



## FINANCIAL STATEMENTS

Year Ended December 31, 2016





## Independent Auditors' Report

Board of Supervisors  
West Greeley Conservation District  
Greeley, Colorado

We have audited the accompanying balance sheet/statement of net position, and the statement of revenues, expenditures and changes in fund balance/statement of activities of the governmental activities and the major fund and the budgetary comparison statement of the West Greeley Conservation District as of and for the year ended December 31, 2016, and the related notes to the financial statements.

### **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; 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. 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 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 opinion.

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of the West Greeley Conservation District as of December 31, 2016, and the changes in its financial position and the budgetary comparison for the year then ended, in conformity with accounting principles generally accepted in the United States.

**Other Matter**

Accounting principles generally accepted in the United States require that management discussion and analysis and pension information 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 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States, 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 evidence sufficient to express an opinion or provide any assurance.

*Anderson & Whitney, P.C.*

April 24, 2017

## MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of the report provides readers with a narrative overview and analysis of the financial activities of the West Greeley Conservation District (WGCD) for the year ended December 31, 2016. We encourage readers to consider the information presented here in conjunction with the basic financial statements to enhance their understanding of the District's financial performance.

### FINANCIAL HIGHLIGHTS

- \* WGCD's assets exceeded liabilities by \$4,912,069 at December 31, 2016.
- \* The General Fund balance was \$3,918,875 as of December 31, 2016. Of this amount, \$56,559 is reserved for emergencies.
- \* The December 31, 2016 General Fund balance is \$1,172,648 more than the previous year. General Fund operating expenditures are 19% of the 2016 total fund balance.

### OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The basic financial statements contain three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements.

**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 District's financial position is improving or deteriorating.

The *statement of activities* presents information showing how the government's net position changed during the 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 the statement for some items that will only result in cash flows in future fiscal periods.

**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. WGCD, like other local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. WGCD has one governmental fund, a General Fund.

**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 adjustments to facilitate this comparison between *governmental funds* and *governmental activities*, which are also explained in the notes.

The basic governmental fund financial statements can be found on pages 7 and 8 of this report.

**Notes to the 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 the financial statements can be found on pages 11 through 25 of this report.

**Budgetary Comparisons.** WGCD adopts an annual appropriated budget for the General Fund. A budgetary comparison statement has been provided for the General Fund on pages 9 and 10 of this report.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

**Net Position.** As noted earlier, net position may serve over time as a useful indicator of a government's financial position. As of December 31, 2016, assets exceeded liabilities by \$4,912,069.

The following table provides a summary of the District's net position:

December 31	2016	2015
Assets:		
Current and other assets	\$ 4,996,758	\$ 4,293,639
Capital assets	1,393,085	1,441,280
Deferred outflows of resources:		
Pension plan	114,314	111,881
<b>Total Assets and Deferred Outflows</b>	<b>6,504,157</b>	<b>5,846,800</b>
Liabilities:		
Current and other liabilities	22,986	30,972
Net pension liability	428,515	507,311
Deferred inflows of resources:		
Deferred property taxes	1,054,897	1,516,440
Pension plan	85,690	102
<b>Total Liabilities and Deferred Inflows</b>	<b>1,592,088</b>	<b>2,054,825</b>
Net Position:		
Invested in capital assets	1,393,085	1,441,280
Restricted	56,559	48,487
Unrestricted	3,462,425	2,302,208
<b>Total Net Position</b>	<b>\$ 4,912,069</b>	<b>\$ 3,791,975</b>

A significant portion of WGCD's net position represents unrestricted net position of \$3,462,425, which may be used to meet the District's ongoing obligations to patrons and creditors.

Another significant portion of the District's net position reflects its investment in capital assets. These assets include land, building, equipment, and vehicles. These capital assets are used to provide services to patrons; consequently, they are not available for future spending.

An additional \$56,559 of the District's net position represents resources that are subject to external restriction on how they may be used. Included in this category is the TABOR emergency reserve of \$56,559.

The following table indicates the changes in net position:

	2016	2015
Revenues:		
Program revenues:		
Charges for services	\$ 215,546	\$ 260,934
Operating grants and contributions	45,015	18,796
General revenues:		
Property taxes	1,604,107	1,324,723
Investment income	20,628	11,774
<b>Total Revenues</b>	<b>\$ 1,885,296</b>	<b>\$ 1,616,227</b>
Expenses:		
Program services	212,594	221,403
General and administrative services	492,291	498,626
Depreciation	60,317	65,453
<b>Total Expenses</b>	<b>765,202</b>	<b>785,482</b>
<b>Increase in Net Position</b>	<b>\$ 1,120,094</b>	<b>\$ 830,745</b>

**Governmental Activities.** Governmental activities increased WGCD's net position by \$1,120,094 in 2016. Key elements of this increase are as follows:

- \* Total revenues were \$1,885,296, up approximately 17% from the prior year. Property taxes were higher, due to higher assessed values, which were anticipated.
- \* Expenses totaled \$765,202. This represents a 2% decrease from the previous year.

