.

Investments

Custodial and concentration of credit risk

The District has not adopted a formal investment policy; however, the District follows Colorado Revised Statutes regarding its investments. Colorado Revised Statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest (see Note 1).

The local government investment pool Colorado Surplus Asset Fund Trust (CSAFE) is rated AAAM by Standard and Poor's.

GRANBY RANCH METROPOLITAN DISTRICT
TOWN OF GRANBY, COLORADO
Notes to Financial Statements
December 31, 2010

3. Detailed notes concerning the funds (continued)

Long-term debt

The following is an analysis of change in long-term obligations for the year ended December 31, 2010:

	Balance December 31, 2009	Additions	Deletions	Balance December 31, 2010	Current Portion
Bonds:					
General Obligation	\$14,725,000	\$ --	\$(150,000)	\$14,575,000	\$150,000
Subordinate	--	11,119,000	--	11,119,000	--
Total	\$14,725,000	\$11,119,000	\$(150,000)	\$25,694,000	\$150,000

2006 Limited Tax General Obligation Bonds – On July 5, 2006, the District issued Limited Tax General Obligation Bonds (the Series 2006 Bonds) in the amount of \$14,725,000, to partially finance the District's obligations under various intergovernmental agreements. These obligations are primarily related to construction of infrastructure and other various improvements on behalf of, and for the benefit of, residents of the District by other governmental entities. Additionally, proceeds of the Series 2006 Bonds were also used to fund debt service reserves and to finance costs associated with their issuance. The Series 2006 Bonds bear interest at the rate of 6.75%, payable semiannually on June 1 and December 1. The Series 2006 Bonds are subject to mandatory sinking fund redemption beginning annually on December 1, 2010 through 2036. The Series 2006 Bonds are subject to redemption prior to maturity at the option of the District on and after December 1, 2015, at a redemption price equal to their principal amount plus interest accrued thereon to the date of redemption.

Annual debt service requirements to maturity for the Series 2006 Bonds are as follows:

	Principal	Interest	Total
2011	\$ 210,000	\$ 983,813	\$ 1,193,813
2012	255,000	969,637	1,224,637
2013	185,000	952,425	1,137,425
2014	180,000	939,938	1,119,938
2015	225,000	927,787	1,152,787
2016-2020	1,615,000	4,345,650	5,960,650
2021-2025	2,210,000	3,748,950	5,958,950
2026-2030	3,140,000	2,867,400	6,007,400
2031-2035	4,250,000	1,682,438	5,932,438
2036-2040	2,305,000	155,587	2,460,587
	\$ 14,575,000	\$ 17,573,625	\$ 32,148,625

GRANBY RANCH METROPOLITAN DISTRICT
TOWN OF GRANBY, COLORADO
Notes to Financial Statements
December 31, 2010

3. Detailed notes concerning the funds (continued)

Long-term debt (continued)

2010 Subordinate Limited Tax General Obligation Bonds – On April 21, 2010, the District issued \$11,119,000 of Taxable Subordinate Limited Tax Bonds (Series 2010 bonds) to the Developer, which were used to pay off the capital and service obligations owed to Headwaters Metropolitan District. Headwaters Metropolitan District was then able to reduce the notes to the Developer by the same amount. The bonds bear interest at the rate of 6.75%, payable annually on December 15, and a maturity date of December 15, 2049. The Bonds do not have a set maturity schedule as principal and interest is due and payable based on available funding by the District each year. The entire principal amount is therefore shown in 2049 in the schedule below. To the extent the pledged revenues of the District are in excess of the annual debt service requirements of the Series 2006 Bonds, such funds shall be applied first to interest and then to principal of the Series 2010 Bonds. In the event that the remaining pledged revenues are insufficient to pay the then due interest on the Series 2010 Bonds, such interest shall accrue and compound annually each December 15th at the same 6.75% rate. Any amounts, including both principal and interest, which remain unpaid as of December 15, 2049 shall be deemed fully discharged and the District shall have no further obligation related to the Series 2010 Bonds.

Annual debt service requirements to maturity for the Series 2010 bonds are shown below. However, since the bonds are only paid as funds become available, the timing and total amounts paid will likely vary from the schedule, which assumes all payments are able to be made and on a timely basis.

