
***GREAT WESTERN METROPOLITAN
DISTRICT NO. 1
FINANCIAL STATEMENTS
DECEMBER 31, 2018***

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Independent Auditors' Report

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

Report On The Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Great Western Metropolitan District No. 1 (the District), as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility For The Financial Statements

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

Auditors' Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2018, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison schedule on pages i through v and page 19, respectively, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The individual fund schedule on page 20 is presented for purposes of additional analysis and is not a required part of the basic financial statements.

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

Report On Summarized Comparative Information

We have previously audited the District's 2017 financial statements, and we expressed unmodified audit opinions on those audited financial statements in our report dated June 20, 2018. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2017 is consistent, in all material respects, with the audited financial statements from which it has been derived.

RubinBrown LLP

June 27, 2019

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Management's Discussion And Analysis

As management of Great Western Metropolitan District No. 1 (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2018.

Financial Highlights

- Assets exceeded liabilities by \$3,076,580 at the end of the fiscal year.
- At December 31, 2018, the District's governmental funds reported combined ending fund balances of \$2,939,330.
- Total net position increased by \$641,373 at the end of the fiscal year. The primary increase was due to the increased service fees from District Nos. 2-4.
- Total cash and investments increased by \$646,944 as compared to 2017.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$2,056,044.

Overview Of The Financial Statements

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

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

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

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

Both of the government-wide financial statements identify functions of the District that are principally to be supported by ad valorem taxes (governmental activities). The

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Management's Discussion And Analysis (*Continued*)

governmental activities of the District include the financing, construction of, and maintenance of governmental infrastructure including streets, water, sewer, storm, park and recreation, and transportation and traffic improvements constructed or acquired by the District.

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

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

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

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

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

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

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

Notes to Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to financial statements can be found on pages 9 - 18 of this report.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Management's Discussion And Analysis (*Continued*)

Other Information. The report includes individual fund schedules. A budgetary comparison statement has been provided in this section for the General Fund and the Capital Projects Fund to demonstrate compliance with these budgets. The budget statements are found after the basic financial statements on pages 19 - 20 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The District's assets exceeded liabilities by \$3,076,580 at the close of the most recent fiscal year.

	Net Position	
	December 31,	
	2018	2017
Current assets	\$ 2,926,927	\$ 2,279,906
Due from other governments	1,508	4,170
Other assets	20,487	18,498
Nondepreciable capital assets	5,638	-
Depreciable capital assets, net	131,612	140,193
Total Assets	3,086,172	2,442,767
Current liabilities	9,592	7,560
Total Liabilities	9,592	7,560
Net investment in capital assets	137,250	140,193
Restricted for emergencies	24,162	23,800
Unrestricted	2,915,168	2,271,214
Total Net Position	\$ 3,076,580	\$ 2,435,207

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Management's Discussion And Analysis (*Continued*)

The District's current assets increased \$647,021 mainly due to the increase in cash from services fees received by District Nos. 2 - 4 as a result of higher assessed valuations.

	December 31,	
	2018	2017
Revenue		
General revenues		
Service fees	\$ 679,993	\$ 743,083
Interest income	56,038	13,388
Transfer from District No. 5	69,370	36,860
Total Revenues	805,401	793,331
Expenses		
General Government	164,028	150,083
Total Expenses	164,028	150,083
Change in Net Position	641,373	643,248
Net Position - Beginning of Year	2,435,207	1,791,959
Net Position - End of Year	\$ 3,076,580	\$ 2,435,207

The District's main revenue sources for 2018 were revenues from Service fees and Contributions from other Districts. The majority of the expenses for general government were accounting, legal, maintenance, utilities, management and administration totaling \$164,028.

Financial Analysis Of The Government's Funds

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

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

At the end of the current fiscal year, the District's governmental funds reported combined ending fund balances of \$2,939,330.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Management's Discussion And Analysis (*Continued*)

The General Fund is the chief operating fund of the District. At the end of the current fiscal year, restricted fund balance of the General Fund was \$24,162, nonspendable amounts were \$20,487, assigned amounts were \$838,637 and the unassigned fund balance was \$2,056,044 for a total fund balance of \$2,939,330.

