

**GOODMAN METROPOLITAN DISTRICT**  
**Arapahoe County, Colorado**

**FINANCIAL STATEMENTS**



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Board of Directors  
Goodman Metropolitan District  
Arapahoe County, Colorado

Independent Auditors' Report

We have audited the accompanying financial statements of the governmental activities and each major fund of the Goodman Metropolitan District, as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

***Auditor's Responsibility***

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 involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Goodman Metropolitan District as of December 31, 2016, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Other-Matters***

*Required Supplementary Information*

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

*Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Goodman Metropolitan District's basic financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*Simmons & Wheeler P.C.*

Englewood, CO  
May 31, 2017

## **BASIC FINANCIAL STATEMENTS**

**GOODMAN METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
December 31, 2016**

	<u><b>Governmental Activities</b></u>
<b>ASSETS</b>	
Cash and investments	\$ 688,378
Cash and investments - Restricted	1,435,845
Receivable - County Treasurer	9,564
Accounts receivable	5,945
Grants receivable	26,282
Property taxes receivable	1,760,129
Capital assets	
Capital assets, not being depreciated	1,698,409
Capital assets, net of accumulated depreciation	<u>1,888,271</u>
Total assets	<u><u>7,512,823</u></u>
<b>LIABILITIES</b>	
Accounts payable	360,189
Retainage payable	23,298
Accrued interest payable	21,750
Noncurrent liabilities	
Due within one year	585,000
Due in more than one year	<u>1,590,000</u>
Total liabilities	<u><u>2,580,237</u></u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred property taxes	<u>1,760,129</u>
	<u><u>1,760,129</u></u>
<b>NET POSITION</b>	
Net investment in capital assets	3,586,680
Restricted for:	
Emergency reserves	35,000
Debt service	925,726
Playground Grant	141,878
Piney Creek Grant	21,968
Unrestricted	<u>(1,538,795)</u>
Total net position	<u><u>\$ 3,172,457</u></u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**GOODMAN METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
Year Ended December 31, 2016**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:					
Government activities:					
General government	\$ 594,108	\$ 9,595	\$ 32,484	12,639	\$ (539,390)
Interest and related costs on long-term debt	325,316	-	-	-	(325,316)
	<u>\$ 919,424</u>	<u>\$ 9,595</u>	<u>\$ 32,484</u>	<u>\$ 12,639</u>	<u>(864,706)</u>
General revenues:					
Property taxes					1,708,878
Specific ownership taxes					130,977
Net investment income					16,877
Total general revenues					<u>1,856,732</u>
Change in net position					992,026
Net position - Beginning					<u>2,180,431</u>
Net position - Ending					<u>\$ 3,172,457</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**GOODMAN METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
December 31, 2016**

	<u>General</u>	<u>Conservation Trust</u>	<u>Debt Service</u>	<u>Creekside Park Playground Grant</u>	<u>Piney Creek Grant</u>	<u>Capital Replacement</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>							
Cash and investments	\$ 371,360	\$ -	\$ -	\$ -	\$ -	\$ 317,018	\$ 688,378
Cash and investments - Restricted	35,000	-	944,003	444,139	12,703	-	1,435,845
Receivable - County Treasurer	5,941	-	3,623	-	-	-	9,564
Grants receivable	-	-	-	-	26,282	-	26,282
Other receivable	5,945	-	-	-	-	-	5,945
Property tax receivable	1,061,254	-	698,875	-	-	-	1,760,129
<b>TOTAL ASSETS</b>	<u>\$ 1,479,500</u>	<u>\$ -</u>	<u>\$ 1,646,501</u>	<u>\$ 444,139</u>	<u>\$ 38,985</u>	<u>\$ 317,018</u>	<u>\$ 3,926,143</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>							
<b>LIABILITIES</b>							
Accounts payable	\$ 64,059	\$ -	\$ 150	\$ 278,963	\$ 17,017	\$ -	\$ 360,189
Retainage payable	-	-	-	23,298	-	-	23,298
Total liabilities	<u>64,059</u>	<u>-</u>	<u>150</u>	<u>302,261</u>	<u>17,017</u>	<u>-</u>	<u>383,487</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Property tax revenue	1,061,254	-	698,875	-	-	-	1,760,129
Total deferred inflows of resources	<u>1,061,254</u>	<u>-</u>	<u>698,875</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,760,129</u>
<b>FUND BALANCES</b>							
Restricted for:							
Emergencies (TABOR)	35,000	-	-	-	-	-	35,000
Debt service	-	-	947,476	-	-	-	947,476
Playground Grant	-	-	-	141,878	-	-	141,878
Piney Creek Grant	-	-	-	-	21,968	-	21,968
Arapahoe Road sidewalk IGA	-	-	-	-	-	-	-
Assigned:							
Capital project	-	-	-	-	-	317,018	317,018
Subsequent year's expenditures	109,861	-	-	-	-	-	109,861
Unassigned:	209,326	-	-	-	-	-	209,326
Total fund balances	<u>354,187</u>	<u>-</u>	<u>947,476</u>	<u>141,878</u>	<u>21,968</u>	<u>317,018</u>	<u>1,782,527</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<u>\$ 1,479,500</u>	<u>\$ -</u>	<u>\$ 1,646,501</u>	<u>\$ 444,139</u>	<u>\$ 38,985</u>	<u>\$ 317,018</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

