
***GREAT WESTERN METROPOLITAN
DISTRICT NO. 1
FINANCIAL STATEMENTS
DECEMBER 31, 2016***

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Independent Auditors' Report

Board of Directors
Great Western Metropolitan District No. 1
Windsor, Colorado

Report On The Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the Great Western Metropolitan District No. 1 (the 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.

Auditors' 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 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 auditors' 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 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 District as of December 31, 2016, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis Of Matter

As discussed in Note 1, the Department adopted the provisions of Governmental Accounting Standards Board Statement No. 72, *Fair Value Measurement and Application*, effective for the year ended December 31, 2016. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison schedule on pages i through v and page 21, respectively, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information on page 22 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. The 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 individual fund schedule is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Report On Summarized Comparative Information

We have previously audited the District's 2015 financial statements, and we expressed unmodified audit opinions on those audited financial statements in our report dated July 19, 2016. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2015 is consistent, in all material respects, with the audited financial statements from which it has been derived.

RubinBrown LLP

July 20, 2017

Management's Discussion And Analysis

As management of Great Western Metropolitan District No. 1 (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2016.

Financial Highlights

- Assets exceeded liabilities by \$1,791,959 at the end of the fiscal year.
- At December 31, 2016, the District's governmental funds reported combined ending fund balances of \$1,643,585.
- Total net position increased by \$1,940,953 at the end of the fiscal year. The primary increase was due to the sale of the water rights during the fiscal year.
- Total cash and investments increased by \$1,391,017 as compared to 2015.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$765,582, or 509% of total 2016 General Fund expenditures.

Overview Of The Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide Financial Statements. The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Management's Discussion And Analysis (*Continued*)

Both of the government-wide financial statements identify functions of the District that are principally to be supported by ad valorem taxes (governmental activities). The governmental activities of the District include the financing, construction of, and maintenance of governmental infrastructure including streets, water, sewer, storm, park and recreation, and transportation and traffic improvements constructed or acquired by the District.

The government-wide financial statements can be found on pages 4 - 5 of this report.

Fund Financial Statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District are governmental funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for each of the funds — general fund and capital projects fund — all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for this fund in the basic financial statements to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 6 - 7 of this report.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Management's Discussion And Analysis (*Continued*)

Notes to Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to financial statements can be found on pages 9 - 20 of this report.

Other Information. The report includes individual fund schedules. A budgetary comparison statement has been provided in this section for the General Fund and the Capital Projects Fund to demonstrate compliance with these budgets. The budget statements are found after the basic financial statements on pages 21 - 22 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The District's assets exceeded liabilities by \$1,791,959 at the close of the most recent fiscal year.

	Net Position	
	December 31,	
	2016	2015
Current assets	\$ 1,646,215	\$ 252,698
Other assets	4,752	23,072
Nondepreciable capital assets	19,977	919,005
Depreciable capital assets, net	128,397	136,179
Total Assets	1,799,341	1,330,954
Current liabilities	7,382	19,290
Other liabilities	—	547,270
Long-term obligations	—	913,388
Total Liabilities	7,382	1,479,948
Net investment in capital assets	148,374	141,796
Assigned for water enterprise activities	—	—
Restricted for emergencies	20,994	4,131
Unrestricted	1,622,591	(294,921)
Total Net Position	\$ 1,791,959	\$ (148,994)

The District's current assets increased \$1,393,517 mainly due to the increase in cash from the sale of the water rights 2016.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Management's Discussion And Analysis (*Continued*)

	Change In Net Position	
	December 31,	
	2016	2015
Revenue		
General revenue		
Service fees	\$ 636,412	\$ 137,479
Interest income	2,377	225
Net Proceeds from Sale of Asset	1,391,762	—
Transfer from District No. 5	74,360	5,617
Total Revenues	2,104,911	143,321
Expenses		
General government	163,958	188,364
Interest and related costs on long-term debt	—	82,205
Total Expenses	163,958	270,569
Change in net position	1,940,953	(127,248)
Net Position - Beginning Of Year	(148,994)	(21,746)
Net Position - End Of Year	\$ 1,791,959	\$ (148,994)

The District's main revenue sources for 2016 were revenues from Service fees, Contributions from other Districts and Proceeds from the sale of assets. The majority of the expenses for general government were accounting, legal, maintenance, utilities, management and administration totaling \$163,958.

