

Eagle Bend Metropolitan District
Financial Statements

June 30, 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 June 30, 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 six 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.

July 30, 2019
Englewood, Colorado

Eagle Bend Metropolitan District
Balance Sheet - Governmental Funds and Account Groups
June 30, 2019

See Accountant's Compilation Report

	General Fund	Water Enterprise Fund	Debt Service Fund	Account Groups	Total All Funds
Assets					
Current assets					
Cash in checking	\$ 51,645	\$ -	\$ -	\$ -	\$ 51,645
Cash in money market/Time Deposits		112,148	1,159,561	-	1,271,709
Colotrust	1,320,925	1,786,755	-	-	3,107,680
Accounts receivable-HOA	22,675	35,593	-	-	58,268
Taxes receivable	107,161	-	642,937	-	750,098
Prepaid expenses	75	-	-	-	75
	<u>1,502,481</u>	<u>1,934,496</u>	<u>1,802,498</u>	<u>-</u>	<u>5,239,475</u>
Other assets					
Fixed assets	-	1,650,638	-	6,468,676	8,119,314
Accumulated depreciation	-	(327,188)	-	(3,735,021)	(4,062,209)
Amount available in debt service fund	-	-	-	1,802,498	1,802,498
Amount to be provided for retirement of debt	-	-	-	25,652,502	25,652,502
	<u>-</u>	<u>1,323,450</u>	<u>-</u>	<u>30,188,655</u>	<u>31,512,105</u>
	<u>\$ 1,502,481</u>	<u>\$ 3,257,946</u>	<u>\$ 1,802,498</u>	<u>\$ 30,188,655</u>	<u>\$ 36,751,580</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ 75,149	\$ -	\$ -	\$ -	\$ 75,149
Accounts payable-payroll withholding		-	-	-	-
Accounts payable - COA ECCV	-	142,371	-	-	142,371
	<u>75,149</u>	<u>142,371</u>	<u>-</u>	<u>-</u>	<u>217,520</u>
General obligation bonds 2016	-	-	-	13,405,000	13,405,000
General obligation loan - 2012	-	-	-	14,050,000	14,050,000
Total liabilities	<u>75,149</u>	<u>142,371</u>	<u>-</u>	<u>27,455,000</u>	<u>27,672,520</u>
Fund Equity					
Investment in fixed assets	-	1,181,079	-	2,733,655	3,914,734
Fund balance	1,427,332	1,934,496	1,802,498	-	5,164,326
	<u>1,427,332</u>	<u>3,115,575</u>	<u>1,802,498</u>	<u>2,733,655</u>	<u>9,079,060</u>
	<u>\$ 1,502,481</u>	<u>\$ 3,257,946</u>	<u>\$ 1,802,498</u>	<u>\$ 30,188,655</u>	<u>\$ 36,751,580</u>

Eagle Bend Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds - Budget and Actual
For the Six Months ended June 30, 2019
General Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	Actual	Variance Favorable <u>(Unfavorable)</u>
Revenues			
Property taxes	\$ 354,219	\$ 347,901	\$ (6,318)
Specific ownership taxes	23,879	13,502	(10,377)
Miscellaneous Income/Shared Costs	-	24,750	24,750
Interest income	1,000	89	(911)
	<u>379,098</u>	<u>386,242</u>	<u>7,144</u>
Expenditures			
Audit	7,000	5,800	1,200
Accounting	18,000	4,642	13,358
Legal	42,000	11,043	30,957
Insurance	10,000	1,588	8,412
Director fees	6,000	1,900	4,100
Payroll tax expenses	1,000	-	1,000
Administration-management	48,000	12,799	35,201
Economic Development	15,000	-	15,000
Communications			
Expenses	5,000	-	5,000
Meetings	3,000	478	2,522
Miscellaneous	5,987	605	5,382
County collection fees	5,313	5,219	94
Landscaping			
Utilities	7,500	2,109	5,391
Maintenance	45,000	26,265	18,735
HOA Projects - cost sharing	50,000	45,429	4,571
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	-	320,000
Reserve - debt service	1,102,072	1,000,000	102,072
	<u>2,547,936</u>	<u>1,151,877</u>	<u>1,396,059</u>
Excess (deficiency) of revenues over expenditures	(2,168,838)	(765,635)	1,403,203
Fund balance beginning	<u>2,168,838</u>	<u>2,192,967</u>	<u>24,129</u>
Fund balance ending	<u>\$ -</u>	<u>\$ 1,427,332</u>	<u>\$ 1,427,332</u>

Eagle Bend Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds - Budget and Actual
For the Six Months ended June 30, 2019
Water Enterprise Fund

See Accountant's Compilation Report

	<u>Annual</u> <u>Budget</u>	<u>Actual</u>	<u>Variance</u> <u>Favorable</u> <u>(Unfavorable)</u>
Revenues			
HOA water sales - Fixed	\$ 228,000	\$ 142,500	\$ (85,500)
HOA water sales - Variable	135,000	16,296	(118,704)
Transfer from General Fund	34,000	34,000	-
	<u>397,000</u>	<u>192,796</u>	<u>(204,204)</u>
Expenditures			
Water Operations			
Wells			
Electric	75,000	27,171	47,829
Water	32,000	10,476	21,524
Repair & maintenance-wells	100,000	2,293	97,707
Buchanan			
Water	40,000	-	40,000
ECCV pipeline meter			
Water	-	-	-
Repair & maintenance	-	-	-
Water Engineer	75,000	16,613	58,387
Water projects			
Legal	20,000	7,362	12,638
Consultants	12,000	7,654	4,346
3rd Well/New Water Pipeline	1,250,000	111,642	1,138,358
Administration			
Meetings	2,000	180	1,820
Miscellaneous	4,000	-	4,000
District Management	32,000	11,634	20,366
Contingency	38,471	-	38,471
Reserves for Future Water Resources	471,000	-	471,000
	<u>2,151,471</u>	<u>195,025</u>	<u>1,956,446</u>
Excess (deficiency) of revenues over expenditures	(1,754,471)	(2,229)	1,752,242
Fund balance beginning	<u>1,754,471</u>	<u>1,936,725</u>	<u>182,254</u>
Fund balance ending	\$ <u>-</u>	\$ <u>1,934,496</u>	\$ <u>1,934,496</u>

Eagle Bend Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds - Budget and Actual
For the Six Months ended June 30, 2019
Debt Service Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues			
Property taxes	\$ 2,125,310	\$ 2,087,421	\$ (37,889)
Specific ownership taxes	143,278	81,013	(62,265)
Transfer from General Fund	-	1,000,000	1,000,000
Interest income	<u>50,000</u>	<u>52,096</u>	<u>2,096</u>
	<u>2,318,588</u>	<u>3,220,530</u>	<u>901,942</u>
Expenditures			
GO 2012 loan interest	476,295	238,148	238,147
GO 2012 loan principal	890,000	-	890,000
2016 - Bond interest	623,869	306,151	317,718
2016 - Bond principal	-	1,625,000	(1,625,000)
Miscellaneous	-	-	-
Trustee fees	4,923	300	4,623
County collection fees	<u>31,880</u>	<u>31,317</u>	<u>563</u>
	<u>2,026,967</u>	<u>2,200,916</u>	<u>(173,949)</u>
Excess (deficiency) of revenues over expenditures	291,621	1,019,614	727,993
Fund balance beginning	<u>759,261</u>	<u>782,884</u>	<u>23,623</u>
Fund balance ending	<u>\$ 1,050,882</u>	<u>\$ 1,802,498</u>	<u>\$ 751,616</u>