# Cumberland Green Metropolitan District

**Annual Financial Report**

**December 31, 2016**

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# Report of Independent Certified Public Accountants

To the Board of Directors
Cumberland Green Metropolitan District
El Paso County, Colorado

We have audited the accompanying financial statements of the governmental activities and the major funds of Cumberland Green Metropolitan District (the "District") as of and for the year ended December 31, 2016 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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

**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 of material misstatement.

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit 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 the major funds of Cumberland Green Metropolitan District, as of December 31, 2016 and the respective changes in financial position and the budgetary comparison for the General Fund, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Other-Matters**

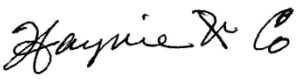
*Required Supplementary Information*

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

*Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Cumberland Green Metropolitan District's financial statements as a whole. The supplementary information section is presented for purposes of additional analysis and is not a required part of the financial statements.

The supplementary information as listed in the table of contents 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 financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.



Littleton, Colorado
July 26, 2017

# Basic Financial Statements

# Cumberland Green Metropolitan District
## Statement of Net Position
## December 31, 2016

| | Governmental Activities |
|---|---|
| **Assets** | |
| Cash and investments | $ 59,446 |
| Cash and investments - restricted | 548,953 |
| Property taxes receivable | 441,768 |
| Other current assets | 13,222 |
| Capital assets, net of depreciation | 103,552 |
| Total assets | $ 1,166,941 |
| **Liabilities** | |
| Accounts payable | $ 6,032 |
| Accrued bond interest payable | 24,938 |
| Non-current liabilities due in more than one year | 5,760,000 |
| Total liabilities | 5,790,970 |
| **Deferred Inflows of Resources** | |
| Property tax revenue | 441,768 |
| Total deferred inflows of resources | 441,768 |
| **Net Position** | |
| Net investment in capital assets | (5,656,448) |
| Restricted for: | |
| Emergency | 2,950 |
| Debt service | 593,490 |
| Parks and open space | 221 |
| Unrestricted | (6,010) |
| Total Net Position | (5,065,797) |
| Total Liabilities, Net Position and Deferred Inflows of Resources | $ 1,166,941 |

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

# Cumberland Green Metropolitan District
## Statement of Activities
## For the Year Ended December 31, 2016

| Functions/Programs | Expenses | Program Revenues: Charges for Services and other fees | Program Revenues: Operating Grants and Contributions | Program Revenues: Capital Grants and Contributions | Net (Expense) Revenue and Changes in Net Assets: Primary Government: Governmental Activities |
|---|---|---|---|---|---|
| Primary government: | | | | | |
| Governmental activities: | | | | | |
| General government | 117,972 | 3,346 | 6,327 | - | (108,299) |
| Interest and related costs on long term debt | 299,250 | - | - | - | (299,250) |
| | 417,222 | 3,346 | 6,327 | - | (407,549) |
| General revenues: | | | | | |
| Property taxes | | | | | 385,368 |
| Specific ownership taxes | | | | | 47,331 |
| Total general revenues | | | | | 432,699 |
| Change in net position | | | | | 25,150 |
| Net position - beginning of year | | | | | (5,090,947) |
| Net position - end of year | | | | | (5,065,797) |

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

# Cumberland Green Metropolitan District
## Governmental Funds Balance Sheet
## and Reconciliation of Fund Balances to Net Position
## December 31, 2016