## GENERAL FUND BUDGETARY HIGHLIGHTS

The District's budget is prepared according to Colorado statutes.

Year Ended December 31, 2016	Original and Final Budget	Actual
Beginning Fund Balance	\$ 2,746,227	\$ 2,746,227
Revenue	1,852,123	1,885,296
Expenditures	883,215	712,648
Ending Fund Balance	\$ 3,715,135	\$ 3,918,875

Actual expenditures were less than budgeted due to less cost-sharing and personnel expenses than were anticipated.

## CAPITAL ASSET AND DEBT ADMINISTRATION

**Capital Assets.** WGCD's investment in capital assets for its governmental type activities as of December 31, 2016, totals \$1,393,085 (net of accumulated depreciation). This investment includes all land, buildings, vehicles, and equipment. The total decrease in capital assets for the current year was \$48,195, primarily due to depreciation expense, offset by additions.

The District implemented the straight-line depreciation method under GASB 34 for its capital assets, except for land which is not depreciated. Additional information on the District's capital assets can be found in Note 2 of this report.

## OTHER MATTERS

The following factors are expected to have a significant effect on the District's financial position and results of operations and were taken into account in developing the 2017 budget:

- \* The assessed valuation of property in the District decreased for 2017, resulting in property taxes expected of \$1,054,897.
- \* In October 2013, the District became responsible for the management, care and development of approximately 7 acres of the George M. Houston Gardens. This will continue to require additional operating costs and staff.
- \* To further develop cost share programs, the District has developed a small acreage irrigation water improvement cost share.

## REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of WGCD's finances for all those with an interest in the District's finances. Questions concerning any of the information provided or for additional financial information should be addressed to the District, 4302 W. 9<sup>th</sup> Street Road, Greeley, Colorado 80634.

# WEST GREELEY CONSERVATION DISTRICT

## GENERAL FUND BALANCE SHEET/STATEMENT OF NET POSITION

December 31, 2016	General Fund	Adjustments	Statement of Net Position
<u>ASSETS</u>			
Cash in Banks	\$ 3,941,861	\$ -	\$ 3,941,861
Property Taxes Receivable	1,054,897	-	1,054,897
Capital Assets - net	-	1,393,085	1,393,085
<u>DEFERRED OUTFLOWS OF RESOURCES</u>			
Pension Plan	-	114,314	114,314
<b>TOTAL ASSETS AND DEFERRED OUTFLOWS</b>	<b>4,996,758</b>	<b>1,507,399</b>	<b>6,504,157</b>
<u>LIABILITIES</u>			
Accounts Payable	18,565	-	18,565
Advance Payments	4,421	-	4,421
Net Pension Liability	-	428,515	428,515
Total Liabilities	22,986	428,515	451,501
<u>DEFERRED INFLOWS OF RESOURCES</u>			
Deferred Property Taxes	1,054,897	-	1,054,897
Pension Plan	-	85,690	85,690
Total Deferred Inflows of Resources	1,054,897	85,690	1,140,587
<u>FUND BALANCE/NET POSITION</u>			
Fund Balance:			
Reserved for TABOR Emergencies	56,559	(56,559)	-
Unassigned	3,862,316	(3,862,316)	-
Total Fund Balance	3,918,875	(3,918,875)	-
<b>TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE</b>	<b>\$ 4,996,758</b>		
Net Position:			
Invested in capital assets		1,393,085	1,393,085
Restricted for emergencies		56,559	56,559
Unrestricted		3,462,425	3,462,425
<b>TOTAL NET POSITION</b>		<b>\$ 4,912,069</b>	<b>\$ 4,912,069</b>

See Accompanying Notes to Financial Statements.