3,586,680

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds payable

(2,175,000)

Accrued interest payable

(21,750)

Net position of governmental activities

\$ 3,172,457

These financial statements should be read only in connection with the accompanying notes to financial statements.

**GOODMAN METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**Year Ended December 31, 2016**

	<u>General</u>	<u>Conservation Trust</u>	<u>Debt Service</u>	<u>Playground Grant</u>	<u>Piney Creek Grant</u>	<u>Capital Replacement</u>	<u>Total Governmental Funds</u>
<b>REVENUES</b>							
Property taxes	\$ 1,061,555	\$ -	\$ 647,323	\$ -	\$ -	\$ -	\$ 1,708,878
Specific ownership taxes	81,363	-	49,614	-	-	-	130,977
Net investment income	4,549	91	7,361	-	-	4,876	16,877
Lottery proceeds	-	32,484	-	-	-	-	32,484
Park fees	9,595	-	-	-	-	-	9,595
Grant proceeds	-	-	-	-	12,639	-	12,639
Total revenues	<u>1,157,062</u>	<u>32,575</u>	<u>704,298</u>	<u>-</u>	<u>12,639</u>	<u>4,876</u>	<u>1,911,450</u>
<b>EXPENDITURES</b>							
Accounting	24,344	-	-	-	-	-	24,344
Audit	3,200	-	-	-	-	-	3,200
County Treasurer's fees	15,933	-	-	-	-	-	15,933
Director fees	3,100	-	-	-	-	-	3,100
Dues and subscriptions	800	-	-	-	-	-	800
Elections	1,179	-	-	-	-	-	1,179
HOA consolidation analysis	1,300	-	-	-	-	-	1,300
Insurance and bonds	8,232	-	-	-	-	-	8,232
Legal services	47,761	-	-	-	-	-	47,761
Miscellaneous	1,826	-	-	-	-	-	1,826
Facility management	27,500	-	-	-	-	-	27,500
Landscape maintenance	160,120	-	-	-	-	-	160,120
Park maintenance	76,631	-	-	-	-	-	76,631
Sports field management	6,000	-	-	-	-	-	6,000
Utilities	140,859	-	-	-	-	-	140,859
Website maintenance	600	-	-	-	-	-	600
Debt service							
Bond principal	-	-	495,000	-	-	-	495,000
Bond interest	-	-	320,400	-	-	-	320,400
Paying agent fees	-	-	150	-	-	-	150
County Treasurer's fees	-	-	9,716	-	-	-	9,716
Capital outlay	62,399	-	-	-	-	-	62,399
Grant fund expenditures	-	-	-	1,008,122	41,893	-	1,050,015
Total expenditures	<u>581,784</u>	<u>-</u>	<u>825,266</u>	<u>1,008,122</u>	<u>41,893</u>	<u>-</u>	<u>2,457,065</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>575,278</u>	<u>32,575</u>	<u>(120,968)</u>	<u>(1,008,122)</u>	<u>(29,254)</u>	<u>4,876</u>	<u>(545,615)</u>
<b>OTHER FINANCING SOURCES (USES)</b>							
Operating transfers in	32,575	-	18,000	500,000	-	-	550,575
Operating transfers out	(518,000)	(32,575)	-	-	-	-	(550,575)
Total other financing sources (uses)	<u>(485,425)</u>	<u>(32,575)</u>	<u>18,000</u>	<u>500,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	89,853	-	(102,968)	(508,122)	(29,254)	4,876	(545,615)
<b>FUND BALANCES - BEGINNING OF YEAR</b>	<u>264,334</u>	<u>-</u>	<u>1,050,444</u>	<u>650,000</u>	<u>51,222</u>	<u>312,142</u>	<u>2,328,142</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 354,187</u>	<u>\$ -</u>	<u>\$ 947,476</u>	<u>\$ 141,878</u>	<u>\$ 21,968</u>	<u>\$ 317,018</u>	<u>\$ 1,782,527</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**GOODMAN METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL  
FUNDS TO THE STATEMENT OF ACTIVITIES  
Year Ended December 31, 2016**

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - Total governmental funds	\$ (545,615)
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Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset.