Financial Analysis Of The Government's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the District's governmental funds is to provide information on near-term inflows, outflow, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the current fiscal year, the District's governmental funds reported combined ending fund balances of \$1,643,585.

The General Fund is the chief operating fund of the District. At the end of the current fiscal year, restricted fund balance of the General Fund was \$20,994, nonspendable amounts were \$18,372, assigned amounts were \$838,637 and the unassigned fund balance was \$765,582 for a total fund balance of \$1,643,585.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Management's Discussion And Analysis (*Continued*)

General Fund Budgetary Highlights

During the year ended December 31, 2016, the District incurred actual expenditures of \$1,616,834 in the General Fund. The difference between actual and budgeted expenditures of \$1,687,698 was \$70,864. Notable savings were achieved in several expense categories, including inclusion and election expenses.

Capital Assets

During the year ended December 31, 2016, the majority of capital assets were sold. Additional information on the District's capital assets can be found in Note 4 of this report.

Long-Term Debt

During the current fiscal year, the District paid off all loan indebtedness due to the Developer. The total amount paid was \$1,466,513, including principle and interest.

Additional information on the District's long-term debt can be found in Note 5 of this report.

Next Year's Budgets And Rates

In 2017, budgeted expenditures for the General Fund are \$197,005 and are anticipated to be primarily funded by service fee revenues. The 2017 budgeted expenditures decreased from 2016 primarily due the developer note pay-off, which was completed in 2016.

Requests For Information

This financial report is designed to provide a general overview of the finances for Great Western Metropolitan District No. 1. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to: Great Western Metropolitan District No. 1, c/o Pinnacle Consulting Group, Inc., 550 West Eisenhower Blvd., Loveland, CO 80537.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

STATEMENT OF NET POSITION

December 31, 2016

(With Comparative Information

As Of December 31, 2015)

	Governmental Activities	
	2016	2015
Assets		
Cash and investments	\$ 1,625,151	\$ 234,134
Accounts receivable	2,692	750
Prepaid insurance	18,372	17,814
Due from other governments	4,752	23,072
Nondepreciable capital assets	19,977	919,005
Depreciable capital assets, net	128,397	136,179
Total Assets	1,799,341	1,330,954
Liabilities		
Accounts payable	7,382	19,290
Accrued interest	—	547,270
Liabilities due within one year	—	913,388
Total Liabilities	7,382	1,479,948
Net Position		
Net investment in capital assets	148,374	141,796
Restricted for emergencies	20,994	4,131
Unrestricted	1,622,591	(294,921)
Total Net Position	\$ 1,791,959	\$ (148,994)

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

STATEMENT OF ACTIVITIES For The Year Ended December 31, 2016 (With Summarized Comparative Information For The Year Ended December 31, 2015)

Functions/Programs	Expenses	Program Revenues		Net Revenues (Expenses) And Changes In Net Position	
		Charges For Services	Capital Grants And Contributions	Governmental Activities	
				2016	2015
Primary Government					
Governmental Activities					
General government	\$ (163,958)	\$ 636,412	\$ —	\$ 472,454	\$ (50,885)
Interest on long-term debt	—	—	—	—	(82,205)
Total Governmental Activities	\$ (163,958)	\$ 636,412	\$ —	472,454	(133,090)
General Revenues					
Interest				2,377	225
Special Items					
Gain on sale of water rights				1,391,762	—
Transfer from District No. 5				74,360	5,617
Total General Revenues				1,468,499	5,842
Change In Net Position				1,940,953	(127,248)
Net Position - Beginning Of Year				(148,994)	(21,746)
Net Position - End Of Year				\$ 1,791,959	\$ (148,994)