# WEST GREELEY CONSERVATION DISTRICT

## STATEMENT OF GENERAL FUND REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCE/STATEMENT OF ACTIVITIES

Year Ended December 31, 2016	General Fund	Adjustments	Statement of Activities
Revenue:			
Taxes	\$ 1,604,107	\$ -	\$ 1,604,107
Intergovernmental	45,015	-	45,015
Tree sales	32,062	-	32,062
Rent	158,151	-	158,151
Interest income	20,628	-	20,628
Miscellaneous	25,333	-	25,333
<b>Total Revenue</b>	<b>1,885,296</b>	<b>-</b>	<b>1,885,296</b>
Expenditures:			
Program services	212,594	-	212,594
General and administrative	484,596	4,359	488,955
Capital outlay	15,458	(12,122)	3,336
Depreciation	-	60,317	60,317
<b>Total Expenditures</b>	<b>712,648</b>	<b>52,554</b>	<b>765,202</b>
Revenue Over Expenditures/Change in Net Position	1,172,648	(52,554)	1,120,094
Fund Balance/Net Position, Beginning of Year	2,746,227	1,045,748	3,791,975
<b>FUND BALANCE/NET POSITION, End of Year</b>	<b>\$ 3,918,875</b>	<b>\$ 993,194</b>	<b>\$ 4,912,069</b>

See Accompanying Notes to Financial Statements.

# WEST GREELEY CONSERVATION DISTRICT

## BUDGETARY COMPARISON STATEMENT

Year Ended December 31, 2016	Actual	Original and Final Budget	Variance
Revenue:			
Taxes:			
General property	\$ 1,516,836	\$ 1,475,000	\$ 41,836
Specific ownership	87,905	100,000	(12,095)
Delinquent property	93	2,250	(2,157)
Abatements	(727)	(950)	223
Total Taxes	1,604,107	1,576,300	27,807
Intergovernmental:			
State of Colorado assistance and other	43,587	41,494	2,093
Assistance from counties and cities	1,428	1,259	169
Total Intergovernmental	45,015	42,753	2,262
Program income:			
Houston Gardens	7,616	9,120	(1,504)
Trees and related supplies	24,446	44,000	(19,554)
Total Program Income	32,062	53,120	(21,058)
Miscellaneous:			
Interest income	20,628	15,550	5,078
Miscellaneous	25,333	6,000	19,333
Rent income	158,151	158,400	(249)
Total Miscellaneous	204,112	179,950	24,162
Total Revenue	1,885,296	1,852,123	33,173
Expenditures:			
Program services:			
Cost share/Snow fence/Nitrate	23,899	100,000	76,101
Scholarships and sponsorships	67,220	37,500	(29,720)
Trees and related products	24,436	33,000	8,564
Information/education/grant spending	24,541	48,500	23,959
Houston Gardens	65,848	60,000	(5,848)
Rent	6,650	-	(6,650)
Total Program Services	212,594	279,000	66,406

Continued on next page.

# WEST GREELEY CONSERVATION DISTRICT

## BUDGETARY COMPARISON STATEMENT - Continued

Year Ended December 31, 2016	Actual	Original and Final Budget	Variance
Expenditures - Continued:			
General and Administrative:			
Salaries	\$ 226,684	\$ 245,813	\$ 19,129
Retirement, insurance, payroll taxes	95,002	106,393	11,391
Annual meeting and tradeshow	10,639	12,000	1,361
County Treasurer's fees	22,285	22,000	(285)
Dues and subscriptions	4,796	3,950	(846)
Educational expenses	15,510	15,000	(510)
Vehicle fuel and maintenance	6,115	8,850	2,735
Insurance and bonds	6,959	11,222	4,263
Legal and accounting	10,992	12,500	1,508
Office supplies, postage and printing	984	15,000	14,016
Promotion and advertising	22,662	5,500	(17,162)
Travel	5,765	4,000	(1,765)
Building maintenance and utilities	56,775	59,937	3,162
Election	67	1,500	1,433
Web site	1,336	3,500	2,164
Miscellaneous	(1,975)	450	2,425
Total General and Administrative	484,596	527,615	43,019
Capital outlay	15,458	76,600	61,142
Total Expenditures	712,648	883,215	170,567
Revenue Over (Under) Expenditures	1,172,648	968,908	203,740
Fund Balance, Beginning of Year	2,746,227	2,746,227	-
<b>FUND BALANCE, End of Year</b>	<b>\$ 3,918,875</b>	<b>\$ 3,715,135</b>	<b>\$ 203,740</b>

See Accompanying Notes to Financial Statements.

# WEST GREELEY CONSERVATION DISTRICT

## NOTES TO FINANCIAL STATEMENTS

---

### **NOTE 1 – Summary of Significant Accounting Policies:**

The accounting and reporting policies of the West Greeley Conservation District (the District) conform to accounting principles generally accepted in the United States. The following summary of significant accounting policies is presented to assist the reader in evaluating the District's financial statements.