| Assets | General Fund | Debt Service Fund | Capital Projects Fund | Conservation Trust Fund | Total Governmental Funds |
|---|---|---|---|---|---|
| Cash and investments | $ 9,673 | $ 44,158 | $ 5,615 | $ - | $ 59,446 |
| Cash and investments - restricted | - | 548,732 | - | 221 | 548,953 |
| Property taxes receivable | 100,723 | 341,045 | - | - | 441,768 |
| Accounts receivable | 4,560 | - | - | - | 4,560 |
| Receivable from EPC Treasurer | 751 | 3,100 | | | 3,851 |
| Prepaid expense | 4,811 | - | - | - | 4,811 |
| Total assets | $ 120,518 | $ 937,035 | $ 5,615 | $ 221 | $ 1,063,389 |
| **Liabilities** | | | | | |
| Accounts payable | $ 3,532 | $ 2,500 | $ - | $ - | $ 6,032 |
| Total liabilities | 3,532 | 2,500 | - | - | 6,032 |
| **Deferred Inflows of Resources** | | | | | |
| Deferred property tax revenue | 100,723 | 341,045 | - | - | 441,768 |
| Total deferred inflows of resources | 100,723 | 341,045 | - | - | 441,768 |
| **Fund Balances** | | | | | |
| Restricted: | | | | | |
| Emergency reserves | 2,950 | - | - | - | 2,950 |
| Debt service | - | 593,490 | - | - | 593,490 |
| Parks and open space | - | - | - | 221 | 221 |
| Assigned - capital projects | - | - | 5,615 | | 5,615 |
| Unassigned | 13,313 | - | - | - | 13,313 |
| Total Fund Balances | 16,263 | 593,490 | 5,615 | 221 | 615,589 |
| **Total Liabilities, Fund Balance and Deferred Inflows of Resources** | $ 120,518 | $ 937,035 | $ 5,615 | $ 221 | $ 1,063,389 |

| | |
|---|---|
| Total governmental fund balance per above | $ 615,589 |
| Amounts reported for governmental activities in the statement of net assets excluded from the governmental fund balance because: | |
| Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. | 103,552 |
| Long term liabilities not payable in the current year are excluded as liabilities in the governmental funds. Interest on long-term debt is recognized as an expenditure in governmental funds when due. These liabilities consist of: | |
| Bonds payable | (5,700,000) |
| Developer advances | (60,000) |
| Accrued interest on bonds | (24,938) |
| Net position of governmental activities | $ (5,065,797) |

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

# Cumberland Green Metropolitan District
## Governmental Fund Revenues, Expenditures and Changes in Fund Balances
## For the Year Ended December 31, 2016

| | General | Debt Service | Capital Projects | Conservation Trust | Total Governmental Funds |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Property taxes | 77,068 | 308,300 | - | - | 385,368 |
| Specific ownership taxes | 9,375 | 37,956 | - | - | 47,331 |
| Lottery proceeds | - | - | - | 6,327 | 6,327 |
| Miscellaneous income | 3,055 | 171 | 120 | - | 3,346 |
| Total General Revenues | 89,498 | 346,427 | 120 | 6,327 | 442,372 |
| **Expenditures** | | | | | |
| Current | | | | | |
| Covenant enforcement | 12,860 | - | - | - | 12,860 |
| Audit | 5,300 | - | - | - | 5,300 |
| County Treasurer's fees | 5,781 | - | - | - | 5,781 |
| Communication | 1,414 | - | - | - | 1,414 |
| Landscape maintenance | 17,243 | - | 1,210 | 11,446 | 29,899 |
| Legal | 4,373 | - | - | - | 4,373 |
| Management | 19,184 | - | - | - | 19,184 |
| Insurance | 3,256 | - | - | - | 3,256 |
| Election | 1,494 | | | | 1,494 |
| Miscellaneous | 5,160 | 27 | - | - | 5,187 |
| Director's Fee | 4,800 | - | - | - | 4,800 |
| Utilities | 17,474 | - | - | - | 17,474 |
| Paying agent fees | - | 208 | - | - | 208 |
| Capital outlay | - | - | 2,187 | - | 2,187 |
| Debt service | | | | | |
| Developer repayments | - | 1,201,161 | - | - | 1,201,161 |
| Bond interest | - | 309,225 | - | - | 309,225 |
| Total Expenditures | 98,339 | 1,510,621 | 3,397 | 11,446 | 1,623,803 |
| **Excess of revenues over (under) expenditures** | (8,841) | (1,164,194) | (3,277) | (5,119) | (1,181,431) |
| **Other financing sources (uses)** | | | | | |
| Interfund transfers | - | - | - | - | - |
| Total other financing sources (uses) | - | - | - | - | - |
| **Net change in fund balances** | (8,841) | (1,164,194) | (3,277) | (5,119) | (1,181,431) |
| **Fund balances:** | | | | | |
| **Beginning of the year** | 25,104 | 1,757,684 | 8,892 | 5,340 | 1,797,020 |
| **End of the year** | 16,263 | 593,490 | 5,615 | 221 | 615,589 |