Capital outlay	1,112,414
Depreciation expense	(74,723)

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items:

Current year bond principal payment	495,000
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Some revenues/expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued interest on bonds - Change in liability	4,950
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Changes in net position of governmental activities	\$ 992,026
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These financial statements should be read only in connection with the accompanying notes to financial statements.

**GOODMAN METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES - BUDGET AND ACTUAL  
Year Ended December 31, 2016**

	<b>Original and Final Budget</b>	<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
<b>REVENUES</b>			
Property taxes	\$ 1,061,357	\$ 1,061,555	\$ 198
Specific ownership taxes	84,910	81,363	(3,547)
Net investment income	700	4,549	3,849
Park fees	6,000	9,595	3,595
Lease revenue (cell tower)	12,000	-	(12,000)
Total revenues	<u>1,164,967</u>	<u>1,157,062</u>	<u>(7,905)</u>
<b>EXPENDITURES</b>			
Accounting	30,000	24,344	5,656
Audit	3,000	3,200	(200)
County Treasurer's fee	15,920	15,933	(13)
Director fees	3,000	3,100	(100)
Director expense & equipment	3,000	-	3,000
Dues and subscriptions	1,000	800	200
Elections	40,000	1,179	38,821
Engineering	2,500	-	2,500
HOA consolidation analysis	5,000	1,300	3,700
Insurance and bonds	8,000	8,232	(232)
Legal services	55,000	47,761	7,239
Miscellaneous	2,500	1,826	674
Facility management	30,000	27,500	2,500
Landscape maintenance	201,500	160,120	41,380
Park maintenance	146,500	76,631	69,869
Sports field management	6,000	6,000	-
Utilities	116,500	140,859	(24,359)
Website maintenance	2,000	600	1,400
Capital outlay	100,000	62,399	37,601
Contingency	1,580	-	1,580
Total expenditures	<u>773,000</u>	<u>581,784</u>	<u>191,216</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>391,967</u>	<u>575,278</u>	<u>183,311</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in	30,010	32,575	2,565
Transfers out	<u>(518,000)</u>	<u>(518,000)</u>	-
Total other financing sources (uses)	<u>(487,990)</u>	<u>(485,425)</u>	<u>2,565</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING (USES)</b>	<u>(96,023)</u>	<u>89,853</u>	<u>185,876</u>
<b>FUND BALANCES - BEGINNING OF YEAR</b>	<u>267,205</u>	<u>264,334</u>	<u>(2,871)</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 171,182</u>	<u>\$ 354,187</u>	<u>\$ 183,005</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**GOODMAN METROPOLITAN DISTRICT  
SPECIAL REVENUE FUND - CONSERVATION TRUST  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES - BUDGET AND ACTUAL  
Year Ended December 31, 2016**

	<u>Budget Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Lottery proceeds	\$ 30,000	\$ 34,955	\$ 32,484	\$ (2,471)
Interest income	10	45	91	46
Total revenues	<u>30,010</u>	<u>35,000</u>	<u>32,575</u>	<u>(2,425)</u>
<b>EXPENDITURES</b>				
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>30,010</u>	<u>35,000</u>	<u>32,575</u>	<u>(2,425)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer to other funds	<u>(30,010)</u>	<u>(35,000)</u>	<u>(32,575)</u>	<u>2,425</u>
Total other financing sources (uses)	<u>(30,010)</u>	<u>(35,000)</u>	<u>(32,575)</u>	<u>2,425</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING( USES)</b>	-	-	-	-
<b>FUND BALANCES - BEGINNING OF YEAR</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**GOODMAN METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2016**

**NOTE 1 - DEFINITION OF REPORTING ENTITY**

Goodman Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for Arapahoe County on November 22, 1994, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a service plan approved by Arapahoe County (County). The District was established to finance, construct, own and maintain public streets, drainage, parks and recreation services and facilities for "The Farm at Arapahoe County" development (unless and until the obligation is assumed by another unit of government or homeowners' association). As set forth in its Service Plan and the approval from the County, the District is limited to issue no more than \$5 million in debt without prior approval of the County. It has limited its property tax mill levy rate to no more than 20 mills for debt service (subject to adjustment to take into account legislative or constitutionally imposed adjustments in assessed values or the method of their calculation and increases approved by the voters for operating levies).

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

The District has no employees and all operations and administrative functions are contracted.

