

Purgatory Metropolitan District  
Financial Statements  
December 31, 2017

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**Purgatory Metropolitan District  
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December 31, 2017**

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*Independent Auditor's Report*

Board of Directors  
Purgatory Metropolitan District  
Durango CO 81302

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of Purgatory Metropolitan District (the District), as of and for the year ended December 31, 2017, 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***

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

***Auditor's Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

We believe 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, the business-type activities, and each major fund of the District as of December 31, 2017, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## ***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 information 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 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 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 budgetary comparison information-utility fund is presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

***rfarmer, llc***

August 7, 2018

## Management's Discussion and Analysis

The management of Purgatory Metropolitan District (the District) offers readers of our financial statements the following narrative overview and analysis of our financial activities for the year ended December 31, 2017.

This section provides a summary of the District's financial performance. It contains an overview and analysis of the District's financial activities for the year ended December 31, 2017. The financial statements are an integral part of this analysis and are contained within this document.

### FINANCIAL HIGHLIGHTS

1. The District's net position totals \$7,496,651.
2. Total revenues of \$1,228,717 exceeded total expenses of \$1,131,726 by \$96,991.
3. General revenues totaled \$842,139 in 2017.

### OVERVIEW OF THE FINANCIAL STATEMENTS

The financial statements consist of three parts: management's discussion and analysis, basic financial statements including the notes to the financial statements and other supplementary information

### BASIC FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Purgatory Metropolitan District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the 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 government-wide financial statements present information for the governmental funds and the business-type activities.

The Statement of Net Position (see page 3) presents information on all of the District's assets, liabilities, and deferred inflows of resources with the difference 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 (see page 4) presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported on the accrual basis 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.

**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 can be divided into two categories: governmental funds and proprietary 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. The financial statements presented for the governmental funds are the balance sheet and the statement of revenues, expenditures and changes in fund balances.

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.

**Proprietary Fund.** Proprietary fund accounting uses the same basis of accounting as private-sector business enterprises. The District has one enterprise fund: the Utility Fund. Under this method of accounting, an economic resources measurement focus and an accrual basis of accounting is used.

Revenue is recorded when earned and expenses are recorded when incurred. The proprietary fund basic financial statements include a statement of net position, a statement of revenues, expenses and changes in net position, and a statement of cash flows.

The Statement of Net Position presents information on the assets and liabilities of the District's enterprise fund, 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's enterprise fund is improving or deteriorating.

The Statement of Revenue, Expenses and Changes in Net Position reports the operating revenues and expenses and non-operating revenues and expenses of the District's enterprise fund for the year with the difference—the net income or loss—being combined with any capital contributions to determine the net change in net position for the fiscal year. That change combined with the net position at the end of the previous year total to the net position at the end of the current fiscal year.

The Statement of Cash Flows reports cash and cash equivalent activities of the enterprise fund for the fiscal year resulting from operating activities, capital and related financing activities, noncapital and related financing activities and investing activities. The net result of these activities added to the beginning of the year cash balance total to the cash and cash equivalent balance at the end of the current year.

The District adopts an annual appropriated budget for each of its funds. Budgetary comparison statements have been provided for the General Fund as part of the basic financial statements; the budgetary comparison statements for the Utility Fund and the Park and Recreation Funds are presented in the supplementary information in the audited financial statements to demonstrate compliance with those budgets.

**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 12 to 23 of this report.

### **FINANCIAL POLICY PRIORITIES**

The financial goal of the District is to operate in a cost-efficient manner that is similar to the practices of private enterprise. The District annually reviews its financial policies to assess their impact upon financial activities. Policies that affected financial activities are:

1. Growth pays its own way
2. Administration and operations are funded from user fees, property taxes and specific ownership taxes
3. Adequate reserves are maintained

The District Board reviews long term capital and operating plans at least annually to insure that District financial goals are being met and obligations can be met.

#### **Day-to-Day Operational Control of the District**

For operational control, the District has segmented its budget into 3 categories: the General Fund, the Capital Projects Fund and the Utility Fund. This allows the District to easily track revenues and expenditures.

The General Fund provides for the administration of the District. The major sources of revenue are monies collected for property taxes and specific ownership taxes. The General Fund collected \$825,944 and \$816,096 in property and specific ownership taxes during 2017 and 2016, respectively.

The Capital Projects Fund is used to record the infrastructure development and other capital purchases of the District. In 2017 and 2016, the Capital Projects Fund was inactive.

The District operates its Utility Fund as a self-supporting enterprise. Revenues received from user fees and other sources are sufficient to cover the day-to-day operating expenses of this fund, as well as assist in the funding of capital improvements.

Capital projects, including infrastructure and equipment purchases, are funded with operating revenues. The District, operating under a "pay-as-you-go" philosophy, is consciously building reserves sufficient to handle anticipated infrastructure expenses to be incurred over the twenty +/- years.

The District's day-to-day operational control involves many levels of planning, forecasting, and budgeting. Revenues and expenses are allocated to specific functions of the District. The staff presents monthly financial reports to the board of directors. The reports contain revenues and expenditures compared to the adopted budget. It is an essential tool that is critical to the District's internal control structure and continuing financial analysis.

## Financial Analysis

### Net Position

A summary of the statement of net position is included as Table A. The District's net position (the difference between assets, liabilities and deferred inflows of resources) is one way to measure the financial health of the District. Increases or decreases in the District's net position are indicators of improving or deteriorating financial health. This, coupled with factors such as population growth, legislative changes or policy changes, provide an integrated assessment of the District's health.