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

# Cumberland Green 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, 2016

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

| | |
|---|---|
| Net change in fund balance—total governmental funds | (1,181,431) |
| In the statement of activities, capital outlay is not reported as an expenditure: however, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. | |
| Depreciation | (4,555) |
| Long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Also, governmental funds do not report new long-term commitments until paid, while the commitment expense is recorded as a change in net position. | |
| Accrued bond interest - change in liability | 9,975 |
| Developer advances repayment | 1,201,161 |
| Change in net position of governmental activities | 25,150 |

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

# Cumberland Green Metropolitan District
## Statement of Revenue, Expenditures and Changes in Fund Balance—Actual and Budget
## Governmental Fund Type—General Fund
## For the Year Ended December 31, 2016

| | Original Budget | Final Budget | Actual | Variance Favorable (Unfavorable) |
|---|---|---|---|---|
| **Revenue** | | | | |
| Property taxes | $ 75,161 | $ 75,161 | $ 77,068 | $ 1,907 |
| Specific ownership taxes | 7,021 | 7,021 | 9,375 | 2,354 |
| Transfer from Supplimental Reserve Fund | 16,000 | 16,000 | - | (16,000) |
| Miscellaneous income | 1,500 | 1,500 | 3,055 | 1,555 |
| Total Revenue | 99,682 | 99,682 | 89,498 | (10,184) |
| **Expenditures** | | | | |
| Events | 500 | 500 | - | 500 |
| Covenant enforcement | 15,000 | 15,000 | 12,860 | 2,140 |
| Audit | 5,100 | 5,100 | 5,300 | (200) |
| County Treasurer's fees | 5,781 | 5,781 | 5,781 | - |
| Communication | 1,500 | 1,500 | 1,414 | 86 |
| Director's fees | 6,500 | 6,500 | 4,800 | 1,700 |
| Insurance | 3,200 | 3,200 | 3,256 | (56) |
| Landscape maintenance | 13,441 | 13,441 | 17,243 | (3,802) |
| Legal | 7,000 | 7,000 | 4,373 | 2,627 |
| Election | 5,000 | 5,000 | 1,494 | 3,506 |
| Management | 17,000 | 17,000 | 19,184 | (2,184) |
| Miscellaneous | 9,185 | 9,185 | 5,160 | 4,025 |
| Utilities | 12,000 | 12,000 | 17,474 | (5,474) |
| TABOR reserve 3% of revenues | 2,990 | 2,990 | - | 2,990 |
| Total Expenditures | 104,197 | 104,197 | 98,339 | 5,858 |
| **Excess Revenue Over (Under) Expenditures** | (4,515) | (4,515) | (8,841) | (4,326) |
| **Net change in fund balances** | (4,515) | (4,515) | (8,841) | (4,326) |
| **Fund Balance—Beginning of year** | 19,623 | 19,623 | 25,104 | 5,481 |
| **Fund Balance—End of Year** | $ 15,108 | $ 15,108 | $ 16,263 | $ 1,155 |

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

# Cumberland Green Metropolitan District
## Notes to Financial Statements
## December 31, 2016

## 1. Definition of Reporting Entity

Cumberland Green Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court on November 14, 2005, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City of Fountain on August 9, 2005. The District's service area is located entirely within the City in El Paso County, Colorado. The District was organized to provide planning, acquisition, construction, installation and financing of public improvements, including streets, water, wastewater, traffic and safety, park and recreation, mosquito control, television relay and transportation facilities, primarily for the residential development known as Cumberland Green.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District has no employees and all operations and administrative functions are contracted.

