

Eagle Bend Metropolitan District
Financial Statements

September 30, 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 September 30, 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 nine 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.

October 23, 2018
Englewood, Colorado

Eagle Bend Metropolitan District
Balance Sheet - Governmental Funds and Account Groups
September 30, 2018

See Accountant's Compilation Report

	General <u>Fund</u>	Water Enterprise <u>Fund</u>	Debt Service <u>Fund</u>	Account <u>Groups</u>	Total <u>All Funds</u>
Assets					
Current assets					
Cash in checking	\$ 72,677	\$ -	\$ -	\$ -	\$ 72,677
Cash in money market/Time Deposits	700,000	700,000	2,862	-	1,402,862
Colotrust	1,606,690	1,334,514	2,097,725	-	5,038,929
Accounts receivable-HOA	-	70,283	-	-	70,283
Taxes receivable	1,536	-	10,422	-	11,958
Prepaid expenses	-	-	-	-	-
	<u>2,380,903</u>	<u>2,104,797</u>	<u>2,111,009</u>	<u>-</u>	<u>6,596,709</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	-	-	-	2,111,009	2,111,009
Amount to be provided for retirement of debt	-	-	-	27,833,991	27,833,991
	<u>-</u>	<u>1,038,135</u>	<u>-</u>	<u>34,942,693</u>	<u>35,980,828</u>
	<u>\$ 2,380,903</u>	<u>3,142,932</u>	<u>\$ 2,111,009</u>	<u>\$ 34,942,693</u>	<u>\$ 42,577,537</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ 145,096	-	\$ -	\$ -	\$ 145,096
Accounts payable-payroll withholding	-	-	-	-	-
Accounts payable - COA ECCV	-	142,371	-	-	142,371
	<u>145,096</u>	<u>142,371</u>	<u>-</u>	<u>-</u>	<u>287,467</u>
General obligation bonds 2016	-	-	-	15,030,000	15,030,000
General obligation loan - 2012	-	-	-	14,915,000	14,915,000
Total liabilities	<u>145,096</u>	<u>142,371</u>	<u>-</u>	<u>29,945,000</u>	<u>30,232,467</u>
Fund Equity					
Investment in fixed assets	-	1,038,135	-	4,997,693	6,035,828
Fund balance	2,235,807	1,962,426	2,111,009	-	6,309,242
	<u>2,235,807</u>	<u>3,000,561</u>	<u>2,111,009</u>	<u>4,997,693</u>	<u>12,345,070</u>
	<u>\$ 2,380,903</u>	<u>3,142,932</u>	<u>\$ 2,111,009</u>	<u>\$ 34,942,693</u>	<u>\$ 42,577,537</u>

Eagle Bend Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds - Budget and Actual
For the Nine Months ended September 30, 2018
General Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues			
Property taxes	\$ 378,312	\$ 373,805	\$ (4,507)
Specific ownership taxes	22,726	20,047	(2,679)
Miscellaneous Income/Shared Costs	-	11,474	11,474
Interest income	200	179	(21)
	<u>401,238</u>	<u>405,505</u>	<u>4,267</u>
Expenditures			
Audit	7,000	5,700	1,300
Accounting	15,000	5,999	9,001
Legal	35,000	13,990	21,010
Insurance	10,000	6,673	3,327
Election Expense	25,000	4,402	20,598
Director fees	6,000	2,100	3,900
Payroll tax expenses	1,000	321	679
Administration-management	40,000	16,264	23,736
Economic Development	15,000	-	15,000
Communications			
Expenses	5,000	462	4,538
Meetings	2,500	1,761	739
Miscellaneous	6,000	2,150	3,850
County collection fees	5,206	5,609	(403)
Landscaping			
Utilities	7,500	3,498	4,002
Maintenance	60,000	31,496	28,504
HOA Projects - cost sharing	50,000	14,500	35,500
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>291,028</u>	<u>1,710,171</u>
Excess (deficiency) of revenues over expenditures	(1,599,961)	114,477	1,714,438
Fund balance beginning	1,599,961	2,121,330	521,369
Fund balance ending	\$ -	\$ 2,235,807	\$ 2,235,807

Eagle Bend Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds - Budget and Actual
For the Nine Months ended September 30, 2018
Debt Service Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues			
Property taxes	\$ 2,187,776	\$ 2,161,719	\$ (26,057)
Specific ownership taxes	131,267	115,933	(15,334)
Interest income	40,000	70,644	30,644
	<u>2,359,043</u>	<u>2,348,296</u>	<u>(10,747)</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	32,439	(693)
	<u>2,031,234</u>	<u>597,482</u>	<u>1,433,752</u>
Excess (deficiency) of revenues over expenditures	327,809	1,750,814	1,423,005
Fund balance beginning	<u>345,806</u>	<u>360,195</u>	<u>14,389</u>
Fund balance ending	<u>\$ 673,615</u>	<u>\$ 2,111,009</u>	<u>\$ 1,437,394</u>

Eagle Bend Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds - Budget and Actual
For the Nine Months ended September 30, 2018
Water Enterprise Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
HOA water sales - Fixed	\$ 228,000	\$ 199,500	\$ (28,500)
HOA water sales - Variable	113,000	176,611	63,611
Transfer from General Fund	34,000	-	(34,000)
	<u>375,000</u>	<u>376,111</u>	<u>1,111</u>
Expenditures			
Water Operations			
Wells			
Electric	75,000	62,017	12,983
Water	32,000	30,888	1,112
Repair & maintenance-wells	250,000	5,350	244,650
Buchanan			
Water	1,000	40,268	(39,268)
ECCV pipeline meter			
Water	27,500	4,930	22,570
Repair & maintenance	10,000	-	10,000
Water Engineer	90,000	48,883	41,117
Water projects			
Legal	15,000	18,392	(3,392)
Consultants	25,000	5,999	19,001
3rd Well/New Water Pipeline	600,000	158,618	441,382
Administration			
Directors	6,000	2,100	3,900
Meetings	2,500	710	1,790
Miscellaneous	4,000	87	3,913
District Management	40,000	15,274	24,726
Contingency	5,206	-	5,206
Reserves for Future Water Resources	460,000	-	460,000
	<u>1,643,206</u>	<u>393,516</u>	<u>1,249,690</u>
Excess (deficiency) of revenues over expenditures	(1,268,206)	(17,405)	1,250,801
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>1,962,426</u></u>	\$ <u><u>1,962,426</u></u>