---

#### Reporting Entity:

The financial report of the District includes all of the integral parts of the District's operations. The District has determined that it has no financial accountability for any other agency which would require it to be in the reporting entity.

The District was organized in 1948 pursuant to the Soil Conservation District law of Colorado as a governmental subdivision of the State. The District exercises public powers in connection with soil conservation and erosion control within its boundaries for the purpose of bringing about the conservation, development, and wise use of land, water, and related resources.

---

#### Government-wide and Fund Financial Statements:

The District reports as a special purpose government engaged in a single governmental program. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are supported by taxes and intergovernmental revenues.

Separate financial statements are provided for the government fund. 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. 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.

# WEST GREELEY CONSERVATION DISTRICT

## NOTES TO FINANCIAL STATEMENTS

---

### NOTE 1 – Summary of Significant Accounting Policies - Continued:

Measurement Focus, Basis of Accounting, and Financial Statement Presentation – 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 collectible within a 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. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes and interest associated with the current year 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.

The District reports the following major governmental fund:

The *general fund* is the District's primary operating fund. It accounts for all financial resources of the District.

---

#### Fund Equity:

In the fund financial statements, governmental funds report restrictions of fund balance for amounts that are legally restricted by law or outside parties for use for specific purpose.

Restrictions for the District are recorded up to the maximum equity available in the fund balance and consist of:

#### Restricted for Emergencies:

These restrictions are established to comply with TABOR. Recorded TABOR emergency reserves at December 31, 2016 are \$56,559.

Assigned fund balances, if any, are amounts the District intends to use for specific purpose. Intent can be expressed by the Board of Supervisors or by an official to which the Board delegates authority. Restricted funds are considered to be spent first, followed by assigned and unassigned, for an expenditure for which any could be used.

---

# WEST GREELEY CONSERVATION DISTRICT

## NOTES TO FINANCIAL STATEMENTS

---

### NOTE 1 – Summary of Significant Accounting Policies - Continued:

#### Net Position:

Net position represents the difference between assets and liabilities. Net position invested in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition and construction of those assets. Net position is reported as restricted when there are limitations imposed on use either through the enabling legislation adopted by the District or through external restrictions imposed by creditors, grantors, laws, or regulations of other governments.

The District first applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

---

#### Deferred Outflows and Inflows of Resources:

In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future periods and so will not be recognized as an outflow of resources (expense/expenditures) until then. The District has one item that qualifies for reporting in this category: changes in the net pension liability not included in pension expense reported in the government-wide statement of net position.

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 future periods and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category: changes in the net pension liability not included in pension expense reported in the government-wide statement of net position.

---

#### Capital Assets:

All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. It is the District's policy to capitalize all capital expenditures over \$1,000. Acquisitions of capital assets are recorded as capital outlay expenditures within the General Fund. Depreciation has been provided in the government-wide statements. Depreciable lives are five years for vehicles, ten years for equipment, and forty years for buildings.

---

# WEST GREELEY CONSERVATION DISTRICT

## NOTES TO FINANCIAL STATEMENTS

---

### NOTE 1 – Summary of Significant Accounting Policies - Continued:

#### Property Taxes:

Property taxes are levied in December and attach as an enforceable lien on property as of January 1 of the following year. Taxes are payable in two installments on March 1 and June 15, or in full on April 30. The District uses the Weld County Treasurer to bill and collect its property taxes. Taxes levied in December 2016 are recorded as taxes receivable and deferred revenue as of December 31, 2016.

The original January 1 levy for the General Fund of the District was .414 mills or approximately \$1,516,440.

---

#### Budget:

An annual budget and appropriation ordinance is adopted by the District's Board of Supervisors in accordance with the Local Government Budget Law. The Budget is prepared on a basis consistent with accounting principles generally accepted in the United States. The fund level of classification is the level at which expenditures may not legally exceed appropriations. All annual appropriations lapse at year end.

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

1. On or about September 20, the District staff submits to the District Board a proposed operating budget for the fiscal year commencing January 1. The budget includes proposed expenditures and the means of financing them.
  2. Public hearings are conducted to obtain taxpayers' comments. The District obtains the assessed valuation of property in the District from the Office of the Weld County Assessor for the budget year and certifies the levy to the Board of County Commissioners.
  3. Prior to December 31, the budget is legally adopted by the District. The District Manager is authorized to transfer amounts between line items. Revisions that alter total appropriations must be approved by the District Board through a supplemental appropriation. There were no supplemental appropriations in 2016.
- 

#### Employee Personnel Leave:

All full-time District employees accumulate personnel leave for subsequent use. No accrual of liability is made as vacation leave is generally taken and the amount outstanding at year end is immaterial.