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the District are described as follows:

**Government-wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

**GOODMAN METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2016**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**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 related cash flows.

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 government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes, specific ownership taxes and grant reimbursement. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Special Revenue Fund is used to account for conservation trust revenues and expenditures incurred for eligible costs.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of the governmental funds.

The Capital Projects Fund – Creekside Park Playground Grant is used to account for grant proceeds and expenditures incurred for eligible costs.

The Capital Projects Fund – Piney Creek Grant is used to account for grant proceeds and expenditures incurred for eligible costs.

**GOODMAN METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2016**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

The Capital Replacement Fund is used to account for financial resources accumulated for the repair and replacement of capital assets that will be maintained by the District.

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year end. The District's 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. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District has amended its annual budget for the year ended December 31, 2016.

**Pooled Cash and Investments**

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Investments are carried at fair value.

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year.

The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

**GOODMAN METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2016**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Capital Assets**

Capital assets, which includes property, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported by the District. Capital assets are generally defined by the District as assets with an initial individual or group cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Gazebos	15 years
Irrigation system	15 years
Bridge walkways	15 years
Playground equipment	15 years
Park trash cans	10 years
Tennis Court resurfacing	10 years
Ball field improvements	10 years
Park benches and pads	20 years
Trails	10 years
Park improvements	20 years

**Deferred Inflows of Resources**

In addition to liabilities, the statement of financial position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item, *property tax revenue*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

**Equity**

***Net Position***

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the government's practice to use restricted resources first, then unrestricted resources as they are needed.

**GOODMAN METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2016**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

In the government-wide financial statements, fund equity is classified as net position. Net position may be classified into three components: net investment in capital assets, restricted and unrestricted. These classifications are defined as follows:

- Net investment in capital assets – this component of net position consists of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any debt that is attributable to the acquisition, construction or improvement of those assets. If there are significant unspent debt proceeds at year end, the portion of the debt attributable to the unspent proceeds is not included in this component.
- Restricted – this component of net position consists of assets that are restricted for use as imposed by external parties such as creditors, grantors or contributors, or as imposed by laws or regulations of other governments, or as imposed through constitutional provisions or enabling legislation.
- Unrestricted – the component of net position that does not meet the definitions above.

***Fund Balance***

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned.

Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

- *Nonspendable fund balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.
- *Restricted fund balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.
- *Committed fund balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.
- *Assigned fund balance* – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

**GOODMAN METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2016**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

- *Unassigned fund balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

**NOTE 3 - CASH AND INVESTMENTS**

Cash and investments as of December 31, 2016, are classified in the accompanying financial statements as follows:

Statement of net position:

Cash and investments	\$ 688,378
Cash and investments - Restricted	<u>1,435,845</u>
Total cash and investments	<u><u>\$ 2,124,223</u></u>

Cash and investments as of December 31, 2016, consist of the following:

Deposits with financial institutions	\$ 175,882
Investments	<u>1,948,341</u>
Total cash and investments	<u><u>\$ 2,124,223</u></u>

**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. 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 for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2016, the District's cash deposits had a bank balance and a carrying balance of \$175,882.

**Investments**

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

**GOODMAN METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2016**

**NOTE 3 - CASH AND INVESTMENTS (CONTINUED)**

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase and reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- \* Local government investment pools

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. Investments not measured at fair value and not categorized include governmental money market funds (PFM Funds Governmental Select series); money market funds (generally held by Bank Trust Departments in their role as paying agent or trustee); and CSAFE which record their investments at amortized cost.

The District has invested in COLOTRUST, an external investment pool that records its investments at fair value and measures fair value using Level 2 inputs.

As of December 31, 2016, the District had the following investments:

<b>Investment</b>	<b>Maturity</b>	<b>Fair Value</b>
Colorado Local Government Liquid Asset Trust (Colotrust)	Weighted average under 60 days	\$ 1,735,776
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted average under 60 days	212,565
		<u>\$ 1,948,341</u>

**GOODMAN METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2016**

**NOTE 3 - CASH AND INVESTMENTS (CONTINUED)**

**COLOTRUST**

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's.

**CSAFE**

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard & Poor's.