**TABLE A**  
**Statement of Net Position**

	Governmental Activities		Business-Type Activities		Total	
	2017	2016	2017	2016	2017	2016
Current assets	\$2,755,279	\$2,304,358	\$874,608	\$954,216	\$3,629,887	\$3,258,574
Capital assets (net of accumulated depreciation)	4,398,124	4,564,337	2,843,304	2,965,174	7,241,428	7,529,511
<b>Total assets</b>	<b>7,153,403</b>	<b>6,868,695</b>	<b>3,717,912</b>	<b>3,919,390</b>	<b>10,871,315</b>	<b>10,788,085</b>
Accounts payable	33,138	82,254	21,890	39,293	55,028	121,547
Other liabilities	9,414	12,568		2,910	9,414	15,478
Noncurrent liabilities	1,236,787	1,236,786	1,253,267	1,269,021	2,490,054	2,505,807
<b>Total liabilities</b>	<b>1,279,339</b>	<b>1,331,608</b>	<b>1,275,157</b>	<b>1,311,224</b>	<b>2,554,496</b>	<b>2,642,832</b>
Deferred Inflows						
Unearned property taxes	820,168	745,593			820,168	745,593
Net position:						
Net investment						
in capital assets	3,161,337	3,327,551	1,590,037	1,696,153	4,751,374	5,023,704
Restricted	12,810	9,651			12,810	9,651
Unrestricted	1,879,749	1,454,292	852,718	912,013	2,732,467	2,366,305
<b>Total net position</b>	<b>\$5,053,896</b>	<b>\$4,791,494</b>	<b>\$2,442,755</b>	<b>\$2,608,166</b>	<b>\$7,496,651</b>	<b>\$7,399,660</b>

The above table shows that the District finances are stable. Governmental restricted net position of \$12,810 in 2017 and \$9,651 in 2016, and net investment in capital assets of \$3,161,337 and \$3,327,551 in 2017 and 2016, respectively, represent the amount of net position not available for future appropriations. Whereas, unrestricted funds of \$1,879,749 and \$1,454,292 in 2017 and 2016 respectively are available for future use.

Business-type activities unrestricted net position, of \$852,718 in 2017, and \$912,013 in 2016 are available for future appropriations. Business type net position, net investment in capital assets of \$1,590,037 and \$1,696,153 are not available for future appropriations. Table A

demonstrates that the District's immediate and long-range financial needs are being monitored and managed and can be reasonably expected to be met.

On a year-to-year basis the District plans to operate within its policies. Operations are expected to produce sufficient income to allow the District to implement its long-range plans.

Table B shows the revenues, expenditures, and changes in net position for 2017 and 2016.

**TABLE B**  
**Condensed Statements of Revenues, Expenses and Changes in Net Position**

	Governmental Activities		Business-Type Activities		Total	
	2017	2016	2017	2016	2017	2016
Charges for services	\$4,911	\$7,947	\$370,945	\$356,756	\$375,856	\$364,703
Operating grants	198					
Total operating expenses	<u>593,220</u>	<u>607,668</u>	<u>527,982</u>	<u>614,859</u>	<u>1,121,202</u>	<u>1,222,527</u>
Operating income (loss)	(588,111)	(599,721)	(157,037)	(258,103)	(745,148)	(857,824)
General revenues						
Property taxes	825,944	816,097			825,944	816,097
Interest	24,186	16,320	2,150	1,235	26,336	17,555
Other	<u>383</u>	<u>5,095</u>	<u>(10,524)</u>	<u>5,027</u>	<u>(10,141)</u>	<u>10,122</u>
Total general revenues	<u>850,513</u>	<u>837,512</u>	<u>(8,374)</u>	<u>6,262</u>	<u>842,139</u>	<u>843,774</u>
Change in net position before transfers and contributions	262,402	237,791	(165,411)	(251,841)	96,991	(14,050)
Transfers		(600,000)		600,000		
Capital contributions				<u>47,262</u>	<u>0</u>	<u>47,262</u>
Change in net position	262,402	(362,209)	(165,411)	395,421	96,991	33,212
Beginning net position	<u>4,791,494</u>	<u>5,153,703</u>	<u>2,608,166</u>	<u>2,212,745</u>	<u>7,399,660</u>	<u>7,366,448</u>
Ending net position	<u>\$5,053,896</u>	<u>\$4,791,494</u>	<u>\$2,442,755</u>	<u>\$2,608,166</u>	<u>\$7,496,651</u>	<u>\$7,399,660</u>

An examination of Table B for 2017 and 2016 shows that net position in the business-type activities decreased by \$165,411 in 2017 and increased by \$395,421 in 2016. The primary difference between years is caused by the transfer from the general fund of \$600,000 in 2016. Depreciation expense remains the largest expense in the utility fund. Depreciation expense was \$263,495 and \$265,191 in 2017 and 2016 respectively.

Governmental activities experienced an increase in revenues, coupled with a decrease in expenses, during 2017 over 2016. This resulted in the change in net position before transfers increasing from \$237,791 in 2016 to \$262,402 in 2017. Net position in the governmental activities increased by \$262,402 in 2017 and decreased by \$362,210 in 2015. This change was due to the transfer to the utility fund of \$600,000 in 2016, with no such transfer in 2017.