---

# WEST GREELEY CONSERVATION DISTRICT

## NOTES TO FINANCIAL STATEMENTS

---

### NOTE 1 – Summary of Significant Accounting Policies - Continued:

#### Pensions:

West Greeley Conservation District participates in the Local Government Division Trust Fund (LGDTF), a cost-sharing multi-employer defined benefit pension fund administered by the Public Employees' Retirement Association of Colorado (PERA). The net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position of the LGDTF have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

---

#### Implementation of GASB Statement No. 68 and GASB Statement No. 71:

As of January 1, 2015, the District adopted GASB Statement No. 68, *Accounting and Financial Reporting for Pensions* and GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date*. The implementation of these standards requires governments calculate and report the costs and obligations associated with pensions in their basic financial statements. Employers are required to recognize pension amounts for all benefits provided through the plan which include the net pension liability, deferred outflows of resources, deferred inflows of resources, and pension expense. Additional disclosures required by these standards are included in note 4.

---

# WEST GREELEY CONSERVATION DISTRICT

## NOTES TO FINANCIAL STATEMENTS

### NOTE 2 – Changes in Capital Assets:

	Balance, 01/01/16	Additions	Deletions	Balance, 12/31/16
Land	\$ 149,395	\$ --	\$ --	\$ 149,395
Land improvements	75,759	8,251	--	84,010
Building	1,445,113	--	--	1,445,113
Equipment and office furniture	66,139	3,871	--	70,010
Vehicles and trailers	210,749	--	--	210,749
<b>Total Cost</b>	<b>1,947,155</b>	<b>12,122</b>	<b>--</b>	<b>1,959,277</b>
Less Accumulated Depreciation:				
Land improvements	54,278	1,868	--	56,146
Building	252,301	38,045	--	290,346
Equipment and office furniture	51,223	4,057	--	55,280
Vehicles and trailers	148,073	16,347	--	164,420
<b>Total Accumulated Depreciation</b>	<b>505,875</b>	<b>60,317</b>	<b>--</b>	<b>566,192</b>
<b>Capital Assets, net</b>	<b>\$1,441,280</b>	<b>\$ (48,195)</b>	<b>\$ --</b>	<b>\$1,393,085</b>

### NOTE 3 – Cash in Banks:

The District's bank deposits at year-end were entirely covered by federal depository insurance or the Colorado Public Deposit Protection Act.

The Colorado Public Deposit Protection Act requires financial institutions to pledge collateral having a market value of at least 102% of the aggregate public deposits not insured by federal depository insurance. Eligible collateral includes municipal bonds, U.S. government securities, mortgages, and deeds of trust.

### NOTE 4 - PERA:

West Greeley Conservation District participates in the Local Government Division Trust Fund (LGDTF), a cost-sharing multiple-employer defined benefit pension fund administered by the Public Employees' Retirement Association of Colorado (PERA). The net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position of the LGDTF have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

# WEST GREELEY CONSERVATION DISTRICT

## NOTES TO FINANCIAL STATEMENTS

---

### NOTE 4 – PERA – Continued:

*Plan description:* Eligible employees of the West Greeley Conservation District are provided with pensions through the Local Government Division Trust Fund - a cost-sharing multiple-employer defined benefit pension plan administered by PERA. Plan benefits are specified in Title 24, Article 51 of the Colorado Revised Statutes (C.R.S.), administrative rules set forth at 8 C.C.R. 1502-1, and applicable provisions of the federal Internal Revenue Code. Colorado State law provisions may be amended from time to time by the Colorado General Assembly. PERA issues a publicly available comprehensive annual financial report that can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

*Benefits provided:* PERA provides retirement, disability, and survivor benefits. Retirement benefits are determined by the amount of service credit earned and/or purchased, highest average salary, the benefit structure(s) under which the member retires, the benefit option selected at retirement, and age at retirement. Retirement eligibility is specified in tables set forth at C.R.S. § 24-51-602, 604, 1713, and 1714.

The lifetime retirement benefit for all eligible retiring employees under the PERA benefit structure is the greater of the:

- Highest average salary multiplied by 2.5 percent and then multiplied by years of service credit
- The value of the retiring employee's member contribution account plus a 100 percent match on eligible amounts as of the retirement date. This amount is then annuitized into a monthly benefit based on life expectancy and other actuarial factors.