**GOODMAN METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2016**

**NOTE 4 - CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2016, follows:

	<u>Balance at December 31, 2015</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance at December 31, 2016</u>
Capital assets, not being depreciated:				
Land	\$ 1,511,216	\$ -	\$ -	\$ 1,511,216
Construction in progress	325,282	1,112,414	1,250,503	187,193
Total capital assets, not being depreciated	<u>1,836,498</u>	<u>1,112,414</u>	<u>1,250,503</u>	<u>1,698,409</u>
Capital assets, being depreciated:				
Gazebos	98,120	-	-	98,120
Irrigation system	21,085	-	-	21,085
Bridge walkways	34,153	-	-	34,153
Playground equipment	408,000	-	-	408,000
Parks	82,196	1,205,021	-	1,287,217
Tennis Court	8,300	-	-	8,300
Ball field improvements	41,781	-	-	41,781
Trails/sidewalks	310,730	45,482	-	356,212
Total capital assets, being depreciated	<u>1,004,365</u>	<u>1,250,503</u>	<u>-</u>	<u>2,254,868</u>
Less accumulated depreciation for:				
Gazebos	96,928	1,189	-	98,117
Irrigation system	20,829	258	-	21,087
Bridge walkways	10,112	2,091	-	12,203
Playground equipment	122,400	27,200	-	149,600
Parks	13,548	5,672	-	19,220
Tennis Court	2,075	830	-	2,905
Ball field improvements	10,445	4,178	-	14,623
Trails/sidewalks	15,537	33,305	-	48,842
Total accumulated depreciation	<u>291,874</u>	<u>74,723</u>	<u>-</u>	<u>366,597</u>
Total capital assets, being depreciated, net	<u>712,491</u>	<u>1,175,780</u>	<u>-</u>	<u>1,888,271</u>
Governmental activities capital assets, net	<u>\$ 2,548,989</u>	<u>\$ 2,288,194</u>	<u>\$ 1,250,503</u>	<u>\$ 3,586,680</u>

Depreciation expense was charged to functions/programs of the District as follows:

**Governmental Activities**

    General government \$ 74,723

**GOODMAN METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2016**

**NOTE 5 - LONG-TERM OBLIGATIONS**

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2016:

	<u>Balance at December 31, 2015</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance at December 31, 2016</u>	<u>Due Within One Year</u>
<b>Governmental Activities:</b>					
General obligation bonds payable:					
Series 1999	<u>\$ 2,670,000</u>	<u>\$ -</u>	<u>\$ 495,000</u>	<u>\$ 2,175,000</u>	<u>\$ 585,000</u>

**Series 1999, Limited Obligation Bonds**, dated June 1, 1999, are term bonds with interest of 12% for an aggregate maximum principal amount of \$5,000,000. The bonds are subject to mandatory redemption beginning June 1, 2002, and December 1, 2002, and on December 1 annually thereafter through 2018, with the final payment due June 1, 2019. Interest is payable quarterly. The Series 1999 Bonds are not subject to optional redemption by the District prior to maturity nor tender by the bondholders. The bonds and interest are payable from the net revenue of a maximum limited mill levy of 20.000 mills, which may be adjusted for changes in the method of calculated assessed valuation in the State. The adjusted maximum limited mill levy is 32.312 mills.

Payment of all operating and maintenance expenses of the District is subordinate to payment of principal and interest on the bonds. The term "operating and maintenance expenses" is defined as such reasonable and necessary current expenses, paid or accrued, for operation, maintenance and repair of District facilities, and the term may also include except as limited by contract or otherwise limited by law, without limiting the generality of the foregoing: 1) legal and overhead expenses of the District directly related to its administration, 2) all insurance premiums and premiums or fees for fidelity bonds appertaining to or required for the District operations and facilities, 3) contractual services, professional services, salaries, administrative expenses, and costs of labor, and 4) any costs of utility services furnished to the District. The term "operation and maintenance expenses" shall not include: (a) any allowance for depreciation; (b) any costs of renewals or replacements, major repairs, reconstruction, improvements, extensions, or betterments; (c) any accumulation of reserves for capital replacements; (d) any reserves for operation, maintenance or repair of the District facilities; (e) any allowance for the redemption of the Bonds, or the payment of any interest thereon; (f) any liabilities incurred in the acquisition or improvement of any properties comprising the District facilities or any combination thereof; and (g) any other ground of legal liability not based on contract.

**GOODMAN METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2016**

**NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)**

The outstanding bond principal and interest mature as follows:

	<b>Governmental Activities</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2017	\$ 585,000	\$ 261,000	\$ 846,000
2018	750,000	190,800	940,800
2019	840,000	50,400	890,400
	<u>\$ 2,175,000</u>	<u>\$ 502,200</u>	<u>\$ 2,677,200</u>

On November 8, 1994, the District's electors authorized the incurrence of general obligation bonds totaling \$5,000,000 in principal at a rate not to exceed 19%. At December 31, 2016, the District had issued all authorized debt.