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

## 2. Summary of Significant Accounting Policies

The more significant accounting policies of the District are described as follows:

### Government-wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes.

## 2. Summary of Significant Accounting Policies (continued)

The statement of net position reports all financial and capital resources of the District. The difference between the assets and liabilities of the District is reported as net position.

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

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the financial statements.

### Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

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

## 2. Summary of Significant Accounting Policies (continued)

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental fund.

The Capital Projects Fund accounts for financial resources to be used for the acquisition and construction of capital equipment and facilities.

The Conservation Trust Fund accounts for all government revenue and expenditures associated with state lottery disbursements.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

### Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund presented on the modified accrual basis of accounting unless otherwise indicated.

For the year ended December 31, 2016, a budget amendment was approved by the District’s Board of Directors to allow for additional expenditures in the Debt Service Fund and Conservation Trust Fund.

### Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund’s average equity balance in the total cash. Investments are carried at fair value.

## 2. Summary of Significant Accounting Policies (continued)

### Property Taxes

Property taxes are levied by the District Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners, to put the tax lien on the individual properties as of January 1 for the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred revenue in the year they are levied and measurable. The deferred property tax revenue is recorded as revenue in the year it is available or collected.

### Capital Assets

Capital assets, which include property, plant and equipment and infrastructure (e.g. roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than $5,000. Such assets are recorded in historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

Capital assets, which are anticipated to be conveyed to other governmental entities, are recorded as construction in progress and are not included in the calculation of invested in capital assets, net of related debt component of the District’s net position.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives.

| | |
|---|---|
| Parks and recreation facilities | 30 years |

## 2. Summary of Significant Accounting Policies (continued)

### Fund Equity

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components.

The following classifications describe the relative strength of the spending constraints:

- *Nonspendable fund balance* - The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

- *Restricted fund balance* - The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

- *Committed fund balance* - The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

- *Assigned fund balance* - The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

- *Unassigned fund balance* - The residual portion of fund balance that does not meet any of the criteria described above. If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's policy to use the most restrictive classification first.

## 2. Summary of Significant Accounting Policies (continued)

### Restricted Fund Balance

Emergency reserves have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (See Note 8).

The restricted fund balance in the Debt Service Fund is to be used exclusively for future payment of bond principal, interest and related costs.

The restricted fund balance in the Conservation Trust Fund consists of lottery proceeds and is required to be used for the acquisition, development and maintenance of new conservation sites or for capital improvements or maintenance for recreational purposes on any public site.

## 3. Cash and Investments

Cash and investments as of December 31, 2016 are classified in the accompanying financial statements as follows:

| | |
|---|---|
| Statement of net position: | |
| Cash and investments | $ 59,446 |
| Cash and investments—Restricted | 548,953 |
| | $ 608,399 |

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

| | |
|---|---|
| Deposits with financial institutions | $ 608,399 |
| Total cash and investments | $ 608,399 |

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits.

## 3. Cash and Investments (continued)

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

As of December 31, 2016, the District's cash deposits had a carrying balance of $608,399 and bank balance of $615,135, of which $250,000 was FDIC insured.

## 4. Capital Assets

An analysis of the changes in net capital assets for the year ended December 31, 2016 follows:

| | Balance December 31, 2015 | Increases | Decreases | Balance December 31, 2016 |
|---|---|---|---|---|
| Capital assets, being depreciated: | | | | |
| Parks and recreation facility | $ 136,641 | $ - | $ - | $ 136,641 |
| Total capital assets, being depreciated | 136,641 | - | - | 136,641 |
| Less accumulated depreciation for: | | | | |
| Parks and recreation facility | (28,534) | (4,555) | - | (33,089) |
| Capital assets, net | $ 108,107 | $ (4,555) | $ - | $ 103,552 |

Depreciation expense of $4,555 for the year ended December 31, 2016 was charged to general government activities.

