

Eagle Bend Metropolitan District
Financial Statements

February 28, 2019

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 February 28, 2019, 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 two 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.

March 18, 2019
Englewood, Colorado

Eagle Bend Metropolitan District
Balance Sheet - Governmental Funds and Account Groups
February 28, 2019

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Water Enterprise Fund</u>	<u>Debt Service Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
Assets					
Current assets					
Cash in checking	\$ 37,542	\$ -	\$ -	\$ -	\$ 37,542
Cash in money market/Time Deposits	750,000	753,022	-	-	1,503,022
Colotrust	1,445,526	1,243,074	805,947	-	3,494,547
Accounts receivable-HOA	-	-	-	-	-
Taxes receivable	121,936	-	731,666	-	853,602
Prepaid expenses	-	-	-	-	-
	<u>2,355,004</u>	<u>1,996,096</u>	<u>1,537,613</u>	<u>-</u>	<u>5,888,713</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	-	-	-	1,537,613	1,537,613
Amount to be provided for retirement of debt	-	-	-	28,407,387	28,407,387
	<u>-</u>	<u>1,038,135</u>	<u>-</u>	<u>34,942,693</u>	<u>35,980,828</u>
	<u>\$ 2,355,004</u>	<u>3,034,231</u>	<u>\$ 1,537,613</u>	<u>\$ 34,942,693</u>	<u>\$ 41,869,541</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ 18,665	-	\$ -	\$ -	\$ 18,665
Accounts payable-payroll withholding	-	-	-	-	-
Accounts payable - COA ECCV	-	142,371	-	-	142,371
	<u>18,665</u>	<u>142,371</u>	<u>-</u>	<u>-</u>	<u>161,036</u>
General obligation bonds 2016	-	-	-	15,030,000	15,030,000
General obligation loan - 2012	-	-	-	14,915,000	14,915,000
Total liabilities	<u>18,665</u>	<u>142,371</u>	<u>-</u>	<u>29,945,000</u>	<u>30,106,036</u>
Fund Equity					
Investment in fixed assets	-	1,038,135	-	4,997,693	6,035,828
Fund balance	2,336,339	1,853,725	1,537,613	-	5,727,677
	<u>2,336,339</u>	<u>2,891,860</u>	<u>1,537,613</u>	<u>4,997,693</u>	<u>11,763,505</u>
	<u>\$ 2,355,004</u>	<u>3,034,231</u>	<u>\$ 1,537,613</u>	<u>\$ 34,942,693</u>	<u>\$ 41,869,541</u>

Eagle Bend Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds - Budget and Actual
For the Two Months ended February 28, 2019
General Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues			
Property taxes	\$ 354,219	\$ 123,769	\$ (230,450)
Specific ownership taxes	23,879	5,012	(18,867)
Miscellaneous Income/Shared Costs	-	-	-
Interest income	1,000	78	(922)
	<u>379,098</u>	<u>128,859</u>	<u>(250,239)</u>
Expenditures			
Audit	7,000	-	7,000
Accounting	18,000	785	17,216
Legal	42,000	3,548	38,453
Insurance	10,000	7,821	2,180
Director fees	6,000	-	6,000
Payroll tax expenses	1,000	-	1,000
Administration-management	48,000	4,694	43,307
Economic Development	15,000	-	15,000
Communications			
Expenses	5,000	-	5,000
Meetings	3,000	180	2,820
Miscellaneous	5,987	208	5,779
County collection fees	5,313	1,857	3,456
Landscaping			
Utilities	7,500	107	7,393
Maintenance	45,000	3,075	41,925
HOA Projects - cost sharing	50,000	-	50,000
Traffic Light	-	-	-
Transfers & Reserve			
Transfer to Water Enterprise Fund	34,000	-	34,000
Statutory Reserve - TABOR	8,064	-	8,064
Reserve - Water Project	815,000	-	815,000
Reserve - Safety Project	320,000	-	-
Reserve - debt service	1,102,072	-	1,102,072
	<u>2,547,936</u>	<u>22,273</u>	<u>2,205,663</u>
Excess (deficiency) of revenues over expenditures	(2,168,838)	106,586	2,275,424
Fund balance beginning	<u>2,168,838</u>	<u>2,229,753</u>	<u>60,915</u>
Fund balance ending	\$ <u><u>-</u></u>	\$ <u><u>2,336,339</u></u>	\$ <u><u>2,336,339</u></u>

Eagle Bend Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds - Budget and Actual
For the Two Months ended February 28, 2019
Debt Service Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues			
Property taxes	\$ 2,125,310	\$ 742,665	\$ (1,382,645)
Specific ownership taxes	143,278	30,070	(113,208)
Interest income	<u>50,000</u>	<u>14,881</u>	<u>(35,119)</u>
	<u>2,318,588</u>	<u>787,616</u>	<u>(1,530,972)</u>
Expenditures			
GO 2012 loan interest	476,295	-	476,295
GO 2012 loan principal	890,000	-	890,000
2016 - Bond Interest	623,869	-	623,869
Trustee fees	4,923	-	4,923
County collection fees	<u>31,880</u>	<u>11,140</u>	<u>20,740</u>
	<u>2,026,967</u>	<u>11,140</u>	<u>2,015,827</u>
Excess (deficiency) of revenues over expenditures	291,621	776,476	484,855
Fund balance beginning	<u>759,261</u>	<u>761,137</u>	<u>1,876</u>
Fund balance ending	\$ <u><u>1,050,882</u></u>	\$ <u><u>1,537,613</u></u>	\$ <u><u>486,731</u></u>

Eagle Bend Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds - Budget and Actual
For the Two Months ended February 28, 2019
Water Enterprise Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues			
HOA water sales - Fixed	\$ 228,000	\$ -	\$ (228,000)
HOA water sales - Variable	135,000	-	(135,000)
Transfer from General Fund	34,000	-	(34,000)
	<u>397,000</u>	<u>-</u>	<u>(397,000)</u>
Total revenues			
Expenditures			
Water Operations			
Wells			
Electric	75,000	1,838	73,162
Water	32,000	-	32,000
Repair & maintenance-wells	100,000	1,330	98,670
Buchanan			
Water	40,000	-	40,000
ECCV pipeline meter			
Water	-	-	-
Repair & maintenance	-	-	-
Water Engineer	75,000	7,486	67,514
Water projects			
Legal	20,000	2,365	17,635
Consultants	12,000	523	11,477
3rd Well/New Water Pipeline	1,250,000	21,428	1,228,572
Administration			
Meetings	2,000	120	1,880
Miscellaneous	4,000	-	4,000
District Management	32,000	3,136	28,864
Contingency	38,471	-	38,471
Reserves for Future Water Resources	471,000	-	471,000
	<u>2,151,471</u>	<u>38,226</u>	<u>2,113,245</u>
Total expenditures			
Excess (deficiency) of revenues over expenditures	(1,754,471)	(38,226)	1,716,245
Fund balance beginning	<u>1,754,471</u>	<u>1,891,951</u>	<u>137,480</u>
Fund balance ending	\$ <u><u>-</u></u>	\$ <u><u>1,853,725</u></u>	\$ <u><u>1,853,725</u></u>