	<b>Amount Authorized on November 8, 1994</b>	<b>Authorization Used Series 1999 Bonds</b>	<b>Authorized But Unissued</b>
Street improvements	\$ 2,800,000	\$ 2,800,000	\$ -
Sanitary sewer	1,000,000	1,000,000	-
Traffic and safety	200,000	200,000	-
Park and recreation	1,000,000	1,000,000	-
	<u>\$ 5,000,000</u>	<u>\$ 5,000,000</u>	<u>\$ -</u>

**NOTE 6 - NET POSITION**

The District has net position consisting of three components - net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2016, the District had a net investment in capital assets of \$3,586,680.

Restricted assets include net position that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

**GOODMAN METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2016**

**NOTE 6 - NET POSITION (CONTINUED)**

The District had restricted net position as of December 31, 2016, as follows:

	<b>Governmental Activities</b>
Restricted net position:	
Emergency reserve	\$ 35,000
Debt service	925,726
Playground Grant	141,878
Piney Creek Grant	21,968
Total restricted net position	\$ 1,124,572

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

The Conservation Trust Fund represents the net unspent proceeds received from the State Lottery for the Conservation Trust Fund. Changes in the Conservation Trust Fund are as follows:

Balance, December 31, 2015	\$ -
Entitlement	32,484
Interest earned	91
Capital outlay expenditures - Park and recreation maintenance, upgrades and improvements	(32,575)
Balance, December 31, 2016	\$ -

**NOTE 7 - RELATED PARTIES**

The Developer of the property which constitutes the District is The Farm Development Company (Developer). One member of the Board of Directors of the District is an employee of, owner of or is otherwise associated with the Developer and may have conflicts of interest in dealing with the District. As of December 31, 2016, half of the outstanding Series 1999 Bonds (see Note 5) were owned by a principal of the Developer.

Additionally, a member of the Board of Directors is an employee of the YMCA of Metropolitan Denver, which provides recreation services to the District. The total amount paid to the YMCA in 2016 totaled \$6,000.

**GOODMAN METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2016**

**NOTE 8 - AGREEMENTS**

**Intergovernmental Agreements**

**Phase II Improvements**

On December 19, 2000, the District entered into an agreement with Arapahoe County to identify certain public infrastructure improvements to be jointly funded by the County and the District and the allocation of the costs thereof between the Parties, to establish dates regarding the phasing thereof, and to establish the process by which such public infrastructure improvements will be designed, funded, and constructed. This Agreement governed the construction of Phase I of the East Arapahoe Road Improvements. The Parties agree to enter in to an amendment to this Agreement to govern the construction of the Phase II Improvements following good faith negotiations regarding the scope and cost of that phase of the project.

**Creekside Park at Piney Creek**

On June 30, 2014, the District entered into an agreement with Arapahoe County, whereby the County will provide \$250,000 for the Creekside Park at Piney Creek project. As part of the agreement, the District will provide a cash match of approximately \$303,000 and agreed to utilize the funds for appropriate project expenditures as described in the Agreement within two years of the execution date. Additionally, the District is required to provide the county with Grant Project status reports on or before January 31st and June 30th annually.

The County awarded the grant in full to the District in August of 2014. The District provided cash matches of \$150,000 in 2014, \$240,000 in 2015, and \$500,000 in 2016. In addition, the District also received \$39,284 in in-kind contribution relative to the project in 2014 and \$10,000 in contribution from the Farms at Arapahoe County HOA in 2015. Creekside Park was put in to service as of December 31, 2016 and the District is responsible for ongoing operations and maintenance of the park.

**Piney Creek Trail Improvements**

On March 24, 2015, the District entered into an agreement with Arapahoe County, whereby the County will provide \$110,000 for the Piney Creek Trail improvements project to improve trail connectivity and access to other outdoor recreation opportunities. The District agrees to utilize the funds the funds for appropriate project expenditures as described in the Agreement within two years of the execution date. As part of the agreement, the District will provide a cash match of \$80,000. Any project costs in excess of \$190,000 will be the responsibility of the District. Additionally, the District is required to provide the County with Trail Project status reports on or before January 31st and June 30th annually.

Funding from the County shall be paid to the District on a reimbursement basis upon receipt of approved status reports. The District submitted reimbursement requests and recognized grant revenues of \$13,643 in 2015 and \$12,639 in 2016. As of December 31, 2016, the District has a grant reimbursement receivable of \$26,282 and remaining future reimbursement of \$83,718.

**GOODMAN METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2016**

**NOTE 8 – AGREEMENTS (CONTINUED)**

The District provided a cash match of \$80,000 in 2015 and received \$35,222 in in-kind contribution relative to the project.

