

MORNINGVIEW METROPOLITAN DISTRICT  
El Paso County, Colorado

FINANCIAL STATEMENTS  
December 31, 2016



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## **Independent Auditor's Report**

Board of Directors  
**Morningview Metropolitan District**

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Morningview 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 an opinion 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 from 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 entity'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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Opinion**

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 Morningview Metropolitan District as of December 31, 2016, and the respective changes in financial position and the respective budgetary comparison for the general fund and the special revenue fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

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 are not affected by this missing information.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's financial statements as a whole. The supplementary information as listed in the table of contents is presented for purposes of legal compliance and additional analysis and is not a required part of the 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 financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

*L. Paul Goedecke P.C.*

L. Paul Goedecke, P.C.  
September 19, 2017

## **BASIC FINANCIAL STATEMENTS**

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

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and investments	\$ 6,500
Cash and investments - Restricted	54,803
Receivable from County Treasurer	402
Property taxes receivable	62,128
Prepaid insurance	250
Capital assets, not being depreciated	
Construction in progress	<u>1,236,079</u>
Total assets	<u>1,360,162</u>
<b>LIABILITIES</b>	
Accounts payable	6,423
Noncurrent liabilities	
Due in more than one year	<u>1,308,485</u>
Total liabilities	<u>1,314,908</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property tax revenue	<u>62,128</u>
Total deferred inflows of resources	<u>62,128</u>
<b>NET POSITION</b>	
Restricted for:	
Emergency reserves	400
Unrestricted	<u>(17,274)</u>
Total net position	<u>\$ (16,874)</u>

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

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

<u>Functions/Programs</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Net (Expense) Revenue and Changes in Net Position</u>
Primary government: Government activities: General government Interest and related costs on long-term debt	\$ 34,649 13,663 <u>\$ 48,312</u>	\$ - - <u>\$ -</u>	\$ - - <u>\$ -</u>	\$ (34,649) (13,663) <u>(48,312)</u>
General revenues: Property taxes Specific ownership taxes Net investment income Total general revenues Change in net position Net position - Beginning Net position - Ending				40,291 4,636 7 <u>44,934</u> <u>(3,378)</u> <u>(13,496)</u> <u>\$ (16,874)</u>

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

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

	<b>General</b>	<b>Capital Projects</b>	<b>Total Governmental Funds</b>
<b>ASSETS</b>			
Cash and investments	\$ 6,500	\$ -	\$ 6,500
Cash and investments - Restricted	400	54,403	54,803
Receivable County Treasurer	101	301	402
Property tax receivable	15,532	46,596	62,128
Prepaid insurance	250	-	250
<b>TOTAL ASSETS</b>	<b>\$ 22,783</b>	<b>\$ 101,300</b>	<b>\$ 124,083</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts payable	\$ 6,423	\$ -	\$ 6,423
Total liabilities	6,423	-	6,423
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred property tax revenue	15,532	46,596	62,128
Total deferred inflows or resources	15,532	46,596	62,128
<b>FUND BALANCES</b>			
Nonspendable for:			
Prepaid expenses	250	-	250
Restricted for:			
Emergency reserves	400	-	400
Committed	-	54,704	54,704
Unassigned	178	-	178
Total fund balances	828	54,704	55,532
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<b>\$ 22,783</b>	<b>\$ 101,300</b>	

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.

Capital assets, not being depreciated 1,236,079

Long-term liabilities, are not due and payable in the current period and, therefore are not recorded as liabilities in the funds.