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

BALANCE SHEET - GOVERNMENTAL FUNDS

December 31, 2016

(With Summarized Comparative Information
As Of December 31, 2015)

	Assets			
	General Fund	Capital Projects Fund	Total Governmental Funds	
			2016	2015
Cash and investments	\$ 1,625,151	\$ —	\$ 1,625,151	\$ 234,134
Accounts receivable	2,692	—	2,692	750
Due from other funds	—	—	—	12,189
Due from other governments	4,752	—	4,752	23,072
Prepaid insurance	18,372	—	18,372	17,814
Total Assets	\$ 1,650,967	\$ —	1,650,967	287,959

Liabilities And Fund Balance

Liabilities

Accounts payable	\$ 7,382	\$ —	7,382	19,290
Due to other funds	—	—	—	12,189
Total Liabilities	7,382	—	7,382	31,479

Fund Balance

Nonspendable	18,372	—	18,372	17,814
Restricted for emergencies	20,994	—	20,994	4,131
Assigned for water enterprise activities	838,637	—	838,637	—
Unassigned	765,582	—	765,582	234,535
Total Fund Balance	1,643,585	—	1,643,585	256,480

Total Liabilities And Fund Balance	\$ 1,650,967	\$ —		
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in this fund financial statement, but are reported in the governmental activities of the statement of net position.	148,374	1,055,184
Some liabilities are not due and payable in the current period and are not included in the fund financial statement, but are included in the governmental activities section of the statement of net position. At December 31, 2016, these include notes payable (\$0) and accrued interest (\$0).	—	(1,460,658)

Net Position Of Governmental Activities	\$ 1,791,959	\$ (148,994)
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GREAT WESTERN METROPOLITAN DISTRICT NO. 1

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

For The Year Ended December 31, 2016
(With Summarized Comparative Information
For The Year Ended December 31, 2015)

	General Fund	Capital Projects Fund	Total Governmental Funds	
			2016	2015
Revenues				
Service fees District Nos. 2 - 5	\$ 636,412	\$ —	\$ 636,412	\$ 136,354
Water Enterprise (Note 1)	—	—	—	1,125
Interest income	2,377	—	2,377	225
Total Revenues	638,789	—	638,789	137,704
Expenditures				
Current:				
General government	150,321	92	150,413	180,583
Capital outlay	—	14,268	14,268	5,617
Debt service:				
Principal	913,388	—	913,388	—
Interest	553,125	—	553,125	—
Total Expenditures	1,616,834	14,360	1,631,194	186,200
Excess Of Revenues Over Expenditures	(978,045)	(14,360)	(992,405)	(48,496)
Other Financing Sources (Uses)				
Operations allowance from District No. 5	60,000	—	60,000	—
Transfer from District No. 5	—	14,360	14,360	5,617
Proceeds from sale of water rights	2,305,150	—	2,305,150	—
Total Other Financing Sources (Uses)	2,365,150	14,360	2,379,510	5,617
Net Change In Fund Balances	1,387,105	—	1,387,105	(42,879)
Fund Balances - Beginning Of Year	256,480	—	256,480	299,359
Fund Balances - End Of Year	\$ 1,643,585	\$ —	\$ 1,643,585	\$ 256,480

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

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

Net Changes In Fund Balances - Total Governmental Funds \$ 1,387,105

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

Governmental funds report outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expenses. This is the amount by which capital outlay exceeded depreciation expense for the current period.

Capital outlay	\$ 14,360	
Depreciation expense	<u>(7,782)</u>	6,578

Governmental funds report proceeds from the sale of capital assets as a proceeds from sale of capital assets. On the government-wide, the gain on the sale of water rights is proceeds less recorded value of asset.