General Fund Budgetary Highlights

During the year ended December 31, 2018, the District incurred actual expenditures of \$161,085 in the General Fund. The difference between actual and budgeted expenditures of \$1,631,789 was \$1,470,704. Notable savings were achieved in several expense categories, including legal, water enterprise, inclusion and transfers to the District's Capital Projects Fund.

Capital Assets

The District maintains and owns a limited amount of hardscapes and landscaping. During the year ended December 31, 2018, had additions of \$5,638 to Construction in Progress account related to non-potable water infrastructure.

Next Year's Budgets And Rates

In 2019, budgeted expenditures for the General Fund are \$2,159,026 and are anticipated to be primarily funded by service fee revenues and existing fund balance. The 2019 budgeted expenditures increased from 2018 primarily due to transfers to the Capital Projects Fund for forecasted capital project expenditures.

Requests For Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or requests for additional financial information may be addressed to: Great Western Metropolitan District No. 1, c/o Pinnacle Consulting Group, Inc., 550 West Eisenhower Blvd., Loveland, CO 80537 or information is available at the Districts' website at <http://www.greatwesternmetrodistrict.com/>.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

STATEMENT OF NET POSITION

December 31, 2018

(With Summarized Comparative Information

As Of December 31, 2017)

	Governmental Activities	
	2018	2017
Assets		
Cash and investments	\$ 2,923,210	\$ 2,276,266
Accounts receivable	3,717	3,640
Prepaid insurance	20,487	18,498
Due from other governments	1,508	4,170
Nondepreciable capital assets	5,638	—
Depreciable capital assets, net	131,612	140,193
Total Assets	3,086,172	2,442,767
Liabilities		
Accounts payable	9,592	7,560
Net Position		
Net investment in capital assets	137,250	140,193
Restricted for emergencies	24,162	23,800
Unrestricted	2,915,168	2,271,214
Total Net Position	\$ 3,076,580	\$ 2,435,207

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

STATEMENT OF ACTIVITIES For The Year Ended December 31, 2018 (With Summarized Comparative Information For The Year Ended December 31, 2017)

Functions/Programs	Expenses	Program Revenues Charges For Services	Net Revenues (Expenses) And Changes In Net Position Governmental Activities	
			2018	2017
Primary Government				
Governmental Activities				
General government	\$ (164,028)	\$ 679,993	\$ 515,965	\$ 593,000
Total Governmental Activities	\$ (164,028)	\$ 679,993	515,965	593,000
General Revenues				
Interest			56,038	13,388
Transfer from District No. 5			69,370	36,860
Total General Revenues			125,408	50,248
Change In Net Position			641,373	643,248
Net Position - Beginning Of Year			2,435,207	1,791,959
Net Position - End Of Year			\$ 3,076,580	\$ 2,435,207

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

BALANCE SHEET - GOVERNMENTAL FUNDS

December 31, 2018

(With Summarized Comparative Information
As Of December 31, 2017)

	Assets		Total	
	General Fund	Capital Projects Fund	Governmental Funds	
			2018	2017
Cash and investments	\$ 2,921,503	\$ 1,707	\$ 2,923,210	\$ 2,276,266
Accounts receivable	3,717	—	3,717	3,640
Due from other governments	1,508	—	1,508	4,170
Prepaid insurance	20,487	—	20,487	18,498
Total Assets	\$ 2,947,215	\$ 1,707	2,948,922	2,302,574

Liabilities And Fund Balance

Liabilities

Accounts payable	\$ 7,885	\$ 1,707	9,592	7,560
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Fund Balance

Nonspendable	20,487	—	20,487	18,498
Restricted for emergencies	24,162	—	24,162	23,800
Assigned for water enterprise activities	838,637	—	838,637	838,637
Unassigned	2,056,044	—	2,056,044	1,414,079
Total Fund Balance	2,939,330	—	2,939,330	2,295,014

Total Liabilities And Fund Balance	\$ 2,947,215	\$ 1,707		
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Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not current financial resources
and, therefore, are not reported in this fund financial statement, but are
reported in the governmental activities of the statement of net position.

