

Eagle Bend Metropolitan District
Financial Statements

May 31, 2018



ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Eagle Bend Metropolitan District

Management is responsible for the accompanying financial statements of each major fund of Eagle Bend Metropolitan District, as of and for the period ended May 31, 2018, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the five months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Eagle Bend Metropolitan District because we performed certain accounting services that impaired our independence.

Simmons & Wheeler P.C.

June 19, 2018
Englewood, Colorado

Eagle Bend Metropolitan District
Balance Sheet - Governmental Funds and Account Groups
May 31, 2018

See Accountant's Compilation Report

	General Fund	Water Enterprise Fund	Debt Service Fund	Account Groups	Total All Funds
Assets					
Current assets					
Cash in checking	\$ 96,785	\$ -	\$ -	\$ -	\$ 96,785
Cash in money market	1,000,000	200,000	205,081	-	1,405,081
Colotrust	1,304,874	1,910,965	1,056,567	-	4,272,406
Accounts receivable-HOA	-	13,447	-	-	13,447
Taxes receivable	32,957	-	190,594	-	223,551
Prepaid expenses	-	-	-	-	-
	<u>2,434,616</u>	<u>2,124,412</u>	<u>1,452,242</u>	<u>-</u>	<u>6,011,270</u>
Other assets					
Fixed assets	-	1,137,387	-	6,468,676	7,606,063
Accumulated depreciation	-	(99,252)	-	(1,470,983)	(1,570,235)
Amount available in debt service fund	-	-	-	1,452,242	1,452,242
Amount to be provided for retirement of debt	-	-	-	28,492,758	28,492,758
	<u>-</u>	<u>1,038,135</u>	<u>-</u>	<u>34,942,693</u>	<u>35,980,828</u>
	<u>\$ 2,434,616</u>	<u>3,162,547</u>	<u>\$ 1,452,242</u>	<u>\$ 34,942,693</u>	<u>\$ 41,992,098</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ 256,573	-	\$ -	\$ -	\$ 256,573
Accounts payable-payroll withholding	138	-	-	-	138
Accounts payable - COA ECCV	-	152,681	-	-	152,681
	<u>256,711</u>	<u>152,681</u>	<u>-</u>	<u>-</u>	<u>409,392</u>
General obligation bonds 2016	-	-	-	15,030,000	15,030,000
General obligation loan - 2012	-	-	-	14,915,000	14,915,000
Total liabilities	<u>256,711</u>	<u>152,681</u>	<u>-</u>	<u>29,945,000</u>	<u>30,354,392</u>
Fund Equity					
Investment in fixed assets	-	1,038,135	-	4,997,693	6,035,828
Fund balance	2,177,905	1,971,731	1,452,242	-	5,601,878
	<u>2,177,905</u>	<u>3,009,866</u>	<u>1,452,242</u>	<u>4,997,693</u>	<u>11,637,706</u>
	<u>\$ 2,434,616</u>	<u>3,162,547</u>	<u>\$ 1,452,242</u>	<u>\$ 34,942,693</u>	<u>\$ 41,992,098</u>