Proceeds from sale of water rights	(2,305,150)	
Gain from the sale of water rights as recorded on government-wide	<u>1,391,762</u>	(913,388)

Debt expense reported in the statement of activities does require the use of current financial resources and, therefore, is reported as expenditures in governmental funds. On government-wide, debt is recorded as incurred, so no expense is incurred. This will add back the debt expensed.

913,388

Interest expense reported in the statement of activities when paid; however, on the government-wide, interest is expensed as incurred. The add-back on the government-wide is for interest accrued and expensed in prior years but paid out and expensed at fund level in current year.

547,270

Change In Net Position Of Governmental Activities \$ 1,940,953

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2016

1. Summary Of Significant Accounting Policies

The Great Western Metropolitan District No. 1 (the District) was formed to provide public services and improvements for the District and surrounding area within its boundaries. The District is governed by a five-member Board of Directors elected by the constituents.

The accounting policies of the District conform to generally accepted accounting principles (GAAP) as applicable to governments. The following is a summary of the more significant policies:

Reporting Entity

In accordance with governmental accounting standards, the District has considered the possibility of inclusion of additional entities in its financial statements.

The definition of the reporting entity is based primarily on financial accountability. The District is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if District officials appoint a voting majority of the organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. The District may also be financially accountable for organizations that are fiscally dependent upon it.

The District was formed in conjunction with Great Western Metropolitan District Nos. 2, 3, 4, 5, 6 and 7 (the Districts). Great Western Metropolitan District No. 1 was established as the Service District. Great Western Metropolitan District Nos. 2 - 7 were established as the Financing Districts.

Based on the application of these criteria, the District includes the Great Western Water Activity Enterprise (the Water Enterprise) as a blended component unit in its reporting entity. The Water Enterprise was formed by the Board of Directors of the District in late December 2008 to address future provision of water service within the service area of the District. The District did not receive any water-related revenue for the year ended December 31, 2016. The District did not receive any water-related service fee revenue for the year ended December 31, 2016. For the year ended December 31, 2015, the District received \$1,125 in water-related revenue, which was reported in the General Fund.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Notes To Financial Statements (*Continued*)

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

Government-Wide And Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of the 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.

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 the liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Notes To Financial Statements (*Continued*)

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 collected 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.

Property taxes, specific ownership taxes, grants and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

In the fund financial statements, 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 District, except those required to be accounted for in another fund.

The *Capital Projects Fund* accounts for the acquisition and construction of capital assets.

Investments

Investments are measured at fair value in accordance with the Governmental Accounting Standards Board Statement No. 72, *Fair Value Measurement and Application*.

Capital Assets

Capital assets, which include property and equipment, are reported in the 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 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Notes To Financial Statements (*Continued*)

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend assets' lives are not capitalized.

Property and equipment of the District is depreciated using the straight line method over the estimated useful lives between 20 and 25 years.

Long-Term Obligations

In the government-wide statement of net position, long-term debt and other long-term obligations are reported as liabilities in the governmental activities.

In the fund financial statements, the face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Net Position

The government-wide financial statements utilize a net position presentation. Net position is categorized as investment in capital assets, restricted and unrestricted.

Net investment in capital assets is intended to reflect the portion of net position which is associated with capital assets, net of depreciation, less outstanding capital asset-related debt. The net-related debt is the debt, less the outstanding liquid assets and any associated unamortized cost.

Restricted net position is liquid assets, which have third-party limitations on their use.

Unrestricted net position represents assets that do not have any third-party limitations on their use. While District management may have categorized and segmented portions for various purposes, the District Board has the unrestricted authority to revisit or alter these managerial decisions.

Fund Balance Classification

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- *Nonspendable* - This classification includes amounts that cannot be spent because they are either not in a spendable form (such as inventories and prepaid amounts) or are legally or contractually required to be maintained intact. Currently, this amount includes prepaid insurance.
- *Restricted* - This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors or laws or regulations of other governments or (b) imposed by law through constitutional provisions or enabling legislation. The District has classified emergency reserves as being restricted because their use is restricted by state statute for declared emergencies.
- *Committed* - This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Directors. These amounts cannot be used for any other purpose unless the Board of Directors removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.
- *Assigned* - This classification includes amounts the Board of Directors intends for use for a specific purpose; intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority.
- *Unassigned* - This classification includes the residual fund balance for the General Fund. The unassigned classification also includes the negative residual fund balance of any other governmental fund that cannot be eliminated by the offsetting of assigned fund balance amounts.