137,250 140,193

Net Position Of Governmental Activities

\$ 3,076,580 \$ 2,435,207

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS For The Year Ended December 31, 2018 (With Summarized Comparative Information For The Year Ended December 31, 2017)

	General Fund	Capital Projects Fund	Total Governmental Funds	
			2018	2017
Revenues				
Service fees District Nos. 2 - 5	\$ 679,993	\$ —	\$ 679,993	\$ 743,083
Interest income	56,038	—	56,038	13,388
Total Revenues	736,031	—	736,031	756,471
Expenditures				
Current:				
General government	155,447	—	155,447	141,902
Capital outlay	—	5,638	5,638	—
Total Expenditures	155,447	5,638	161,085	141,902
Excess (Deficit) Of Revenues Over (Under) Expenditures	580,584	(5,638)	574,946	614,569
Other Financing Sources (Uses)				
Operations allowance from District No. 5	69,370	—	69,370	36,860
Transfer to/from Capital Projects Fund	(5,638)	5,638	—	—
Total Other Financing Sources	63,732	5,638	69,370	36,860
Net Change In Fund Balances	644,316	—	644,316	651,429
Fund Balances - Beginning Of Year	2,295,014	—	2,295,014	1,643,585
Fund Balances - End Of Year	\$ 2,939,330	\$ —	\$ 2,939,330	\$ 2,295,014

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS -
TO THE STATEMENT OF ACTIVITIES**
For The Year Ended December 31, 2018

Net Changes In Fund Balances - Total Governmental Funds \$ 644,316

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

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

Capital outlay	\$ 5,638	
Depreciation expense	(8,581)	(2,943)
		<hr/>

Change In Net Position Of Governmental Activities \$ 641,373

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

1. Summary Of Significant Accounting Policies

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

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

Reporting Entity

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

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

The District was formed in conjunction with Great Western Metropolitan District Nos. 2, 3, 4, 5, 6 and 7. The District was established as the Service District. Great Western Metropolitan District Nos. 2 - 7 were established as the Financing Districts.

Based on the application of these criteria, the District includes the Great Western Water Activity Enterprise (the Water Enterprise) as a blended component unit in its reporting entity. The Water Enterprise was formed by the Board of Directors of the District in late December 2008 to address future provision of water service within the service area of the District. The District did not receive any water-related revenue for the years ended December 31, 2018 or 2017.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Notes To Financial Statements (*Continued*)

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

Government-Wide And Fund Financial Statements

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

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

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

Measurement Focus, Basis Of Accounting And Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned, and expenses are recorded when the liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Notes To Financial Statements (*Continued*)

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

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

In the fund financial statements, the District reports the following major governmental funds:

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

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

Investments

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

Capital Assets

Capital assets, which include property and equipment, are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

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

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

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Notes To Financial Statements (*Continued*)

Net Position

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

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

Restricted net position is liquid assets, which have third-party limitations on their use or imposed by law through constitutional provisions or enabling legislation.

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

Fund Balance Classification

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

- *Nonspendable* - This classification includes amounts that cannot be spent because they are either not in a spendable form (such as inventories and prepaid amounts) or are legally or contractually required to be maintained intact. Currently, this amount includes prepaid insurance.
- *Restricted* - This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors or laws or regulations of other governments or (b) imposed by law through constitutional provisions or enabling legislation. The District has classified emergency reserves as being restricted because their use is restricted by state statute for declared emergencies.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Notes To Financial Statements (*Continued*)

- *Committed* - This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Directors. These amounts cannot be used for any other purpose unless the Board of Directors removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.
- *Assigned* - This classification includes amounts the Board of Directors intends for use for a specific purpose; intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority.
- *Unassigned* - This classification includes the residual fund balance for the General Fund. The unassigned classification also includes the negative residual fund balance of any other governmental fund that cannot be eliminated by the offsetting of assigned fund balance amounts.