	Principal	Interest	Total
2011	\$ --	\$ 783,462	\$ 783,462
2012	--	783,462	783,462
2013	--	783,462	783,462
2014	--	783,462	783,462
2015	--	783,462	783,462
2016-2020	--	3,917,311	3,917,311
2021-2025	--	3,917,311	3,917,311
2026-2030	--	3,917,311	3,917,311
2031-2035	--	3,917,311	3,917,311
2036-2040	--	3,917,311	3,917,311
2041-2045	--	3,917,310	3,917,310
2046-2049	11,119,000	3,133,847	14,252,847
	\$ 11,119,000	\$ 30,555,022	\$ 41,674,022

Debt authorization

In 2003 and 2004, a majority of the qualified electors of the District authorized the issuance of up to \$104,000,000 in general obligation bonds to finance the improvements as set forth in the Bond Offering Statement. As of December 31, 2010, the amount of debt authorized by the District's electorate but unissued was \$78,156,000 for improvements.

4. **Significant agreements**

Service Plan - The service plan dated May 2003 was approved by the Town of Granby on July 22, 2003. The service plan contemplated the creation of two separate districts designating Granby Ranch Metropolitan District (GRMD) as the “taxing” district and Headwaters Metropolitan District (HMD) as the “service” district. Under the plan, HMD is to construct, manage and operate public facilities and services throughout the development. GRMD is to produce property taxes and other revenue sufficient to pay the costs of operations and debt service expenditures incurred for the improvement of public infrastructure. The use of a dual district structure provides for the issuance of bonds in a timely manner that is consistent with the construction of development improvements when needed. The service plan also outlined a financial plan for the districts entitling HMD to all taxing district revenues in order to pay all costs associated with the operations and management of the development.

Intergovernmental Agreement (IGA) with the Town of Granby - On December 9, 2003, the District and Headwaters Metropolitan District (HMD), acting jointly, entered into an agreement with the Town of Granby in an effort to promote the coordinated development of the Districts. The agreement was amended May 20, 2005 to increase the aggregate bonded debt limit to \$64,000,000. The agreement was further amended April 11, 2006 to outline the street maintenance and transportation mill levy. On February 26, 2008, the Intergovernmental Agreement between the Town of Granby and the District, HMD, and Granby Ranch Nos. 2-8 was executed. This IGA superseded and replaced the prior IGA and amendments in their entirety. The agreement states that all infrastructure and improvements will be designed and constructed in accordance with Town standards. As defined by the service plan, HMD has the primary responsibility for meeting the Town’s standards. All streets, roadways, traffic and safety protection, transportation, parks and recreation, storm-water drainage, mosquito control and non-potable water facilities are to be owned, maintained, and operated by HMD. The sanitary sewer and potable systems will be conveyed to the Town of Granby or Granby Sanitation District, upon acceptance.

If the Town determines the Districts are not operating or maintaining any Street Improvement in conformity with this agreement, the Town may cure the nonconforming condition and receive reimbursement for related costs from the District.

The agreement limits the aggregate bonded debt amount to \$94,250,000 for the Districts. It also limits the maximum mill levy to 50.000 mills, adjusted for the change in the ratio of actual valuation to assessed valuation from 2003 to the current year. With this adjustment, the mill levy of the District was 53.200 mills in 2010.

Master Intergovernmental Agreements with Headwaters Metropolitan District – On June 1, 2006, HMD and the District entered into the District Facilities Construction and Service Agreement with HMD as the “Operating” district and the District as the “Taxing” district. This agreement terminated and replaced the Master Intergovernmental Agreement entered into by the District and HMD on December 10, 2003. The agreement is to coordinate the financing, processing of construction, and operation and maintenance of the development of public infrastructure in Granby Ranch. The districts are empowered to enter into contracts and agreements with one another to provide intergovernmental services and facilities and the agreement basically provides that HMD will construct the public infrastructure in the Districts and that GRMD and the other taxing districts will ultimately pay the cost of constructing those improvements.

4. Significant agreements (continued)

Certain improvements such as water and sanitary sewer improvements will be conveyed to the Town of Granby and other improvements such as roads, roadway landscaping and drainage improvements will be operated and maintained by HMD. The cost of operation and maintenance of the improvements owned by HMD will ultimately be paid by the taxing districts in Granby Ranch. As the taxing districts have the financial ability to issue bonds, they have an obligation to issue bonds, the proceeds of which will be used to pay the cost of constructing the infrastructure.