The District would typically use restricted fund balances first, followed by committed resources and then assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend unassigned fund balance.

Comparative Data

The basic financial statements include certain prior-year partial comparative information in total, but not at the level of detail required for a presentation in conformity with GAAP. Accordingly, such information should be read in conjunction with the District's financial statements for the year ended December 31, 2015, from which the summarized information was derived.

2. Stewardship, Compliance And Accountability

Budgets And Budgetary Accounting

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- On or before October 15, District management submits to the Board of Directors a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 31, the budget is legally enacted through passage of a resolution.
- District management is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the Board of Directors.
- Budgets are legally adopted for all funds of the District on a basis consistent with GAAP.
- Budgeted amounts in the financial statements are as originally adopted or as amended by the Board of Directors. All appropriations lapse at year end.

3. Cash And Investments

Deposits

Custodial Credit Risk - Deposits

Custodial credit risk is the risk that, in the event of a bank failure, the government's deposits may not be returned to it. 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 regulations. On December 31, 2016, state regulatory commissioners indicated that all financial institutions holding deposits for the District are eligible public depositories. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by PDPA. PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits.

At December 31, 2016, the District's cash and investments consist of the following:

Deposits	\$	717,061
Investments		<u>908,090</u>
Total Cash And Investments	\$	<u>1,625,151</u>

The District has no policy regarding custodial credit risk for deposits. At December 31, 2016, the District had deposits with financial institutions with a carrying amount of \$1,625,151. The bank balances with the financial institutions were \$1,935,271, of which \$250,000 were covered by federal depository insurance, and \$908,090 was covered by collateral held by authorized escrow agents in the financial institution's name.

Investments

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Notes To Financial Statements (*Continued*)

Credit Risk

Colorado statutes specify in which instruments the units of local government may invest, which include:

- Obligations of the United States and certain U.S. government agency securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers' acceptances of certain banks
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts

The above investments are authorized for all funds and fund types used by Colorado municipalities.

The District had invested \$908,090 in Colorado Government Liquid Asset Trust (COLOTRUST) as of December 31, 2016. COLOTRUST is an investment vehicle established by state statute for local government entities in Colorado to pool surplus funds for investment purposes. COLOTRUST operates similarly to a money market fund, and each share is equal in value to \$1.00. COLOTRUST offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAA by Standard & Poor's. 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. The State Securities Commissioner administers and enforces all state statutes governing COLOTRUST. COLOTRUST financial statements may be obtained at www.colotruster.com.

The table below summarizes investments for which fair value is measured using the net asset value per share practical expedient as of December 31, 2016 and 2015. There are not participant redemption restrictions for these investments.

<u>Investment</u>	<u>Fair Value</u> <u>2016</u>	<u>Fair Value</u> <u>2015</u>	<u>Unfunded</u> <u>Commitment</u>	<u>Redemption</u> <u>Frequency</u>	<u>Redemption</u> <u>Notice Period</u>
COLOTRUST	\$ 908,090	\$ —	n/a	daily	n/a

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Notes To Financial Statements (Continued)

4. Capital Assets

Capital assets activity for the year ended December 31, 2016 is summarized below:

	Balances December 31,			Balances December 31,	
	2015	Additions	Deletions	2016	
Governmental Activities					
Capital assets, not depreciated:					
Construction in progress	\$ 5,617	\$ 14,360	\$ —	\$ 19,977	
Water rights	913,388	—	(913,388)	—	
Total Capital Assets, Not Depreciated	919,005	14,360	(913,388)	19,977	
Capital assets, depreciated:					
Landscaping	194,541.00	—	—	194,541	
Less: Accumulated depreciation:					
Infrastructure:					
Landscaping	58,362	7,782	—	66,144	
Total Capital Assets, Depreciated, Net	136,179	(7,782)	—	128,397	
Governmental Activities, Capital Assets, Net	\$ 1,055,184	\$ 6,578	\$ (913,388)	\$ 148,374	

Depreciation expense was charged to governmental activities.