Developer advance payable (1,290,461)

Interest payable - Developer advance (18,024)

Net position of governmental activities **\$ (16,874)**

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

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

	<u>General</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
<b>REVENUES</b>			
Property taxes	\$ 10,073	\$ 30,218	\$ 40,291
Specific ownership taxes	1,159	3,477	4,636
Net investment income	1	6	7
Total revenues	<u>11,233</u>	<u>33,701</u>	<u>44,934</u>
<b>EXPENDITURES</b>			
Current			
Accounting	3,159	-	3,159
County Treasurer's fees	-	453	453
Directors' fees	151	-	151
Dues and subscriptions	408	-	408
Insurance	2,488	-	2,488
Landscape maintenance	5,452	-	5,452
Landscape water	9,659	-	9,659
Legal	12,879	-	12,879
Capital outlay	-	1,236,079	1,236,079
Total expenditures	<u>34,196</u>	<u>1,236,532</u>	<u>1,270,728</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(22,963)</u>	<u>(1,202,831)</u>	<u>(1,225,794)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer advance	-	1,236,079	1,236,079
Transfers in	-	(22,544)	(22,544)
Transfers (out)	22,544	-	22,544
Total other financing sources (uses)	<u>22,544</u>	<u>1,213,535</u>	<u>1,236,079</u>
<b>NET CHANGE IN FUND BALANCES</b>	(419)	10,704	10,285
<b>FUND BALANCES - BEGINNING OF YEAR</b>	<u>1,247</u>	<u>44,000</u>	<u>45,247</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 828</u>	<u>\$ 54,704</u>	<u>\$ 55,532</u>

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

**MORNINGVIEW 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	\$ 10,285
<p>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.</p>	
Capital outlay	1,236,079
<p>Long-term debt (e.g., bonds) 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. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.</p>	
Developer advances	(1,236,079)
<p>Some 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.</p>	
Accrued interest on Developer advances - Change in liability	<u>(13,663)</u>
Changes in net position of governmental activities	<u><u>\$ (3,378)</u></u>

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

**MORNINGVIEW 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	\$ 10,073	\$ 10,073	\$ -
Specific ownership taxes	1,007	1,159	152
Net investment income	-	1	1
Total revenues	<u>11,080</u>	<u>11,233</u>	<u>153</u>
<b>EXPENDITURES</b>			
Current			
Accounting	6,000	3,159	2,841
Audit	-	-	-
County Treasurer's fees	151	151	-
District management	332	-	332
Dues and subscriptions	500	408	92
Insurance	3,000	2,488	512
Landscape maintenance	8,000	5,452	2,548
Landscape water	12,000	9,659	2,341
Legal	11,000	12,879	(1,879)
Total expenditures	<u>40,983</u>	<u>34,196</u>	<u>6,787</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(29,903)</u>	<u>(22,963)</u>	<u>6,940</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in	<u>30,000</u>	<u>22,544</u>	<u>(7,456)</u>
Total other financing sources (uses)	<u>30,000</u>	<u>22,544</u>	<u>(7,456)</u>
<b>NET CHANGE IN FUND BALANCE</b>	97	(419)	(516)
<b>FUND BALANCES - BEGINNING OF YEAR</b>	<u>1,902</u>	<u>1,247</u>	<u>(655)</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 1,999</u>	<u>\$ 828</u>	<u>\$ (1,171)</u>

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

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

**NOTE 1 - DEFINITION OF REPORTING ENTITY**

Morningview Metropolitan District (District) is a quasi-municipal corporation and political subdivision of the State of Colorado, which was organized by order and decree of the District Court for El Paso County on November 14, 2013, and is governed pursuant to the provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District undertakes its functions pursuant to the Service Plan dated July 11, 2013. The service area of the District is located entirely within the City of Colorado Springs, El Paso County, Colorado.

The District was established to provide financing for the construction, installation, and operation of public improvements, including water, sanitation, streets, safety protection, storm drainage, transportation, mosquito control, fire protection, TV relay and transmission, security, covenant enforcement and design review services, and parks and recreation facilities.

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.

**MORNINGVIEW 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 District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major source of revenue susceptible to accrual is operations fees. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Lorson South Land Corp. (Developer) advances are not considered as revenue susceptible to accrual. 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 Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

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

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

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures 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.

**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 or investment 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.