## 5. Long-Term Liabilities

The following is an analysis of changes in the District's long-term debt for the year ended December 31, 2016:

| | Balance December 31, 2015 | Additions | Payments | Balance December 31, 2016 | Due Within One Year |
|---|---|---|---|---|---|
| Series 2015A | | | | | |
| General Obligation Bonds | $ 5,700,000 | $ - | $ - | $ 5,700,000 | $ - |
| Developer advances | 1,261,161 | - | 1,201,161 | 60,000 | - |
| | $ 6,961,161 | $ - | $ 1,201,161 | $ 5,760,000 | $ - |

**$5,700,000 General Obligation Limited Tax Refunding and Improvement Bonds, Series 2015**

On November 19, 2015, the District issued $5,700,000 (original issue amount) General Obligation Limited Tax Refunding and Improvement Bonds, Series 2015. The bonds, maturing

December 1, 2045, bear an interest rate of 5.25% per annum, calculated on a basis of a 360 day year of twelve 30 day months, payable semi-annually on each June 1 and December 1.

The 2015 bonds are subject to redemption, prior to maturity, at the option of the District, as a whole or in integral multiples of $1,000, in any order of maturity and in whole or partial maturities, on December 1, 2025 and on any date thereafter, upon payment of par plus accrued interest to the date of redemption, with no redemption premium.

Further, the 2015 Bonds are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2020, and on each December 1 therafter prior to the maturity date of such bonds, upon payment of par and accrued interest, without redemption premium.

## 5. Long-Term Liabilities (continued)

Below is a summary of the future maturities of the Series 2015 Bonds:

| | Principal | Interest | Total |
|---|---|---|---|
| 2017 | $ - | $ 299,250 | $ 299,250 |
| 2018 | - | 299,250 | 299,250 |
| 2019 | - | 299,250 | 299,250 |
| 2020 | 25,000 | 299,250 | 324,250 |
| 2021 | 50,000 | 297,937 | 347,937 |
| 2022-2025 | 340,000 | 1,156,313 | 1,496,313 |
| 2026-2030 | 650,000 | 1,325,100 | 1,975,100 |
| 2031-2035 | 985,000 | 1,121,138 | 2,106,138 |
| 2036-2040 | 1,420,00 | 819,000 | 2,239,000 |
| 2041-2045 | 2,230,000 | 390,075 | 2,620,075 |
| Total | $ 5,700,000 | $ 6,306,563 | $ 12,006,563 |

### Authorized Debt

On November 1, 2005, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed $30,000,000 at an interest rate not to exceed 12% per annum.

At December 31, 2016, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

## 5. Long-Term Liabilities (continued)

| | Authorized November 1, 2005 Election | Authorization Used, Series 2007 Bonds | Authorization Used, Series 2012 Senior Notes | Subordinate General Obligation Limited Tax Note | Authorization Used, Series 2015 Series Limited Tax Note | Remaining at December 31, 2016 |
|---|---|---|---|---|---|---|
| Streets | $ 5,000,000 | $ 854,678 | $ – | $ 348,451 | $ - | $ 3,796,871 |
| Water | 3,000,000 | 737,787 | – | 111,549 | - | 2,150,664 |
| Sanitary sewer and storm drainage | 3,000,000 | 1,237,417 | – | 167,578 | - | 1,595,005 |
| Traffic and safety controls | 1,000,000 | – | – | 19,287 | - | 980,713 |
| Parks and recreation facilities | 3,000,000 | 85,118 | 53,464 | 255 | 1,352,880 | 1,508,283 |
| Refunding of debt | 15,000,000 | – | 3,206,536 | - | 4,347,120 | 7,446,344 |
| Total | $ 30,000,000 | $ 2,915,000 | $ 3,260,000 | $ 647,120 | $ 5,700,000 | $ 17,477,880 |

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to $15,000,000.