Eagle Bend Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds - Budget and Actual
For the Five Months ended May 31, 2018
General Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	Actual	Variance Favorable <u>(Unfavorable)</u>
Revenues			
Property taxes	\$ 378,312	\$ 273,256	\$ (105,056)
Specific ownership taxes	22,726	11,914	(10,812)
Miscellaneous Income/Shared Costs	-	1,825	1,825
Interest income	200	10	(190)
	<u>401,238</u>	<u>287,005</u>	<u>(114,233)</u>
Expenditures			
Audit	7,000	-	7,000
Accounting	15,000	3,037	11,963
Legal	35,000	10,815	24,185
Insurance	10,000	6,673	3,327
Election Expense	25,000	4,402	20,598
Director fees	6,000	700	5,300
Payroll tax expenses	1,000	107	893
Administration-management	40,000	10,356	29,644
Economic Development	15,000	-	15,000
Communications			
Expenses	5,000	87	4,913
Meetings	2,500	373	2,127
Miscellaneous	6,000	1,199	4,801
County collection fees	5,206	4,099	1,107
Landscaping -			
Utilities	7,500	935	6,565
Maintenance	60,000	11,544	48,456
HOA Projects - cost sharing	50,000	-	50,000
Traffic Light	-	176,103	(176,103)
Transfers & Reserve			
Transfer to Water Enterprise Fund	34,000	-	34,000
Statutory Reserve - TABOR	8,706	-	8,706
Reserve - Water Project	716,000	-	716,000
Reserve - debt service	952,287	-	952,287
	<u>2,001,199</u>	<u>230,430</u>	<u>1,770,769</u>
Excess (deficiency) of revenues over expenditures	(1,599,961)	56,575	1,656,536
Fund balance beginning	<u>1,599,961</u>	<u>2,121,330</u>	<u>521,369</u>
Fund balance ending	\$ <u><u>-</u></u>	\$ <u><u>2,177,905</u></u>	\$ <u><u>2,177,905</u></u>

Eagle Bend Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds - Budget and Actual
For the Five Months ended May 31, 2018
Debt Service Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues			
Property taxes	\$ 2,187,776	\$ 1,580,239	\$ (607,538)
Specific ownership taxes	131,267	68,899	(62,369)
Interest income	40,000	31,657	(8,343)
	<u>2,359,043</u>	<u>1,680,794</u>	<u>(678,249)</u>
Expenditures			
GO 2012 loan interest	505,619	252,809	252,810
GO 2012 loan principal	865,000	-	865,000
2016 - Bond Interest	623,869	311,934	311,935
Trustee fees	5,000	300	4,700
County collection fees	31,746	23,704	8,042
	<u>2,031,234</u>	<u>588,747</u>	<u>1,442,487</u>
Excess (deficiency) of revenues over expenditures	327,809	1,092,047	764,238
Fund balance beginning	<u>345,806</u>	<u>360,195</u>	<u>14,389</u>
Fund balance ending	\$ <u><u>673,615</u></u>	\$ <u><u>1,452,242</u></u>	\$ <u><u>778,627</u></u>

Eagle Bend Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds - Budget and Actual
For the Five Months ended May 31, 2018
Water Enterprise Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	Actual	Variance Favorable (Unfavorable)
Revenues			
HOA water sales - Fixed	\$ 228,000	\$ 85,500	\$ (142,500)
HOA water sales - Variable	113,000	17,696	(95,304)
Transfer from General Fund	<u>34,000</u>	<u>-</u>	<u>(34,000)</u>
 Total revenues	 <u>375,000</u>	 <u>103,196</u>	 <u>(271,804)</u>
Expenditures			
Water Operations			
Wells			
Electric	75,000	20,269	54,731
Water	32,000	7,893	24,107
Repair & maintenance-wells	250,000	1,873	248,127
Buchanan			
Water	1,000	-	1,000
ECCV pipeline meter			
Water	27,500	-	27,500
Repair & maintenance	10,000	-	10,000
Water Engineer	90,000	15,248	74,752
Water projects			
Legal	15,000	15,216	(216)
Consultants	25,000	3,037	21,963
3rd Well/New Water Pipeline	600,000	36,244	563,756
Administration			
Directors	6,000	700	5,300
Meetings	2,500	373	2,127
Miscellaneous	4,000	87	3,913
District Management	40,000	10,356	29,644
Contingency	5,206	-	5,206
Reserves for Future Water Resources	<u>460,000</u>	<u>-</u>	<u>460,000</u>
 Total expenditures	 <u>1,643,206</u>	 <u>111,296</u>	 <u>1,531,910</u>
 Excess (deficiency) of revenues over expenditures	 (1,268,206)	 (8,100)	 1,260,106
 Fund balance beginning	 <u>1,268,206</u>	 <u>1,979,831</u>	 <u>711,625</u>
 Fund balance ending	 \$ <u><u>-</u></u>	 \$ <u><u>1,971,731</u></u>	 \$ <u><u>1,971,731</u></u>