**Capital Assets**

Capital assets, which include infrastructure assets, are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual 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.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress, and are not included in the calculation of net investment in capital assets.

**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 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.

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

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

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.

**Deferred Inflow of Resources**

In addition to liabilities, the statement of net 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, *deferred property tax revenue*, is reported 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.

**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.

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

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

- *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.
- *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	\$ 6,500
Cash - Restricted	<u>54,803</u>
Total cash	<u>\$ 61,303</u>

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

Deposits with financial institutions	<u>\$ 61,303</u>
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**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 carrying balance of \$61,303.

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

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

**Investments**

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

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 agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools

As of December 31, 2016, the District had no investments.

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

**NOTE 4 - CAPITAL ASSETS**

An analysis of the changes in property for the period ended December 31, 2016, follows:

	<b>Balance at December 31, 2015</b>	<b>Increases</b>	<b>Decreases</b>	<b>Balance at December 31, 2016</b>
<b>Governmental activities</b>				
Capital assets, not being depreciated:				
Construction in progress	\$ -	\$1,236,079	\$ -	\$ 1,236,079
Total capital assets	<u>\$ -</u>	<u>\$1,236,079</u>	<u>\$ -</u>	<u>\$ 1,236,079</u>

**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:

	<b>Balance at December 31, 2015</b>	<b>Additions</b>	<b>Retirements Long-Term Obligations</b>	<b>Balance at December 31, 2016</b>	<b>Due Within One Year</b>
Developer advance - Capital	\$ -	\$ 1,236,079	\$ -	\$ 1,236,079	\$ -
Accrued interest on Developer advance - Capital	-	7,789	-	7,789	-
Developer advance - Operating	54,382	-	-	54,382	-
Accrued interest on Developer advance - Operating	4,361	5,874	-	10,235	-
	<u>\$ 58,743</u>	<u>\$ 1,243,868</u>	<u>\$ -</u>	<u>\$ 1,308,485</u>	<u>\$ -</u>

**Developer Advances**

The District has entered into Funding and Reimbursement Agreements with the Developer as follows:

**Funding and Reimbursement Agreement - Capital and O&M**

On February 13, 2014, the District entered into an agreement with Lorson South Land Corp (Developer). The Developer has agreed to advance up to \$10,000,000 through December 31, 2018 to fund cost of operations, maintenance, and capital projects. The District shall from time to time determine the amount of revenue required to fund budgeted expenditures by the District and request from the Developer an advance. Such advances include an interest rate of 10.0% and are to be reimbursed by the District with the proceeds of any future bond issues or any other available revenues by the District. As of December 31, 2016, outstanding principal for Operating and Capital respectively totaled \$54,382 and \$1,236,079 and accrued interest due totaled \$10,235 and \$7,789 for Operating and Capital, respectively.

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

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

Any mill levy certified by the District for the purpose of repaying these advances shall not exceed 50.000 mills and is subject to any further restrictions provided in the District's Service Plan which limits the mill levy to 30.000 for such purposes.

**Authorized Debt**

On November 5, 2013, the District's voters authorized total indebtedness of \$22,000,000 for construction of public improvements and operating and maintenance expenditures and debt refunding. At December 31, 2016, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	<b>Amount Authorized November 5, 2013</b>	<b>Authorization Used</b>	<b>Authorized But Unused</b>
In-District Special Assessment Debt	\$ 2,000,000	\$ -	\$ 2,000,000
Street Improvements	2,000,000	-	2,000,000
Parks & Recreation	2,000,000	-	2,000,000
Water	2,000,000	-	2,000,000
Sanitation/Storm sewer	2,000,000	-	2,000,000
Transportation	2,000,000	-	2,000,000
Mosquito Control	2,000,000	-	2,000,000
Safety Protection	2,000,000	-	2,000,000
Fire Protection	2,000,000	-	2,000,000
Television Relay & transmission	2,000,000	-	2,000,000
Security	2,000,000	-	2,000,000
	<u>\$ 22,000,000</u>	<u>\$ -</u>	<u>\$ 22,000,000</u>

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$2,000,000.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area and subject to further approval by the City.