5. Long-Term Debt

Following is a summary of long-term debt transactions for the governmental activities for the year ended December 31, 2016.

	Balances December 31,			Balances December 31,		Due In
	2015	Additions	Payments	2016	One Year	
<u>Loan payable, water rights</u>	<u>\$ 913,388</u>	<u>\$ —</u>	<u>\$ (913,388)</u>	<u>\$ —</u>	<u>\$ —</u>	

Loans Payable

In February of 2009, the District entered into a promissory note and loan agreement with Broe Land Acquisitions II, LLC to finance the purchase of water rights. The note carried an interest rate of 9% and during the year ended December 31, 2016, the loan was paid in full from proceeds from the sale of water rights.

6. Related Parties

Four of the members of the Board of Directors are employees, owners or members of the developer. During the year ended December 31, 2016, the District paid all amounts due to a related party of the developer, which consisted of the loan principal of \$913,388 and related interest in the amount of \$553,125. See Note 5 for additional information related to the developer note.

7. Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; injuries to employees and natural disasters. The District participates in the Colorado Special Districts Property and Liability Insurance Pool (the Pool). The Pool insures property and liability exposures through contributions made by member districts. The District does not maintain an equity interest in the Pool. The District funds its Pool contributions, outside insurance purchases, deductibles and uninsured losses through the General Fund.

Settled claims resulting from these risks have not exceeded commercial or District coverages in any of the past three years.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Notes To Financial Statements (Continued)

8. Debt Authorization

On November 6, 2007, a majority of the qualified electors of District Nos. 1 - 6 and, on May 6, 2008, a majority of the qualified electors of District No. 7 authorized the issuance of general obligation indebtedness as follows:

	Authorized	Authorization Issued By District No. 5	Principal Amount Of Authorization Remaining
Streets	\$ 60,000,000	\$ 3,967,696	\$ 56,032,304
Water	60,000,000	3,100,195	56,899,805
Sanitation	60,000,000	4,837,290	55,162,710
Parks and recreation	60,000,000	380,171	59,619,829
Traffic and safety control	60,000,000	—	60,000,000
Transportation	60,000,000	—	60,000,000
TV relay	60,000,000	—	60,000,000
Mosquito control	60,000,000	—	60,000,000
Security	60,000,000	—	60,000,000
Refunding	120,000,000	1,500,000	118,500,000
Operations and maintenance	1,000,000	—	1,000,000
Capital and operations and maintenance	61,000,000	—	61,000,000
Reimbursement agreements	61,000,000	—	61,000,000
Construction management agreements	60,000,000	—	60,000,000
Total	\$ 843,000,000	\$ 13,785,352	\$ 829,214,648

The District's Service Plan includes a debt authorization limit of \$62,000,000 for all Districts combined. As of December 31, 2016, the amount of debt authorized but unissued was \$49,507,334. District No. 5 intends to issue over time a part 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. In addition to the amounts issued above, the District has \$33,902 of unallocated and unspent bond proceeds, \$79,591 of authorized bonds that have been used for bond issuances costs and \$93,821 of funds used for bond repayments, but are not allocated in the table above. The general obligation debt is to be paid for with property taxes milled and payable to District No. 5 from District Nos. 6 and 7.

Debt authorization limitation		\$ 62,000,000
Authorization issued by District No. 5	\$ (13,785,352)	
Unallocated but issued debt	(207,314)	
Refunding	1,500,000	(12,492,666)
Remaining Authorized But Unissued		\$ 49,507,334

9. Commitments And Contingencies

Colorado voters passed the TABOR Amendment (the Amendment) to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities and other specific requirements of state and local government. The Amendment is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of the Amendment.