In all cases the service retirement benefit is limited to 100 percent of highest average salary and also cannot exceed the maximum benefit allowed by the Internal Revenue Code.

Members may elect to withdraw their member contribution accounts upon termination of employment with all PERA employers; waiving rights to any lifetime retirement benefits earned. If eligible, the member may receive a match of either 50 percent or 100 percent on eligible amounts depending on when contributions were remitted to PERA, the date employment was terminated, whether 5 years of service credit has been obtained and the benefit structure under which contributions were made.

# WEST GREELEY CONSERVATION DISTRICT

## NOTES TO FINANCIAL STATEMENTS

---

### NOTE 4 – PERA – Continued:

Benefit recipients who elect to receive a lifetime retirement benefit are generally eligible to receive post-retirement cost-of-living adjustments, referred to as annual increases in the C.R.S. Benefit recipients under the PERA benefit structure who began eligible employment before January 1, 2007 receive an annual increase of 2 percent, unless PERA has a negative investment year, in which case the annual increase for the next three years is the lesser of 2 percent or the average of the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for the prior calendar year. Benefit recipients under the PERA benefit structure who began eligible employment after January 1, 2007 receive an annual increase of the lesser of 2 percent or the average CPI-W for the prior calendar year, not to exceed 10 percent of PERA’s annual increase reserve for the LGDTF.

*Contributions:* Eligible employees and West Greeley Conservation District are required to contribute to the LGDTF at a rate set by Colorado statute. The contribution requirements are established under C.R.S. § 24-51-401, *et seq.* Eligible employees are required to contribute 8 percent of their PERA-includable salary. The employer contribution requirements are summarized as follows:

Years Ended December 31	2016	2015
Employer contribution rate as a percentage of salary	10.00%	10.00%
Amount of employer contribution apportioned to the Health Care Trust Fund as specified in C.R.S. § 24-51-208(1)(f)	(1.02)	(1.02)
Amount Apportioned to the LGDTF	8.98	8.98
Amortization Equalization Disbursement (AED) as specified in C.R.S. § 24-51-411	2.20	2.20
Supplemental Amortization Equalization Disbursement (SAED) as specified in C.R.S. § 24-51-411	1.50	1.50
<b>Total Employer Contribution Rate to the LGDTF</b>	<b>12.68%</b>	<b>12.68%</b>

Employer contributions are recognized by the LGDTF in the period in which the compensation becomes payable to the member and the West Greeley Conservation District is statutorily committed to pay the contributions to the LGDTF. Employer contributions recognized by the LGDTF from West Greeley Conservation District were \$28,622 for the year ended December 31, 2016.

# WEST GREELEY CONSERVATION DISTRICT

## NOTES TO FINANCIAL STATEMENTS

---

### NOTE 4 – PERA – Continued:

At December 31, 2016, West Greeley Conservation District reported a liability of \$428,515 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2015, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2014. Standard update procedures were used to roll forward the total pension liability to December 31, 2015. The West Greeley Conservation District proportion of the net pension liability was based on West Greeley Conservation District contributions to the LGDTF for the calendar year 2015 relative to the total contributions of participating employers to the LGDTF.

At December 31, 2016, the West Greeley Conservation District proportion was .039 percent, which was a decrease from .057 percent measured as of December 31, 2015.

For the year ended December 31, 2016, West Greeley Conservation District recognized pension expense of \$32,981. At December 31, 2016, West Greeley Conservation District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

December 31, 2016	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 3,200	\$ --
Net difference between projected and actual earnings on pension plan investments	82,492	--
Changes in assumptions	--	7,849
Changes in proportion	--	77,841
Contributions subsequent to the measurement date	28,622	--
Total	\$ 114,314	\$ 85,690

# WEST GREELEY CONSERVATION DISTRICT

## NOTES TO FINANCIAL STATEMENTS

### NOTE 4 – PERA – Continued:

Deferred outflows of resources related to pensions of \$28,622, resulting from contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ending December 31, 2017. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31	Amount
2017	\$ (23,351)
2018	(23,351)
2019	15,568
2020	15,568
2021	15,568
	\$ 2

*Actuarial assumptions:* The total pension liability in the December 31, 2013 actuarial valuation was determined using the following actuarial assumptions and other inputs:

Price inflation	2.8 percent
Real wage growth	1.1 percent
Wage inflation	3.9 percent
Salary increases, including wage inflation	3.9 – 10.1 percent
Long-term investment rate of return, net of pension plan investment expenses, including price inflation	7.5 percent
Future post-retirement benefit increases: PERA Benefit Structure hired prior to 1/1/07 (automatic)	2.0 percent
PERA Benefit Structure hired after 12/31/06 (ad hoc, substantively automatic)	Financed by the Annual Increase Reserve

Mortality rates were based on the RP-2000 Combined Mortality Table for Males or Females, as appropriate, with adjustments for mortality improvements based on a projection of Scale AA to 2020 with Males set back 1 year, and Females set back 2 years.