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

**NOTE 6 - NET POSITION**

The District has net position consisting of two components – restricted and unrestricted.

The restricted component of net position includes assets that are restricted for use either externally by creditors, grantors, contributors, or laws and regulations of other governments, or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position at December 31, 2016, as follows:

	<u><b>Governmental</b></u> <u><b>Activites</b></u>
Restricted net position:	
Emergency reserves	<u>\$          400</u>
	<u><u>\$          400</u></u>

The District has a deficit in unrestricted net position.

**NOTE 7 - RELATED PARTY**

The members of the Board of Directors of the District are employees, owners of, or otherwise associated with, Lorson South Land Corp, the Landhuis Company, Saint Aubyn Homes, LLC, holders of the District's outstanding bonds, and may have conflicts of interest in dealing with the District. See Note 5 concerning advances made by the Developer. Any potential conflicts have been filed in accordance with Colorado Law.

The Developer has entered in various construction contracts on behalf of the District. Payments on the contracts are made when progress billings are received.

**NOTE 8 - 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; injuries to employees; 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.

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

**NOTE 9 - INTERFUND TRANSFERS**

The District transferred \$22,544 from the Capital Projects Fund to the General Fund. The transfer was to assist in the payment of operations and maintenance costs.

**NOTE 10 - TAX, SPENDING AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, referred to 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.

On November 5, 2013, the District's voters approved for an annual increase in taxes of \$2,000,000 for general operations and maintenance. The District's service plan limits the total debt issuance to \$2,000,000. The voters also authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitation under TABOR.

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.

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

**SUPPLEMENTARY INFORMATION**

**MORNINGVIEW METROPOLITAN DISTRICT  
CAPITAL PROJECTS 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>			
Property taxes	\$ 30,218	\$ 30,218	\$ -
Specific ownership taxes	3,022	3,477	455
Net investment income	-	6	6
Total revenues	<u>33,240</u>	<u>33,701</u>	<u>461</u>
<b>EXPENDITURES</b>			
County Treasurer's Fees	453	453	-
Capital outlay			
Drainage - Storm Water	130,000	129,817	183
Landscaping	175,000	175,454	(454)
Sanitary Sewer	163,000	163,408	(408)
Streets, curbs, gutters, sidewalks	585,000	562,182	22,818
Water System	205,000	205,218	(218)
Total expenditures	<u>1,258,453</u>	<u>1,236,532</u>	<u>21,921</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(1,225,213)</u>	<u>(1,202,831)</u>	<u>22,382</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer advances	1,258,000	1,236,079	(21,921)
Transfers (out)	(30,000)	(22,544)	7,456
Total other financing sources (uses)	<u>1,228,000</u>	<u>1,213,535</u>	<u>(14,465)</u>
<b>NET CHANGE IN FUND BALANCES</b>	2,787	10,704	7,917
<b>FUND BALANCES - BEGINNING OF YEAR</b>	<u>43,305</u>	<u>44,000</u>	<u>695</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 46,092</u>	<u>\$ 54,704</u>	<u>\$ 8,612</u>

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

<u>Year Ended December 31,</u>	<u>Prior Year Assessed Valuation for Current Year Property Tax Levy</u>	<u>Mills Levied</u>	<u>Property Taxes</u>		<u>Percent Collected to Levied</u>
			<u>Levied</u>	<u>Collected</u>	
2015	\$ 560,680	40.000	\$ 22,427	\$ 22,427	100.00%
2016	\$ 1,007,280	40.000	\$ 40,291	\$ 40,291	100.00%
Estimated for year ending December 31, 2017	\$ 1,553,210	40.000	\$ 62,128		

**NOTE:**

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.