## **BUDGETARY HIGHLIGHTS**

The schedule of revenues and expenses, actual compared to final budget, for the General Fund is included in the required supplementary information on page 24. For 2017, the General Fund budgeted to spend \$3,545,085 and actually spent \$427,007. The district included in its 2017 budget \$1,850,485 as a contingency. This contingency amount was available to be used for capital outlay and other expenses as needed. This is not expected to have a negative impact on future budgets or operations.

The budget comparison schedule for the proprietary type fund, the Utility Fund are included in other supplementary information on page 25.

## **ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES**

The board of directors and management of Purgatory Metropolitan District consider many factors when they set the annual budget. Ad Valorem tax revenues, projected user fees, growth, and System Development Fees are all evaluated and considered before a final budget is adopted. In addition to normal operations, the District also allocates significant funding to capital projects as necessary. Capital projects scheduled for 2018 are as follows:

- Connection of new potable water supply
- Wastewater Treatment Plant Design
- Truck Purchase

In addition, the assessed value of property within the district has been increasing steadily since 2015, from that value of \$18,693,460 to the value today of \$23,338,420. The District has not increased its mill levy, but due to increased values is receiving additional property tax revenues.

## **CONTACTING THE DISTRICT'S FINANCE MANAGER**

This financial report is designed to provide our citizens, customers, investors, and creditors with the general overview of the District's finances and demonstrates the District's accountability for the money it receives. If you have any questions concerning this report or need additional information please contact Frankie White, Finance Manager of Purgatory Metropolitan District at P.O. Box 2501, Durango, Colorado 81302 or (970) 247-3954.

## **Government-Wide Financial Statements**

**Purgatory Metropolitan District**  
**Statement of Net Position**  
**December 31, 2017**

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
<b>ASSETS</b>			
Cash and Equivalents	\$ 1,911,125	\$ 845,167	\$ 2,756,292
Receivables	841,828	10,629	852,457
Prepaid expenses	2,326	18,812	21,138
Capital Assets			
Land and infrastructure	1,131,923	111,828	1,243,751
Building	5,344,392	6,989,387	12,333,779
Less accumulated depreciation	<u>(2,078,191)</u>	<u>(4,257,911)</u>	<u>(6,336,102)</u>
Total capital assets	<u>4,398,124</u>	<u>2,843,304</u>	<u>7,241,428</u>
Total assets	<u>7,153,403</u>	<u>3,717,912</u>	<u>10,871,315</u>
<b>LIABILITIES</b>			
Accounts payable and accrued expenses	33,138	21,890	55,028
Other liabilities	9,414	-	9,414
Long-term liabilities			
Due in more than one year			
Amounts due to developer	<u>1,236,787</u>	<u>1,253,267</u>	<u>2,490,054</u>
Total liabilities	<u>1,279,339</u>	<u>1,275,157</u>	<u>2,554,496</u>
Deferred Inflows of Resources			
Deferred property taxes	<u>820,168</u>	<u>-</u>	<u>820,168</u>
Total	<u>2,099,507</u>	<u>1,275,157</u>	<u>3,374,664</u>
<b>NET POSITION</b>			
Net investment in Capital Assets	3,161,337	1,590,037	4,751,374
Restricted for emergencies	12,810	-	12,810
Unrestricted	<u>1,879,749</u>	<u>852,718</u>	<u>2,732,467</u>
Total net position	<u>\$ 5,053,896</u>	<u>\$ 2,442,755</u>	<u>\$ 7,496,651</u>

The accompanying notes to financial statements  
are an integral part of these statements.

**Purgatory Metropolitan District**  
**Statement of Activities**  
**For the Year Ended December 31, 2017**

	Program Revenue			Net (Expense) Revenue and Changes in Net Assets		
	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
<b>Functions/Programs</b>						
<b>Primary government</b>						
Governmental Activities						
General government	\$ 171,764	\$ -	\$ 198	\$ (171,566)	\$ -	\$ (171,566)
Road operations	362,516	-	-	(362,516)	-	(362,516)
Park and recreation	58,940	4,911	-	(54,029)	-	(54,029)
Total governmental activities	593,220	4,911	198	(588,111)	-	(588,111)
Business-type activities:						
Utility fund	527,982	370,945	-	-	(157,037)	(157,037)
Total business-type activities	527,982	370,945	-	-	(157,037)	(157,037)
Total primary government	\$ 1,121,202	\$ 375,856	\$ 198	\$ -	(157,037)	(745,148)
<b>General revenues:</b>						
Taxes:						
Property taxes, levied for general purposes				747,859	-	747,859
Specific ownership				78,085	-	78,085
Unrestricted investment earnings				24,186	2,150	26,336
Miscellaneous				383	-	383
Special item - gain (loss) on disposition of assets				-	(10,524)	(10,524)
Total general revenues, special items, and transfers				850,513	(8,374)	842,139
Charge in net assets				262,402	(165,411)	96,991
Net position - beginning				4,791,494	2,608,166	7,399,660
Net position - ending				\$ 5,053,896	\$ 2,442,755	\$ 7,496,651

The accompanying notes to financial statements are an integral part of these statements.