The actuarial assumptions used in the December 31, 2013 valuation were based on the results of an actuarial experience study for the period January 1, 2008 through December 31, 2011, adopted by PERA's Board on November 13, 2012, and an economic assumption study, adopted by PERA's Board on November 15, 2013 and January 17, 2014.

# WEST GREELEY CONSERVATION DISTRICT

## NOTES TO FINANCIAL STATEMENTS

### NOTE 4 – PERA – Continued:

The LGDTF's long-term expected rate of return on pension plan investments was determined using a log-normal distribution analysis in which best estimate ranges of expected future real rates of return (expected return, net of investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and then adding expected inflation.

As of the most recent analysis of the long-term expected rate of return, presented to the PERA Board on November 15, 2013, the target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	10 Year Expected Geometric Real Rate of Return
U.S. Equity – Large Cap	26.76%	5.00%
U.S. Equity – Small Cap	4.40%	5.19%
Non U.S. Equity – Developed	22.06%	5.29%
Non U.S. Equity – Emerging	6.24%	6.76%
Core Fixed Income	24.05%	0.98%
High Yield	1.53%	2.64%
Long Duration Gov't/Credit	0.53%	1.57%
Emerging Market Bonds	0.43%	3.04%
Real Estate	7.00%	5.09%
Private Equity	7.00%	7.15%
Total	100.00%	

In setting the long-term expected rate of return, projections employed to model future returns provide a range of expected long-term returns that, including expected inflation, ultimately support a long-term expected rate of return assumption of 7.5%.

*Discount rate:* The discount rate used to measure the total pension liability was 7.5 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the fixed statutory rates specified in law, including current and future AED and SAED, until the Actuarial Value Funding Ratio reaches 103 percent, at which point, the AED and SAED will each drop 0.5 percent every year until they are zero. Based on those assumptions, the LGDTF's fiduciary net position was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate determination does not use the Municipal Bond Index Rate. There was no change in the discount rate from the prior measurement date.

# WEST GREELEY CONSERVATION DISTRICT

## NOTES TO FINANCIAL STATEMENTS

---

### NOTE 4 – PERA – Continued:

*Sensitivity of the West Greeley Conservation District proportionate share of the net pension liability to changes in the discount rate:* The following presents the proportionate share of the net pension liability calculated using the discount rate of 7.5 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.5 percent) or 1-percentage-point higher (8.5 percent) than the current rate:

December 31, 2016	1% Decrease (6.5%)	Current Discount Rate (7.5%)	1% Increase (8.5%)
Proportionate share of the net pension liability	\$ 656,957	\$ 428,515	\$ 239,045

*Pension plan fiduciary net position:* Detailed information about the LGDTF’s fiduciary net position is available in PERA’s comprehensive annual financial report which can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

Employees of the West Greeley Conservation District that are also members of the LGDTF may voluntarily contribute to the Voluntary Investment Program, an Internal Revenue Code Section 401(k) defined contribution plan administered by PERA. Title 24, Article 51, Part 14 of the C.R.S, as amended, assigns the authority to establish the Plan provisions to the PERA Board of Trustees. PERA issues a publicly available comprehensive annual financial report for the Plan. That report can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

The Voluntary Investment Program is funded by voluntary member contributions up to the maximum limits set by the Internal Revenue Service, as established under Title 24, Article 51, Section 1402 of the C.R.S., as amended. Employees are immediately vested in their own contributions, employer contributions and investment earnings.

The West Greeley Conservation District contributes to the Health Care Trust Fund (HCTF), a cost-sharing multiple-employer healthcare trust administered by PERA. The HCTF benefit provides a health care premium subsidy and health care programs (known as PERACare) to PERA participating benefit recipients and their eligible beneficiaries. Title 24, Article 51, Part 12 of the C.R.S., as amended, establishes the HCTF and sets forth a framework that grants authority to the PERA Board to contract, self-insure and authorize disbursements necessary in order to carry out the purposes of the PERACare program, including the administration of health care subsidies. PERA issues a publicly available comprehensive annual financial report that includes financial statements and required supplementary information for the HCTF. That report can be obtained at [www.copera.org/investments/pera-financial-reports](http://www.copera.org/investments/pera-financial-reports).