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

Comparative Data

The basic financial statements include certain prior-year partial comparative information in total, but not at the level of detail required for a presentation in conformity with GAAP. Accordingly, such information should be read in conjunction with the District's financial statements for the year ended December 31, 2017, from which the summarized information was derived.

2. Stewardship, Compliance And Accountability

Budgets And Budgetary Accounting

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

- On or before October 15, District management submits to the Board of Directors a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Notes To Financial Statements (*Continued*)

- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 31, the budget is legally enacted through passage of a resolution.
- District management is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the Board of Directors.
- Budgets are legally adopted for all funds of the District on a basis consistent with GAAP.
- Budgeted amounts in the financial statements are as originally adopted or as amended by the Board of Directors. All appropriations lapse at year end.

3. Cash And Investments

Deposits

Custodial Credit Risk - Deposits

Custodial credit risk is the risk that, in the event of a bank failure, the government's deposits may not be returned to it. The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. On December 31, 2018, state regulatory commissioners indicated that all financial institutions holding deposits for the District are eligible public depositories. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by PDPA. PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits.

At December 31, 2018, the District's cash and investments consist of the following:

Deposits	\$ 12,090
Investments	<u>2,911,120</u>
Total Cash And Investments	<u>\$ 2,923,210</u>

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Notes To Financial Statements (*Continued*)

The District has no policy regarding custodial credit risk for deposits. At December 31, 2018, the District had deposits with financial institutions with a carrying amount of \$12,091. The bank balances with these financial institutions totaled \$45,235 of which \$45,235 was covered by federal depository insurance.

Investments

Interest Rate Risk

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

Credit Risk

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

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

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

The District had invested \$2,911,120 in Colorado Government Liquid Asset Trust (COLOTRUST) as of December 31, 2018. COLOTRUST is an investment vehicle established by state statute for local government entities in Colorado to pool surplus funds for investment purposes. COLOTRUST operates similarly to a money market fund, and each share is equal in value to \$1.00. COLOTRUST offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAA by Standard & Poor's. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. The State Securities Commissioner administers and enforces all state statutes governing COLOTRUST. COLOTRUST financial statements may be obtained at www.colotruster.com.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Notes To Financial Statements (Continued)

The table below summarizes investments for which fair value is measured using the net asset value per share practical expedient as of December 31, 2018 and 2017. There are not participant redemption restrictions for these investments.

Investment	Fair Value 2018	Fair Value 2017	Unfunded Commitment	Redemption Frequency	Redemption Notice Period
COLOTRUST	\$ 2,911,120	\$ 2,274,118	n/a	daily	n/a

4. Capital Assets

Capital assets activity for the year ended December 31, 2018 is summarized below:

	Balances December 31,			Balances December 31,		
	2017	Additions	Deletions	2018		
Governmental Activities						
Capital assets, not depreciated:						
Construction in progress	\$ —	\$ 5,638	\$ —	\$ 5,638		
Total Capital Assets, Not Depreciated	—	5,638	—	5,638		
Capital assets, depreciated:						
Water system	19,977	—	—	19,977		
Landscaping	194,541	—	—	194,541		
Total Capital Assets	214,518	—	—	214,518		
Less: Accumulated depreciation:						
Infrastructure:						
Water system	399	799	—	1,198		
Landscaping	73,926	7,782	—	81,708		
Total Accumulated Depreciation	74,325	8,581	—	82,906		
Total Capital Assets, Depreciated, Net	140,193	(8,581)	—	131,612		
Governmental Activities, Capital Assets, Net	\$ 140,193	\$ (2,943)	\$ —	\$ 137,250		

Depreciation expense was charged to general government function.