## **Fund Financial Statements**

**Purgatory Metropolitan District  
Balance Sheet  
Governmental Funds  
December 31, 2017**

	<b>General</b>	<b>Total Governmental Funds</b>
<b>ASSETS</b>		
Cash and cash equivalents	\$ 1,911,125	\$ 1,911,125
Taxes receivable, net	820,168	820,168
Other receivables	21,660	21,660
Prepaid expenses	2,326	2,326
Total assets	2,755,279	2,755,279
 <b>LIABILITIES AND FUND BALANCES</b>		
Liabilities:		
Accounts payable	32,226	32,226
Accrued payroll	912	912
Unearned revenues	9,414	9,414
Total liabilities	42,552	42,552
Deferred Inflow of Resources		
Deferred property taxes	820,168	820,168
Fund balances:		
Non-spendable - prepaid expenses	2,326	2,326
Non-spendable - contractual	1,236,786	1,236,786
Restricted for - emergencies	12,810	12,810
Unassigned	640,637	640,637
Total fund balances	1,892,559	1,892,559
Total liabilities and fund balances	\$ 2,755,279	\$ 2,755,279

The accompanying notes to financial statements  
are an integral part of these statements.

**Purgatory Metropolitan District**  
**Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Assets**  
**December 31, 2017**

Total fund balance, governmental funds \$ 1,892,559

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 Assets. 4,398,124

Some liabilities, (such as Notes Payable, Capital Lease Contract Payable, Long-term Compensated Absences, and Bonds Payable ), 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 of the Statement of Net Assets. (1,236,787)

Net Assets of Governmental Activities in the Statement of Net Position \$ 5,053,896

The accompanying notes to financial statements  
are an integral part of these statements.

**Purgatory Metropolitan District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Governmental Funds**  
**For the Year Ended December 31, 2017**

	<b>General</b>	<b>Total Governmental Funds</b>
<b>REVENUES</b>		
Property Taxes	\$ 747,859	\$ 747,859
SO Tax	78,085	78,085
Intergovernmental	198	198
Charges for services	4,911	4,911
Investment earnings	24,186	24,186
Miscellaneous	383	383
Total revenues	855,622	855,622
<b>EXPENDITURES</b>		
Current:		
General government	171,764	171,764
Road operations	131,954	131,954
Park and recreation	10,466	10,466
Capital outlay	112,823	112,823
Total Expenditures	427,007	427,007
Excess (deficiency) of revenues over expenditures	428,615	428,615
Fund balances - beginning	1,463,944	1,463,944
Fund balances - ending	\$ 1,892,559	\$ 1,892,559

The accompanying notes to financial statements  
are an integral part of these statements.

**Purgatory Metropolitan District**  
**Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**of Governmental Funds to the Statement of Activities**  
**For the Year Ended December 31, 2017**

Net change in fund balances - total governmental funds: \$ 428,615

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources. In contrast, the Statement of Activities reports only a portion of the outlay as expense. The outlay is allocated over the assets' estimated useful lives as This is the amount by which capital outlay of \$112,823 is less than depreciation of \$279,036 in the current period. (166,213)

Change in net position of governmental activities: \$ 262,402

The accompanying notes to financial statements  
are an integral part of these statements.

**Purgatory Metropolitan District**  
**Statement of Net Position**  
**Proprietary Fund**  
**December 31, 2017**

	<b>Utility Fund</b>
<b>ASSETS</b>	
Current assets:	
Cash and cash equivalents	\$ 845,167
Accounts receivable, net	10,629
Prepaid expenses	18,812
Total current assets	874,608
Non-current assets:	
Capital assets:	
Non-depreciable	3,651
Depreciable	7,097,564
Less accumulated depreciation	(4,257,911)
Total non-current assets	2,843,304
Total assets	3,717,912
 <b>LIABILITIES</b>	
Current liabilities:	
Accounts payable	20,403
Accrued payroll	1,487
Total current liabilities	21,890
Non-current liabilities:	
Amounts due to developer	1,253,267
Total non-current liabilities	1,253,267
Total liabilities	1,275,157
 <b>NET POSITION</b>	
Net Investment in capital assets	1,590,037
Unrestricted	852,718
Total net position	\$ 2,442,755

The accompanying notes to financial statements  
are an integral part of these statements.

**Purgatory Metropolitan District**  
**Statement of Revenues, Expenses and Changes in Fund Net Position**  
**Proprietary Fund**  
**For the Year Ended December 31, 2017**

	<b>Utility Fund</b>
<b>OPERATING REVENUES</b>	
Charges for services	\$ 361,325
Other operating income	9,620
Total operating revenues	370,945
 <b>OPERATING EXPENSES</b>	
Salaries	77,528
Administrative and general	63,462
Utilities	49,208
Repairs and maintenance	35,994
Employee benefits	25,026
Supplies	2,469
Depreciation	263,495
Total Operating Expenses	517,182
Operating income (loss)	(146,237)
 <b>NON-OPERATING REVENUES (EXPENSES)</b>	
Interest earnings	2,150
Income (loss) before contributions and transfers	(144,087)
Special item - loss on disposition of assets	(21,324)
Change in net position	(165,411)
Total net position - beginning	2,608,166
Total net position - ending	\$ 2,442,755

The accompanying notes to financial statements  
are an integral part of these statements.

**Purgatory Metropolitan District  
Statement of Cash Flows  
Proprietary Fund  
For the Year Ended December 31, 2017**

<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>	<u><b>Utility Fund</b></u>
Cash received from charges for services	\$ 364,616
Cash payments to suppliers for goods & services	(187,395)
Cash payments for salaries & benefits	(103,977)
Net cash provided by operating activities	<u>73,244</u>
<b>CASH FLOWS FROM CAPITAL &amp; RELATED FINANCING ACTIVITIES:</b>	
Payments made on advances from developer	(15,754)
Payments for capital assets	(162,949)
Net cash (used) in capital and related financing activities	<u>(178,703)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>	
Interest received	<u>2,150</u>
Net cash provided from investing activities	<u>2,150</u>
Net increase (decrease) in cash and cash equivalents	(103,309)
<b>Cash &amp; Cash Equivalents:</b>	
Beginning of Year	<u>948,476</u>
End of Year	<u><u>845,167</u></u>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:</b>	
Operating (loss)	(146,237)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:	
Depreciation	263,495
Change in assets and liabilities:	
(Increase) decrease in receivables	(6,329)
(Increase) decrease in prepaid expenses	(17,372)
Increase (decrease) in accrued payroll	(1,423)
Increase (decrease) in accounts payable	<u>(18,890)</u>
<b>NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	<u><u>\$ 73,244</u></u>

The accompanying notes to financial statements  
are an integral part of these statements.