# WEST GREELEY CONSERVATION DISTRICT

## NOTES TO FINANCIAL STATEMENTS

---

### NOTE 4 – PERA – Continued:

West Greeley Conservation District is required to contribute at a rate of 1.02 percent of PERA-includable salary for all PERA members as set by statute. No member contributions are required. The contribution requirements for West Greeley Conservation District are established under Title 24, Article 51, Part 4 of the C.R.S., as amended. The apportionment of the contributions to the HCTF is established under Title 24, Article 51, Section 208(1)(f) of the C.R.S., as amended. For the years ending December 31, 2016, 2015, and 2014, the West Greeley Conservation District contributions to the HCTF were \$2,302, \$2,294, and \$2,971, respectively, equal to their required contributions for each year.

---

### NOTE 5 – Contingencies:

In November 1992, the Colorado voters approved the Taxpayer's Bill of Rights (TABOR). TABOR requires voter approval for any new tax, tax rate increase, mill levy increase, or new debt. Voter approval is also required to increase annual property taxes, revenue, or spending by more than inflation plus a local growth factor. Spending not subject to TABOR includes that from enterprise activities, gifts, federal funds, reserve expenditures, damage awards, or property sales.

In May 1996, the electors of the District voted to supersede TABOR and, from January 1, 1995 and thereafter, to permit the District to collect, retain, and expend the full proceeds of all taxes, fees, and other revenue without increasing or adding taxes of any kind.

The Amendment is complex and subject to judicial interpretation. The District believes it is in compliance with the applicable requirements of the Amendment.

Included in the accompanying financial statements is an emergency reserve required by TABOR of at least 3% of fiscal year spending.

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The District purchases commercial insurance for risks of loss in excess of deductible amounts. There have been no claims that exceeded this coverage in any of the past three fiscal years.

---

# WEST GREELEY CONSERVATION DISTRICT

## NOTES TO FINANCIAL STATEMENTS

---

### NOTE 6 – Reconciliation Between General Fund Balance Sheet and the Statement of Net Position:

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

---

December 31, 2016	
Fund balance of General Fund	\$ 3,918,875
Capital assets used in governmental activities are not financial resources and therefore are not reported in the General Fund	1,393,085
Deferred inflows and outflows of resources related to pensions	28,624
Long-term liabilities, are not due and payable in the current period and therefore are not reported as liabilities in the General Fund. Long-term liabilities at year end consist of:	
Net pension liability	(428,515)
<b>Total Net Position</b>	<b>\$ 4,912,069</b>

---

### NOTE 7 – Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of the General Fund to the Statement of Activities:

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

---

Year Ended December 31, 2016	
Net change in fund balance – General Fund	\$ 1,172,648
The General Fund reports capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which depreciation exceeded capital outlay in the current year	(48,195)
The General Fund reports District pension contributions as expenditures. However, in the statement of activities, the cost of pension benefits earned, net of employee contributions, is reported as pension expense	(4,359)
<b>Change in Net Position of Governmental Activities</b>	<b>\$ 1,120,094</b>

---

# WEST GREELEY CONSERVATION DISTRICT

## NOTES TO FINANCIAL STATEMENTS

---

### **NOTE 8 – Operating Lease:**

The District has an agreement to lease office space to various U.S. Department of Agriculture (USDA) agencies for \$142,800 per year, which expires in 2019, but can be renewed by the USDA for an additional five years. The amount received in 2016 was \$158,151.

---

# WEST GREELEY CONSERVATION DISTRICT

## SCHEDULE OF EMPLOYER CONTRIBUTIONS

---

Year Ended December 31	Statutorily Required Contributions	Contributions Made	Covered Payroll	% of Covered Payroll
2016	\$ 28,622	\$ 28,622	\$ 226,684	12.6%
2015	28,522	28,522	204,063	13.9%

---

Until a full 10-year trend is compiled, the District will present information for those years for which information is available.

# WEST GREELEY CONSERVATION DISTRICT

## SCHEDULE OF THE DISTRICT'S PROPORTIONATE SHARE OF NET PENSION LIABILITY

---

Year Ended December 31	Cumulative Proportion of Net Pension Liability	Cumulative Proportionate Share	Covered Payroll	% of Covered Payroll	Plan Net Position as a % of Net Pension Liability
2016	.039%	\$ 428,515	\$226,684	189%	76.9%
2015	.057%	507,311	204,063	249%	80.7%

---

Until a full 10-year trend is compiled, the District will present information for those years for which information is available.