The consolidated service plan for the additional taxing districts (Granby Ranch Metropolitan Districts Nos. 2 through 8) was approved by the Town of Granby on September 25, 2007. The District's management expects that similar master intergovernmental agreements will be entered into between HMD and the new taxing districts. On September 17, 2008, the First Amended and Restated District Facilities Construction and Service Agreement was entered into. It superseded and replaced the prior agreement in its entirety. This new agreement included the additional taxing districts (Granby Ranch Metropolitan Districts Nos. 2 through 8). On April 21, 2010, in conjunction with the Exclusion Agreement (see below), the District and HMD reverted back to the 2006 Agreement with certain revisions.

The District entered into an Exclusion Agreement as of April 21, 2010 to document how the District would exclude property from its boundaries and provide for future maintenance and operations of the community. Per the terms of the agreement, certain property owned by the Developer and all of the roadways were excluded from the District and included into another financing District which was ultimately determined to be Granby Ranch Metropolitan District No. 8. Such property was excluded after the issuance of the Series 2010 Bonds, therefore making the excluded property responsible for its respective share of the annual debt service requirement for both the Series 2006 and Series 2010 Bonds.

The agreement sets forth the understanding that upon the issuance of the Series 2010 Bonds, the District will have fulfilled all reimbursement obligations to Headwaters Metropolitan District (HMD).

In accordance with the Operations Fee Resolution, the District will impose an Operations Fee in the event of a deficiency in the Improvement Operations Budget and Cure Amounts, as defined in the agreement. The excluded property shall not be liable for the Operations Fee or any property taxes levied by the District for operating costs of the District.

The agreement also states the 2008 Master IGA will be repudiated and therefore the District will revert to the terms of the 2006 Master IGA with HMD, except the 2006 Master IGA will become subject to annual budgeting and appropriation and can be terminated for the ensuing year. HMD will continue to provide all general administrative services, operation and maintenance services, and facilities for the District. The District will impose property taxes or fees, rates, tolls, or charges to fund the O&M costs which will allow HMD to provide, operate, and maintain the facilities.

4. Significant agreements (continued)

During 2010, a portion of the property taxes of the District were used to fund a portion of the O&M costs of HMD. The Developer contributed funds to HMD to cover the remaining shortfall in funding to avoid having the District implement an Operations Fee during 2010. It is anticipated that the Developer will also contribute funds to HMD to cover such shortfalls during 2011 but in 2012 it is likely the District will be required to either increase the property tax mill levy rate, charge an Operations Fee to cover such shortfall, or request contributions or advances from the developer.

During the year ended December 31, 2010, the District paid service obligation payments to HWMD totaling \$109,378 and capital obligation payments totaling \$0.

Intergovernmental Funding Agreement with SolVista Metropolitan District – On June 1, 2006, the District entered into an intergovernmental funding agreement with SolVista Metropolitan District (SVMD) whereby GRMD contributed \$1,212,693 of its 2006 bond proceeds to SVMD which SVMD used to repay its obligation to the SolVista developer. In exchange, SVMD agreed to pay GRMD's Bond Trustee all revenues generated as a result of the of the SVMD mill levy, with the exception of the portion of the specific ownership taxes on motor vehicles imposed by the State of Colorado and net of annual operating costs as defined by the agreement. SVMD agreed to levy 25 mills on all the taxable property within SVMD through 2025 (for collection in 2026). The agreement terminates on the earlier of: (i) the date of which all bonds issued by GRMD have been defeased; or (ii) twenty years after the date on which the 2006 bonds were issued by GRMD. During 2010, SVMD paid \$39,824 to the GRMD bond trustee, pursuant to the agreement.

5. Other information

Commitments and contingencies

During the normal course of business, the District may incur claims and other assertions against it from various agencies and individuals. Management of the District and its legal representatives have disclosed that there are no material outstanding claims against the District at December 31, 2010.

Related parties

During 2010, a majority of the members of the Board of Directors of the District were employees or had substantial business interest with the developer.