**2015 Sidewalk – Arapahoe Road**

On May 6, 2015, the District entered into an agreement with Arapahoe County, whereas the County has agreed to add a portion of trail fronting along Arapahoe Road, referred to as “District Trail,” to the scope of the *Arapahoe Road Reconstruction and Widening Project*, which is part of the Construction Funding. Intergovernmental Agreement dated March 30, 2015, between Arapahoe County and City of Centennial. The County will be responsible for all implementation and oversight of the Trail Improvements. Upon completion, the District shall own, operate, repair, replace and maintain the Trail Improvements at its own expense. As part of the agreement, the District shall reserve 115% of the engineer’s estimate of probable costs to pay for the Trail Improvements. During 2016, the District has paid for this project in full.

**NOTE 9 - TRANSFERS**

The District transferred from the General Fund to the Playground Grant Fund for the purpose of funding the District’s share of the project.

The District provided a TABOR rebate of certain fees collected in 2016 by transferring from the General Fund to the Debt Service Fund.

The District transferred from the Special Revenue Fund – Conservation Trust to the General Fund to cover the related expenses paid out of the General Fund.

**NOTE 10 - 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; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials’ liability, 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 liability, property and public officials’ liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. 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.

**GOODMAN METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2016**

**NOTE 11 - 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, 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 increases 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 the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

On November 1, 1994, a majority of the District's electors approved a property tax revenue increase of \$32,000 per year, as adjusted for inflation plus annual local growth in each subsequent fiscal year thereafter, to pay, in part, the District's general cost of operations and maintenance without limitation of rate and without regard to any limitations under TABOR.

On November 5, 1996, a majority of the District's electors approved a property tax revenue increase of \$200,000 per year, as adjusted for inflation plus annual local growth in each subsequent fiscal year thereafter, to pay, in part, the District's general cost of operations and maintenance without limitation of rate and without regard to any limitations under TABOR.

This information is an integral part of the accompanying financial statements.

## **SUPPLEMENTARY INFORMATION**

**GOODMAN METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES - BUDGET AND ACTUAL  
Year Ended December 31, 2016**

	<b>Original and Final Budget</b>	<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
<b>REVENUES</b>			
Property taxes	\$ 647,169	\$ 647,323	\$ 154
Specific ownership taxes	51,770	49,614	(2,156)
Net investment income	1,400	7,361	5,961
Total revenues	<u>700,339</u>	<u>704,298</u>	<u>3,959</u>
<b>EXPENDITURES</b>			
County Treasurer's fees	9,708	9,716	(8)
Debt service			
Bond principal	495,000	495,000	-
Bond interest	320,400	320,400	-
Paying agent fees	600	150	450
Contingency	1,739	-	1,739
Total expenditures	<u>827,447</u>	<u>825,266</u>	<u>2,181</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(127,108)</u>	<u>(120,968)</u>	<u>6,140</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer from other funds	18,000	18,000	-
Total other financing sources (uses)	<u>18,000</u>	<u>18,000</u>	<u>-</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING (USES)</b>	(109,108)	(102,968)	6,140
<b>FUND BALANCES - BEGINNING OF YEAR</b>	<u>1,047,975</u>	<u>1,050,444</u>	<u>2,469</u>
<b>FUND BALANCES - END OF YEAR</b>	<u><u>\$ 938,867</u></u>	<u><u>\$ 947,476</u></u>	<u><u>\$ 8,609</u></u>

**GOODMAN METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND - CREEKSIDE PARK PLAYGROUND GRANT  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES - BUDGET AND ACTUAL  
Year Ended December 31, 2016**

	<u>Budget Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Total revenues	\$ -	\$ -	\$ -	\$ -
<b>EXPENDITURES</b>				
Construction administration	20,405	20,405	18,422	1,983
Construction contingency	-	167,304	-	167,304
Construction documents	24,729	24,729	16,267	8,462
Construction management	37,584	37,584	5,560	32,024
Design development	32,060	32,060	-	32,060
General construction	439,540	439,540	478,205	(38,665)
Landscape improvements	-	10,000	11,796	(1,796)
Legal	-	22,696	36,807	(14,111)
Lighting	8,695	8,695	-	8,695
Playground equipment	175,139	175,139	179,305	(4,166)
Playground equipment installation	39,510	39,510	40,420	(910)
Restroom	129,240	129,240	129,240	-
Shelter	29,782	29,782	29,782	-
Shelter installation	13,316	13,316	14,076	(760)
Tap fees	-	-	48,242	(48,242)
Total expenditures	<u>950,000</u>	<u>1,150,000</u>	<u>1,008,122</u>	<u>141,878</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(950,000)</u>	<u>(1,150,000)</u>	<u>(1,008,122)</u>	<u>141,878</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer from other funds	300,000	500,000	500,000	-
Total other financing sources (uses)	<u>300,000</u>	<u>500,000</u>	<u>500,000</u>	<u>-</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING (USES)</b>	<u>(650,000)</u>	<u>(650,000)</u>	<u>(508,122)</u>	<u>141,878</u>
<b>FUND BALANCES - BEGINNING OF YEAR</b>	<u>650,000</u>	<u>650,000</u>	<u>650,000</u>	<u>-</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 141,878</u>	<u>\$ 141,878</u>