### Developer Advances

On February 8, 2006, the District entered into a Reimbursement Agreement (Agreement) with the previous developer, Jimmy Camp Development, Inc., whereby the District agreed to reimburse the Developer for operations, maintenance, and capital advances which had been, or were to be, made on behalf of the District. The Agreement referenced an Exhibit A, which was to list the advances made as of the date of the Agreement. Apparently, no such Exhibit A was attached at the date of execution. The Agreement provides that the District agreed to reimburse the Developer, along with accrued interest at a rate of 6% from the date of each advance, when and if the District issued general obligation or revenue bonds, the identified source of the reimbursement funds. The Agreement contemplated that the reimbursement would be made from proceeds of the initial bond offering, but provides that the issuance and timing of the initial or subsequent bond issuances would be at the discretion of the District.

## 5. Long-Term Liabilities (continued)

The Agreement accurately recites that such agreement to make reimbursements does not legally constitute a multiple-fiscal year obligation under applicable Colorado laws. The Agreement further provides that all advances made after February 8, 2006 were subject to the District's additional discretionary determination that such new advances were for District "improvements" and that such improvements were "satisfactory."

In 2011, Developer's development manager provided a listing of the Developer's cash advances made from January 1, 2008 through December 31, 2009, totaling $3,340,420 of which the Developer had been repaid $2,407,012, leaving a purported balance of $1,014,859. The submitted accounting did not identify the improvements nor the amounts paid to contractors for the construction of the improvements, which were purportedly constructed by the Developer with the advanced funds. Under its terms, the Agreement cannot be assigned or transferred by the Developer to any other person or entity except a transfer to a person or entity represented by the Developer to the District as an "Accredited Investor" defined by the Securities Act of 1933.

During 2010, the previous members of the District's Board of Directors, who were affiliated with the Developer, became ineligible to serve as board members and a new five member Board of Directors not affiliated with the Developer was appointed by the City of Fountain. Members of the newly appointed Board of Directors, and their respective successors in office, do not believe the full amounts submitted in 2011 as developer advances, and the related accrued interest, are legitimate District obligations without supporting documentation as to each advance and the corresponding improvement constructed with such advance, and requested such supporting documentation from the Developer. To date, no supporting documentation evidencing expenditures made on behalf of the District has been produced by the Developer. Jimmy Camp Development, Inc. apparently is no longer an existing Colorado corporation in good standing, filed a petition in bankruptcy court in 2010, and to the District's best information and belief, no transfer of the Agreement has been made to any other

Accredited Investor. It is the opinion of the District's legal counsel that the obligation created under the Agreement is a contingent obligation that is not legally enforceable until each of the following contingencies are met: (1) the District determines in its governing board's sole discretion that the advances were made for District improvements and that such improvements are satisfactory; (2) the District's governing board authorizes and issues general obligation or revenue bonds at its discretion for purposes of effecting the reimbursement; and (3) the District's governing board appropriates sufficient funds from such bond proceeds in its annual budget as required by law. None of the three contingencies has been met as of December 31, 2016.

## 5. Long-Term Liabilities (continued)

### Infrastructure Funding and Reimbursement Agreement

On October 20, 2014, the District entered into an agreement with an additional developer, COLA, LLC, wherein the Developer will develop property within the District for residential purposes, and the District will reimburse advances made by the Developer to fund these activities. The Developer will advance the funds to the District in the form of performing certain design, engineering, installation and contruction of public infrastructure. The District will reimburse the Developer an amount of no more than $1,000,000 of the estimated total advances of $2,400,000, along with accrued interest.

Simple interest will begin accruing on January 1, 2018 at a rate of 4.0% per annum. Beginning on June 1, 2019, the interest rate will increase to 7.0% per annum. As of December 31, 2016, $60,000 in advances had been made under this agreement and are reflected as non-current liabilities on the Statement of Net Position.