**Purgatory Metropolitan District  
Notes to the Financial Statements  
December 31, 2017**

**Note 1      Principal Activity and Significant Accounting Policies**

*Principal Business Activity*

Purgatory Water and Sanitation District (the District) was formed in 1969, under the laws of the State of Colorado, to provide water and sanitation services to its customers in the District. By resolution of the Board of Directors in 1982, the District was converted to a metropolitan district in order to provide, in addition to its water and sanitation services, street improvements, safety protection facilities, park and recreation facilities, and mosquito control facilities and services to the residents and property owners of the District.

In June, 2007, the Board of Directors approved the formation of the Purgatory Metropolitan District La Plata/San Juan Sub-District (the Sub-District) in accordance with C.R.S. 32-1-1101(1)(f). The Sub-District, a quasi-municipal corporation, was formed for the purpose of collecting an additional mill levy to fund new infrastructure or improvements required to service the area. The Sub-District is fully controlled by the District's Board of Directors. The Sub-District, which began operations in 2008, is a blended component unit and reported as part of overall operations of the District. The Sub-District does not have separately issued audit reports. For the year ended December 31, 2017, the District received \$156,738 in property tax revenue and had expenditures of \$156,738. The Sub-District had no fund balance or net position as of December 31, 2017.

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

The District prepares its financial statements in accordance with accounting principles generally accepted in the United States of America as they relate to government entities. Following is a summary of the more significant policies.

*Basis of Presentation*

The District's basic financial statements consist of government-wide statements, including a Statement of Net Position and a Statement of Activities, and fund financial statements which provide a more detailed level of financial information.

*Government-wide Financial Statements*

The Statement of Net Position and the Statement of Activities display information about the District as a whole. These statements include the financial activities of the primary government.

The Statement of Net Position presents the financial condition of the governmental activities at year-end. The Statement of Activities presents a comparison between program expenses and the program revenues for each program or function of the District's governmental activities. Program expenses are those that are specifically associated with a service program or department, and therefore, clearly identifiable to a particular function. Program revenues include charges paid by the recipient of services offered by the program, grants and contributions that are restricted to meeting the operational or capital requirements of a particular program, and interest earned on grants that is required to be used to support a particular program. Revenues which are not classified as program revenues are presented as general revenues, with certain limited exceptions. The comparison of program expenses with program revenues identifies the extent to which each governmental function is self-financing or draws from general District revenues.

#### *Fund Financial Statements*

During the year, the District segregates transactions related to certain District functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the District at this more detailed level. The focus of governmental fund financial statements is on major funds.

#### *Fund Accounting*

The accounts of the District are organized on the basis of funds. Each fund is considered an independent fiscal and accounting entity with a self-balancing set of accounts recording cash and/or other assets together with all related liabilities, obligations, reserves and equities which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions or limitations. The categories of funds used by the District are governmental and proprietary.

#### *Governmental Funds*

Governmental funds are those through which most governmental functions typically are financed. Governmental fund reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and deferred outflows or resources and liabilities and deferred inflows or resources is reported as fund balance. The following are the district's governmental funds:

*General Fund* – The General Fund is the operating fund for the District and is used to account for all financial resources except those required to be accounted for in another fund.

*Park and Recreation Fund* – The Park and Recreation Fund was formed in 2009 to account for the activities related to the parks located within the District. Effective January 1, 2016, as a result of the Board’s approval, this fund is to be reported as part of the General Fund.

*Proprietary Funds*

Proprietary fund reporting focuses on the determination of operating income, changes in net position, financial position and cash flows. The District’s proprietary fund is classified as an enterprise fund. Enterprise funds may be used to account for any activity for which a fee is charged to external users for goods or services. The following is the district’s proprietary fund:

*Utility Fund* – The Utility Fund is used to account for the revenues generated from the charges for distribution of water and sanitary sewer services provided to the residential and commercial users of the District.

*Measurement Focus*

*Government-wide Financial Statements*

The government-wide financial statements are prepared using the economic resources measurement focus. All assets and liabilities associated with the operation of the District are included in the Statement of Net Position.

*Fund Financial Statements*

All government funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet.

*Basis of Accounting*

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. Governmental funds use the modified accrual basis of accounting. Proprietary funds also use the accrual basis of accounting. Differences in the accrual and modified accrual basis of accounting arise in the recognition of revenue, the recording of deferred inflows of resources and in the presentation of expenses versus expenditures.

*Revenues*

Revenues resulting from exchange transactions, in which each party gives and receives essentially the same value, are recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are both measurable and available to finance expenditures of the fiscal period, typically within sixty days of realization.

Nonexchange transactions, in which the District receives value without directly giving value in return, include property taxes, grants, entitlements and donations. Revenue from property taxes is recognized in the fiscal year in which all eligibility requirements have been satisfied. On a modified accrual basis, revenue from nonexchange transactions must also be available before it can be recognized.