**GOODMAN METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND - PINEY CREEK GRANT  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES - BUDGET AND ACTUAL  
Year Ended December 31, 2016**

	<u>Budget Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>	-			
Grant fund proceeds	\$ 110,000	\$ 110,000	\$ 12,639	\$ (97,361)
Design work contribution		-	-	-
Total revenues	<u>110,000</u>	<u>110,000</u>	<u>12,639</u>	<u>(97,361)</u>
<b>EXPENDITURES</b>				
Grant fund expenditures	110,000	150,000	41,893	108,107
Total expenditures	<u>110,000</u>	<u>150,000</u>	<u>41,893</u>	<u>108,107</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>-</u>	<u>(40,000)</u>	<u>(29,254)</u>	<u>10,746</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING (USES)</b>	-	(40,000)	(29,254)	10,746
<b>FUND BALANCES - BEGINNING OF YEAR</b>	<u>-</u>	<u>51,222</u>	<u>51,222</u>	<u>-</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 11,222</u>	<u>\$ 21,968</u>	<u>\$ 10,746</u>

**GOODMAN METROPOLITAN DISTRICT  
CAPITAL REPLACEMENT FUND  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES - BUDGET AND ACTUAL  
Year Ended December 31, 2016**

	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUES</b>			
Interest income	\$ 400	\$ 4,876	\$ 4,476
Total revenues	<u>400</u>	<u>4,876</u>	<u>4,476</u>
<b>EXPENDITURES</b>			
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>400</u>	<u>4,876</u>	<u>4,476</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer from other funds	200,000	-	(200,000)
Total other financing sources (uses)	<u>200,000</u>	<u>-</u>	<u>(200,000)</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING (USES)</b>	200,400	4,876	(195,524)
<b>FUND BALANCES - BEGINNING OF YEAR</b>	<u>312,119</u>	<u>312,142</u>	<u>23</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 512,519</u>	<u>\$ 317,018</u>	<u>\$ (195,501)</u>

**GOODMAN METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
December 31, 2016**

**\$5,000,000 Limited Obligation Bonds,  
Series 1999, Dated June 1, 1999  
Interest Rate of 12%, Payable Quarterly  
Principal Due June 1 and December 1, 2002  
and on December 1 Annually Thereafter**

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2017	\$ 585,000	\$ 261,000	\$ 846,000
2018	750,000	190,800	940,800
2019	840,000	50,400	890,400
	<u>\$ 2,175,000</u>	<u>\$ 502,200</u>	<u>\$ 2,677,200</u>

**SUPPLEMENTAL INFORMATION**

Series 1999 Bonds are not subject to redemption prior to maturity.

**GOODMAN METROPOLITAN DISTRICT  
SUMMARY OF ASSESSED VALUATION,  
MILL LEVY AND PROPERTY TAXES COLLECTED  
December 31, 2016**

<b>Year Ended December 31,</b>	<b>Prior Year Assessed Valuation for Current Year Property Tax Levy</b>	<b>Mills Levied</b>	<b>Total Property Taxes</b>		<b>Percentage Collected to Levied</b>
			<b>Levied</b>	<b>Collected (a)</b>	
2012	\$ 44,486,440	28.000	\$ 1,245,620	\$ 1,244,704	99.93%
2013	\$ 44,660,000	31.000	\$ 1,384,460	\$ 1,384,549	100.01%
2014	\$ 44,697,690	31.000	\$ 1,385,629	\$ 1,384,889	99.95%
2015	\$ 44,694,946	33.000	\$ 1,474,933	\$ 1,475,199	100.02%
2016	\$ 51,773,531	33.000	\$ 1,708,526	\$ 1,708,878	100.02%
Estimated for the year ending December 31, 2017	\$ 51,768,490	34.000	\$ 1,760,129		

**NOTE:**

Property taxes shown as collected in any one year may include collection of delinquent property taxes assessed in prior years. This presentation does not attempt to identify specific years of assessment.