5. Other information (continued)

Escrow Agreement

The District has entered into an Escrow Agreement with the developer which requires the developer to deposit or cause to be deposited with an escrow agent an amount equal to the lesser of fifteen percent (15%) of the Net Sale Proceeds of any sale or (a) for platted residential lots, \$2,500 per residential unit to be constructed on each platted lot, or (b) for unplatted residential property and residential property platted only in tracts, an amount equal to the pro-rata equivalent of \$5,000 per acre from the net sale proceeds of property sold by the developer, up to an aggregate maximum amount of \$1,500,000. Balances in the escrow account are to be used to fund any shortfall in debt service obligations of the District. This Escrow Agreement terminates when the Debt to Assessed Value Ratio (as defined in the Indenture) is equal to or less than 45%. At such time, any funds in the account will be disbursed to the developer. As of December 31, 2010, the balance in escrow under this agreement is \$813,677.

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 has elected to participate in the Colorado Special Districts Property and Liability Pool (the Pool) which is sponsored by the Special District Association of Colorado. The Pool is an organization created by intergovernmental agreement to provide property, liability, public official liability, and 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 property, general liability and public official's liability, coverage. Members of the Pool may be required to make additional surplus contributions in the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool. 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. No distributions were made during the year ended December 31, 2010.

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, and 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 increase 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 emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

5. **Other information (continued)**

Tax, spending and debt limitations (continued)

The District's management believes it is in compliance with the requirements of the amendment. However, the District has made certain interpretations of the amendment's language in order to determine its compliance.

6. **Reconciliation of government-wide financial statements and fund financial statements**

The Governmental Funds - Balance Sheet/Statement of Net Assets includes an adjustments column. The adjustments have three elements: 1) bond issuance costs have been capitalized and are being amortized over the lives of the related bonds; 2) long-term liabilities, including bonds payable, capital and service obligation payable and accrued interest payable not due and payable in the current period are not reported in the funds; and 3) amounts reported as fund balance have been reclassified for inclusion in Net Assets.

The Governmental Funds - Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have four elements: 1) amortization expense on the bond issuance costs are not recorded in the fund statements; 2) the repayment of long-term debt (service costs) consumes current financial resources of the District and is recorded in the governmental funds; 3) unfunded capital and service costs are recognized as incurred in the statement of activities; and 4) excess of revenues over expenditures has been reclassified as Change in Net Assets.

7. **Subsequent event**

In June of 2011 the District resolved a dispute with the Trustee, UMB Bank (Formerly American National Bank) regarding an error by the Trustee that caused a fixed rate investment of the District to be canceled, therefore substantially reducing the interest earned on the 2006 Bond Reserve Fund. The total amount received by the District from the Trustee is \$140,483 which has been recorded as revenue of the Debt Service Fund in 2011.

OTHER SUPPLEMENTARY INFORMATION

GRANBY RANCH METROPOLITAN DISTRICT
 TOWN OF GRANBY, COLORADO
 DEBT SERVICE FUND - SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
 FUND BALANCE - BUDGET AND ACTUAL
 FOR THE YEAR ENDED DECEMBER 31, 2010

	Original Budget	Amended and Final Budget	Actual	Positive (Negative) Variance
Revenues:				
Property taxes	\$ 828,512	\$ 953,512	\$ 951,930	\$ (1,582)
Specific ownership taxes	35,614	32,216	31,191	(1,025)
Payment in lieu of taxes	44,513	51,730	51,730	--
Capital facilities fees	12,510	31,275	37,530	6,255
Contributions from SolVista Metropolitan District	39,824	39,824	39,824	--
Interest income	24,425	13,000	20,515	7,515
Total revenues	985,398	1,121,557	1,132,720	11,163
Expenditures:				
Bond principal	150,000	150,000	150,000	--
Bond interest	993,938	993,938	993,938	--
Paying agent fees	5,000	2,500	2,304	196
Intergovernmental - payment of service costs	140,847	118,678	109,378	9,300
Treasurer's fees	47,676	42,390	43,018	(628)
Total expenditures	1,337,461	1,307,506	1,298,638	8,868
Excess of revenues over expenditures	(352,063)	(185,949)	(165,918)	20,031
Other financing sources (uses):				
Transfer from general fund	--	12,960	12,855	105
Bond proceeds, see note 3	--	11,119,000	11,119,000	--
2010 bond proceeds to Headwaters Metropolitan District	--	(11,119,000)	(11,119,000)	--
Total other sources (uses) of funds	--	12,960	12,855	105
Fund balance - beginning of year	4,643,375	4,620,774	4,620,775	1
Fund balance - end of year	\$ 4,291,312	\$ 4,447,785	\$ 4,467,712	\$ 20,137

See independent auditors' report