*Expenses/Expenditures*

On the accrual basis of accounting, expenses are recognized at the time they are incurred.

The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the fund liability is incurred, if measurable. Allocations of cost, such as depreciation and amortization, are not recognized in governmental funds.

*Budgets and Budgetary Accounting*

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

In accordance with the State Statute, prior to October 15, the District's manager submits to the Board a proposed operating budget for the calendar year commencing the following January 1. The operating budget includes proposed expenditures (expenses) and the means of financing them for the upcoming year, along with estimates for the current year and actual data for the preceding two years. State Statute requires that a detailed line item budget be submitted in the summary form. In addition, detailed line item budgets are included for administrative control at the fund level.

Public hearings are conducted to obtain taxpayer comment, and prior to December 31, the budget is legally enacted through passage of a budget resolution.

The District's manager is required to present a monthly report to the District's Board explaining any variance from the approved budget.

Formal budgetary integration is employed as a management control device during the year for the General Funds and the Utility Fund.

The budget for the General Fund is adopted on a basis consistent with accounting principles generally accepted in the United States of America (GAAP).

Colorado State Statute requires the adoption of a budget for proprietary funds. The budget for the Utility Fund is adopted on a basis consistent with accounting principles generally accepted in the United States of America, except that the District excludes depreciation and amortization and includes tap fees as revenue.

Appropriations lapse at the end of the calendar year.

*Cash and Cash Equivalents*

For purposes of the Statement of Cash Flows, the District considers demand deposits at financial institutions and funds on deposit with COLOTRUST to be cash equivalents.

*Property Taxes*

Property taxes attach as an enforceable lien on property as of December 31. All unpaid taxes levied December 31 become delinquent on June 16. Property tax revenues are recognized when they become available. Available includes those property tax receivables expected to be collected within sixty days after year-end. Delinquent taxes are considered fully collectible and, therefore, no allowance for uncollectible taxes is provided.

*Allowance for Uncollectible Receivables*

An allowance for uncollectible receivables is provided for those accounts that management feels may be ultimately uncollectible.

*Capital Assets*

General capital assets are those assets not specifically related to activities reported in other funds. These assets generally result from expenditures in the governmental funds. These assets are reported in the governmental activities column of the government-wide Statement of Net Position but are not reported in the fund financial statements. Capital assets utilized by the proprietary fund are reported both in the business-type activities column of the government-wide Statement of Net Position and in the respective fund.

All capital assets are recorded at cost or estimated historical cost and are updated for additions and retirements during the year. Donated fixed assets are recorded at their fair market value as of the date received. The District maintains a capitalization policy of \$1,000. Improvements are capitalized; the cost of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset’s life are not capitalized.

All reported capital assets except land and water rights are depreciated. Depreciation is computed using the straight-line method over the following useful lives:

<u>Assets</u>	<u>Years</u>
Water and wastewater treatment facilities	20-50
Roads and improvements	15-20
Machinery and equipment	5-15

*Deferred Outflows/Inflows of Resources*

In addition to assets, the statement of financial position will sometimes report 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 a future period(s) and so will not be recognized as an outflow of resources

(expense/expenditure) until then. The District has no amounts that qualify as deferred outflows of resources.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The governmental funds report unavailable revenues from property taxes for which there is an enforceable legal claim as of January 1, 2018, which are levied to finance year 2018. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

#### *Net Position*

Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources. Net position, invested in capital assets, consists of capital assets, net of accumulated depreciation and any related debt. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislation adopted by the district or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

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

#### *Fund Balances*

The district has implemented GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. This statement defines fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. Based on this statement, fund balances of governmental funds can be classified as follows:

- Non-spendable fund balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid expenses) or it is legally or contractually required to be maintained intact.
- Restricted fund balance – The portion of fund balance constrained to being used for a specific purpose by external parties (such as grantors or bondholders), constitutional provisions or enabling legislation. The District's restricted fund balance represents amounts reserved for emergencies under the Colorado State Constitution.
- Committed fund balance – The portion of fund balance constrained for specific purposes according to limitations imposed by the Board of Directors prior to the end of the fiscal year. The constraint may be removed or changed only through formal action of the Board of Directors. The district has no committed fund balance.

- Assigned fund balance – The portion of fund balance set aside for planned or intended purposes. The intended use may be expressed by the Board of Directors or other individuals authorized to assign funds to be used for a specific purpose. This classification is necessary to indicate that those funds are, at a minimum, intended to be used for the purpose of that particular fund. The district has no assigned fund balance.
- Unassigned fund balance – The residual portion of fund balance that does not meet any of the above criteria. The District will only report a positive unassigned fund balance in the general fund.

If both restricted and unrestricted amounts of fund balance are available for use when expenditure is made, it is the District's policy to use restricted amounts first. Unrestricted fund balance will be used in the following order: committed, assigned and then unassigned.

#### *Operating Revenues and Expenses*

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. For the District, these revenues are charges for services for water and sewer services. Operating expenses are necessary costs that have been incurred in order to provide the good or service that is the primary activity of the fund.

#### *Capital Contributions*

Contributions of capital in the proprietary fund financial statements arise from outside contributions of capital assets, tap fees or from grants or outside contributions of resources restricted to capital acquisition and construction.

#### *Estimates*

Management uses estimates and assumptions in preparing financial statements in accordance with accounting principles generally accepted in the United States of America. Those estimated and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities and the reported revenues and expenses. Actual results could vary from the estimates.