5. Related Parties

All five members of the Board of Directors are employees, owners or members of the developer. The District did not owe any amounts to the developer as of December 31, 2018.

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Notes To Financial Statements (Continued)

6. Risk Management

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

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

7. Debt Authorization

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

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

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

Notes To Financial Statements (Continued)

As of December 31, 2018, the District's Service Plan includes a debt authorization limit of \$62,000,000 for all Districts combined. As of December 31, 2018, the amount of debt authorized but unissued was \$49,507,334. District No. 5 intends to issue over time a part or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area. In addition to the amounts issued above, the District has \$79,591 of authorized bonds that have been used for bond issuances costs and \$127,723 of funds used for bond repayments, but not allocated in the table above. The general obligation debt is to be paid for with property taxes milled and payable to District No. 5 from District Nos. 6 and 7.

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

8. Commitments And Contingencies

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

The District has established an emergency reserve, representing 3% of fiscal year spending as required by the Amendment. At December 31, 2018, the emergency reserve of \$24,162 was recorded in the General Fund.

9. Subsequent Events

Subsequent events have been evaluated through June 27, 2019, the date the financial statements were available to be issued.

Required Supplementary Information

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

GENERAL FUND - BUDGETARY COMPARISON SCHEDULE For The Year Ended December 31, 2018 (With Actual Comparative Information For The Year Ended December 31, 2017)

	2018				2017 Actual
	Original And Final Budget	Actual	Variance Positive (Negative)		
Revenues					
Operations allowance from District No. 5	\$ 63,878	\$ 69,370	\$ 5,492	\$ 36,860	
Service fees	694,884	679,993	(14,891)	743,083	
Interest income	10,000	56,038	46,038	13,388	
Total Revenues	768,762	805,401	36,639	793,331	
Expenditures					
Current:					
General government:					
Accounting and administration	34,558	28,712	5,846	27,513	
District management	60,620	55,620	5,000	54,000	
Election	5,500	2,153	3,347	—	
Inclusion	12,000	—	12,000	—	
Insurance	21,411	18,498	2,913	18,372	
General legal expenses	55,000	27,568	27,432	24,116	
Maintenance	9,300	16,476	(7,176)	6,955	
Office, dues and other	6,500	6,420	80	4,031	
Storm water management	15,500	—	15,500	6,915	
Utilities	1,400	—	1,400	—	
Contingency	10,000	—	10,000	—	
Total Expenditures	231,789	155,447	76,342	141,902	
Excess Of Revenues Over Expenditures	536,973	649,954	112,981	651,429	
Other Financing Sources (Uses)					
Transfers to Capital Projects Fund	(1,400,000)	(5,638)	1,394,362	—	
Net Change In Fund Balance	(863,027)	644,316	1,507,343	651,429	
Fund Balance - Beginning Of Year	2,254,513	2,295,014	40,501	1,643,585	
Fund Balance - End Of Year	\$ 1,391,486	\$ 2,939,330	\$ 1,547,844	\$ 2,295,014	

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

Supplementary Information

GREAT WESTERN METROPOLITAN DISTRICT NO. 1

**CAPITAL PROJECTS FUND -
BUDGETARY COMPARISON SCHEDULE
For The Year Ended December 31, 2018
(With Actual Comparative Information
For The Year Ended December 31, 2017)**

	2018			2017
	Original And Final Budget	Actual	Variance Positive (Negative)	Actual
Revenues				
Capital advances	\$ 1,400,000	\$ —	\$ (1,400,000)	\$ —
Expenditures				
Current:				
Capital outlay	1,400,000	5,638	1,394,362	—
Excess (Deficiency) Of Revenues Over (Under) Expenditures	—	(5,638)	(5,638)	—
Other Financing Sources				
Transfer from General Fund	—	5,638	5,638	—
Net Change In Fund Balance	—	—	—	—
Fund Balance - Beginning Of Year	—	—	—	—
Fund Balance - End Of Year	\$ —	\$ —	\$ —	\$ —