The District has established an emergency reserve, representing 3% of fiscal year spending as required by the Amendment. At December 31, 2016, the emergency reserve of \$20,994 was recorded in the General Fund.

10. Subsequent Events

Subsequent events have been evaluated through July 20, 2017, the date the financial statements were available to be issued.

Required Supplementary Information

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

GENERAL FUND - BUDGETARY COMPARISON SCHEDULE For The Year Ended December 31, 2016 (With Actual Comparative Information For The Year Ended December 31, 2015)

	2016 Original Budget	Original And Final Budget	Actual	Variance Positive (Negative)	2015 Actual
Revenues					
Operations allowance from District No. 5	\$ 46,084	\$ 60,000	\$ 60,000	\$ —	\$ —
Service fees	647,438	647,438	636,412	(11,026)	136,354
Net proceeds from sale of asset	—	2,305,500	2,305,150	(350)	—
ACR fees	2,500	2,500	—	(2,500)	—
Water lease revenue	—	—	—	—	1,125
Interest income	50	50	2,377	2,327	225
Total Revenues	696,072	3,015,488	3,003,939	(11,549)	137,704
Expenditures					
Current:					
General government:					
Accounting and administration	27,975	27,975	25,475	2,500	24,790
District management	48,200	48,200	48,200	—	54,207
Engineering	5,000	5,000	1,876	3,124	—
Election	5,000	5,000	1,140	3,860	—
Inclusion	15,000	15,000	—	15,000	—
Insurance	16,900	16,900	17,814	(914)	16,084
General legal expenses	35,000	35,000	23,707	11,293	57,617
Maintenance	10,800	9,400	8,148	1,252	5,303
Office, dues and other	6,500	6,500	5,114	1,386	4,865
Storm water management	19,200	19,200	3,103	16,097	6,918
Water enterprise	23,123	26,610	15,744	10,866	10,799
Utilities	—	1,400	—	1,400	—
Contingency	5,000	5,000	—	5,000	—
Debt service:					
Principal	—	913,388	913,388	—	—
Interest	—	553,125	553,125	—	—
Total Expenditures	217,698	1,687,698	1,616,834	70,864	180,583
Excess Of Revenues Over (Under) Expenditures	478,374	1,327,790	1,387,105	59,315	(42,879)
Net Change In Fund Balance	478,374	1,327,790	1,387,105	59,315	(42,879)
Fund Balance - Beginning Of Year	228,929	228,929	256,480	27,551	299,359
Fund Balance - End Of Year	\$ 707,303	\$ 1,556,719	\$ 1,643,585	\$ 86,866	\$ 256,480

Notes: The basis of budgeting is the same as GAAP. This schedule is presented on a GAAP basis.

Supplementary Information

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

CAPITAL PROJECTS FUND - BUDGETARY COMPARISON SCHEDULE For The Year Ended December 31, 2016 (With Actual Comparative Information For The Year Ended December 31, 2015)

	2016			2015 Actual
	Original And Final Budget	Actual	Variance Positive (Negative)	
Revenues				
Capital advances	\$ 949,539	\$ —	\$ (949,539)	\$ —
Expenditures				
Current:				
District and financial management	—	92	(92)	—
Capital outlay	1,097,290	14,268	1,083,022	5,617
Contingency	—	—	—	—
Total Expenditures	1,097,290	14,360	1,082,930	5,617
Excess Of Revenues Under Expenditures	(147,751)	(14,360)	133,391	(5,617)
Other Financing Sources				
Transfer from District No. 5	147,751	14,360	(133,391)	5,617
Total Other Financing Sources	147,751	14,360	(133,391)	5,617
Net Change In Fund Balance	—	—	—	—
Fund Balance - Beginning Of Year	—	—	—	—
Fund Balance - End Of Year	\$ —	\$ —	\$ —	\$ —