#### *Implementation of New GASB Statements*

Beginning in fiscal year 2016 the District implemented the following statement issued by the Governmental Accounting Standards Board (GASB): Gasb Statement No. 72 *Fair Value Measurement and Applications*. This statement addresses accounting and financial reporting issues related to fair value measurements. The definition of fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. This statement provides guidance for determining a fair value measurement for financial reporting purposes. This statement also provides guidance for applying fair value to certain investments and disclosures related to all fair value measurements.

## **Note 2      Cash and Cash Investments**

### *Cash deposits*

At December 31, 2017, the District's cash deposits had a carrying value of \$1,083,012 and a corresponding bank balance of \$1,124,339 of which \$250,000 was FDIC insured and \$874,339 was collateralized by securities held by the pledging financial institution's trust department or agent in the District's name.

Deposits are exposed to custodial credit risk (the risk that, in the event of the failure of a depository financial institution, the government would not be able to recover deposits or would not be able to recover collateral securities that are in the possession of an outside party), if they are not covered by depository insurance and are collateralized with securities held by the pledging financial institution, except for deposits collateralized by certain types of collateral pools including a single financial institution collateral pool where the fair value of the pool is equal to or exceeds all uninsured public deposits held by the financial institution (e.g. deposits insured by the Public Deposit Protection Act (PDPA). Accordingly, none of the District's deposits at December 31, 2017 are deemed to be exposed to custodial credit risk.

The Colorado Public Deposit Protection Act requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is specified under the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 103% of the uninsured deposits.

The Colorado Divisions of Banking and Financial Services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets.

### *Investments*

Colorado statute specifies investment instruments meeting defined rating and risk criteria in which special districts may invest, including:

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

The District does not have custodial risk policies for investments.

At December 31, 2017, the district had \$1,673,280 invested in Colorado Local Government Liquid Asset Trust (COLOTRUST), an investment vehicle established for government entities in Colorado to pool surplus funds. As an investment pool, COLOTRUST operates under the Colorado revised Statutes (24-75-701) and is overseen by the Colorado Securities Commissioner. The Trust invests in securities that are specified by the Colorado Revised Statutes (24-75-601). These assets are valued at net asset value per share as determined by the pool and are not subject to leveling as required by GASB Statement No. 72. Authorized securities include US Treasuries, US Agencies, commercial paper, repurchase agreements and bank deposits (collateralized through PDPA). The Trust operates similar to a 2a7-like money market fund with a share value equal to \$1.00 and a maximum weighted average maturity of 60 days. COLOTRUST is rated AAA by the Standard & Poor's Corporation. Designated custodial banks provide safekeeping and depository services to the Trusts in connection with the direct investment and withdrawal functions of the Trusts. Substantially all securities owned by the Trusts are held by the Federal Reserve Bank in the account maintained for the custodial bank.

**Note 3 Capital Assets**

Capital asset activity for governmental activities for the year ended December 31, 2017, is as follows:

	Balance 1/1/2017	Additions	Deletions	Balance 12/31/2017
<b>Non-depreciable:</b>				
Land and improvements	\$ 1,129,223	\$ -	\$ -	\$ 1,129,223
Construction in progress	-	2,700	-	2,700
Total non-depreciable assets	1,129,223	2,700	-	1,131,923
<b>Depreciable:</b>				
Road and park improvements	4,133,300	106,765	(37,280)	4,202,785
Buildings	920,151	-	-	920,151
Equipment	218,098	3,358	-	221,456
Total depreciable assets	5,271,549	110,123	(37,280)	5,344,392
Total capital assets	6,400,772	112,823	(37,280)	6,476,315
<b>Less accumulated depreciation:</b>				
Road and park improvements	(1,744,342)	(230,562)	37,280	(1,937,624)
Buildings	(61,344)	(30,672)	-	(92,016)
Equipment	(30,749)	(17,802)	-	(48,551)
Total accumulated depreciation	(1,836,435)	(279,036)	37,280	(2,078,191)
Capital assets, net	\$ 4,564,337	\$ (166,213)	\$ -	\$ 4,398,124

Governmental activities depreciation expense by functions:

Road operations	\$	230,562
Parks and recreation		<u>48,474</u>
Total depreciation expense	\$	<u>279,036</u>

Capital asst activity for business-type activities for the year ended December 31, 2017 is as follows:

	Balance 1/1/2017	Additions	Deletions	Balance 12/31/2017
<b>Non-depreciable:</b>				
Land and water rights	\$ 3,651	\$ -	\$ -	\$ 3,651
Construction in progress	10,800	108,177	(10,800)	108,177
Total non-depreciable assets	14,451	108,177	(10,800)	111,828
<b>Depreciable:</b>				
Water treatment facilities	3,605,586	54,772	(70,034)	3,590,324
Wastewater treatment facilities	3,068,235	-	-	3,068,235
Machinery and equipment	331,535	-	(707)	330,828
Total depreciable assets	7,005,356	54,772	(70,741)	6,989,387
Total capital assets	7,019,807	162,949	(81,541)	7,101,215
<b>Less accumulated depreciation:</b>				
Water treatment facilities	(1,925,507)	(142,520)	59,526	(2,008,501)
Wastewater treatment facilities	(1,889,514)	(96,184)	-	(1,985,698)
Machinery and equipment	(239,612)	(24,791)	691	(263,712)
Total accumulated depreciation	(4,054,633)	(263,495)	60,217	(4,257,911)
Capital assets, net	\$ 2,965,174	\$ (100,546)	\$ (21,324)	\$ 2,843,304

Business-type activities depreciation expense by function:

Utility fund	\$	<u>263,495</u>
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**Note 4 Interfund Transfers**

There were not any transfers during 2017.

**Note 5      Developer Master Payment Agreement**

The District has entered into a Master Payment Agreement for Dedicated and Accepted Infrastructure Costs (the agreement) with Durango Mountain Land Company, LLC (the Developer). As part of the agreement, the District has agreed to utilize system development fees, current and future, collected from property owners within the District to reimburse the Developer on behalf of the District for costs incurred by the Developer for newly constructed infrastructure dedicated to and accepted by the District that is permitted under the terms of the agreement.

From the inception of the agreement, the District has accepted infrastructure valued at \$5,142,641 from the Developer in exchange for a long-term payable in the amount of \$3,221,444 and previously collected system development fees. This liability is split between the general fund of \$1,473,813 and the utility fund of \$1,747,631. According to the agreement, the District will set aside 100% of the system development fees collected from properties that are being developed in order to pay down this advance. The general fund portion was treated as a developer advance on the governmental statements upon inception, and a long-term developer payable on the government-wide statements. The utility fund portion of the liability is reflected as a long-term payable in the respective fund. In 2017, the District made repayments on this advance of \$15,754. As of December 31, 2017, the District has repaid a total of \$731,391 of these advances, leaving a balance of \$1,236,786 in governmental activities on the Statement of Net Position and a balance of \$1,253,267 in the business-type activities and Utility Fund Statements of Net Position.

**Note 6      Risk Management**

The District is exposed to various risks of loss related to torts, thefts of, damage to or destruction of assets; errors or omissions; injuries to employees or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool) as of December 31, 2017. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers' compensation coverage to its members. Settled claim have not exceeded this coverage in the past three years.

The District pays annual premiums to the Pool for liability, property and public officials' coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for the purposes of the Pool may be returned to the members pursuant to a distribution formula.

**Note 7 Tax, Spending and Debt Limitations**

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's fiscal year spending adjusted for allowable increases based upon inflation and local growth. Revenue in excess of the fiscal year spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish emergency reserve. These reserves must be at least 3% of fiscal year spending, excluding bonded debt service. Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls or salary or benefit increases.

In May, 2000, an election was held whereby the voters in the District approved the authorization of the District to retain and spend all revenues and, as a result, is no longer subject to the property tax revenue limitations under C.R.S. 29-1-301.

**Required Supplementary Information**

**Purgatory Metropolitan District  
Budget and Actual  
General  
For the year ended December 31, 2017**

	<b>Budgeted Amounts</b>		<b>Actual Amounts, Budgetary Basis</b>
	<b>Original</b>	<b>Final</b>	
<b>REVENUES</b>			
Property Taxes	\$ 745,594	\$ 745,594	\$ 747,859
SO Taxes	-	-	78,085
Intergovernmental	-	-	198
Charges for services	-	-	4,911
Investment earnings	12,000	12,000	24,186
Miscellaneous	3,000	3,000	383
Total revenues	<u>760,594</u>	<u>760,594</u>	<u>855,622</u>
<b>EXPENDITURES</b>			
Current:			
General government	175,100	175,100	171,764
Road operations	202,500	202,500	131,954
Park and recreation	10,000	10,000	10,466
Capital outlay	653,500	653,500	112,823
Total Expenditures	<u>1,041,100</u>	<u>1,041,100</u>	<u>427,007</u>
Excess (deficiency) of revenues over expenditures	<u>(280,506)</u>	<u>(280,506)</u>	<u>428,615</u>
Net change in fund balances	(280,506)	(280,506)	428,615
Fund balances - beginning	<u>2,134,491</u>	<u>2,134,491</u>	<u>1,463,944</u>
Fund balances - ending	<u>\$ 1,853,985</u>	<u>\$ 1,853,985</u>	<u>\$ 1,892,559</u>

## **Other Supplementary Information**

**Purgatory Metropolitan District  
Budget and Actual  
Proprietary Fund  
For the year ended December 31, 2017**

	<b>Budgeted Amounts</b>		<b>Actual Amounts, Budgetary Basis</b>
	<b>Original</b>	<b>Final</b>	
<b>REVENUES</b>			
Charge for services	\$ 353,720	\$ 353,720	\$ 361,325
Investment earnings	1,000	1,000	2,150
Other operating income	2,500	2,500	9,620
Total revenues	<u>357,220</u>	<u>357,220</u>	<u>373,095</u>
<b>EXPENDITURES</b>			
Salaries	129,000	129,000	77,528
Administrative and genera	107,500	107,500	74,262
Utilities	54,500	54,500	49,208
Repairs and maintenance	82,800	82,800	35,994
Employee benefits	-	-	25,026
Supplies	2,700	2,700	2,469
Total operating expenses	<u>376,500</u>	<u>376,500</u>	<u>264,487</u>
Operating income (loss)	(19,280)	(19,280)	108,608
<b>RECONCILING ITEM TO GAAP FINANCIAL STATEMENTS</b>			
Depreciation	-	-	(263,495)
<b>SPECIAL ITEM</b>			
Loss on disposition of assets	-	-	(10,524)
Net change in net position	(19,280)	(19,280)	(165,411)
Net position - beginning	396,503	396,503	2,608,166
Net position - ending	<u>\$ 377,223</u>	<u>\$ 377,223</u>	<u>\$ 2,442,755</u>