## 6. Net Position

The District has net position consisting of three components – net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balance of bonds that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2016, the District had invested in capital assets, net of related debt calculated as follows:

| | |
|---|---|
| Net investment in capital assets: | |
| Capital assets, net | $ 103,552 |
| Noncurrent portion of long-term obligations | (5,760,000) |
| Net investment in capital assets | $ (5,656,448) |

## 6. Net Position (continued)

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

| | |
|---|---|
| Restricted net position: | |
| Emergency Reserves (see Note 8) | $ 2,950 |
| Debt Service (see Note 5) | 593,490 |
| Parks and open space | 221 |
| Total restricted net position | $ 596,661 |

The District's unrestricted net position as of December 31, 2016 is $(6,010). The overall deficit in net position was a result of the District being responsible for the repayment of bonds issued for public improvements which were to be conveyed to other governmental entities and which costs have been removed from the District's financial records.

## 7. Risk Management

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

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2016. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

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

## 8. 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. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls or salary or benefit increases.

On November 1, 2005, the District's voters authorized the District to increase property taxes $750,000 annually. The election also allows the District to collect, spend and retain all revenues without regard to the limitations contained within Article X, Section 20 of the Colorado constitution.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

# Supplementary Information

# Cumberland Green Metropolitan District
## Statement of Revenue, Expenditures and Changes in Fund Balance—Actual and Budget Governmental Fund Type—Debt Service Fund For the Year Ended December 31, 2016

| | Original Budget | Final Budget | Actual | Variance Favorable (Unfavorable) |
|---|---|---|---|---|
| **Revenue:** | | | | |
| Property taxes | $310,225 | $308,300 | $308,300 | - |
| Specific ownership taxes | 28,979 | 37,956 | 37,956 | - |
| Net investment income | 650 | 171 | 171 | - |
| Total Revenue | 339,854 | 346,427 | 346,427 | - |
| **Expenditures:** | | | | |
| Paying agent fees | 1,000 | 208 | 208 | - |
| Bond interest | 309,225 | 309,225 | 309,225 | - |
| Developer repayments | - | 1,201,161 | 1,201,161 | - |
| Miscellaneous | - | 27 | 27 | - |
| Total Expenditures | 310,225 | 1,510,621 | 1,510,621 | - |
| **Excess Revenue Over (Under) Expenditures** | 29,629 | (1,164,194) | (1,164,194) | - |
| **Net change in fund balances** | 29,629 | (1,164,194) | (1,164,194) | - |
| **Fund Balance—Beginning of year** | 327,293 | 327,293 | 1,757,684 | - |
| **Fund Balance—End of Year** | $ 356,922 | $ (836,901) | $ 593,490 | $ - |

# Cumberland Green Metropolitan District
## Statement of Revenue, Expenditures and Changes in Fund Balance—Actual and Budget
## Governmental Fund Type—Conservation Trust Fund
## For the Year Ended December 31, 2016

| | Original Budget | Final Budget | Actual | Variance Favorable (Unfavorable) |
|---|---|---|---|---|
| **Revenue:** | | | | |
| Lottery proceeds | $ 6,000 | $ 6,327 | $ 6,327 | $ - |
| Interest | 12 | - | - | - |
| Total Revenue | 6,012 | 6,327 | 6,327 | - |
| **Expenditures:** | | | | |
| Capital Improvements Transfer to Capital Fund | 3,770 | 11,446 | 11,446 | - |
| Total Expenditures | 3,770 | 11,446 | 11,446 | - |
| **Excess Revenue Over (Under) Expenditures** | 2,242 | (5,119) | (5,119) | - |
| **Other financing sources (uses)** | | | | |
| Interfund transfers | - | - | - | - |
| Total other financing sources (uses) | - | - | - | - |
| **Net change in fund balances** | 2,242 | (5,119) | (5,119) | - |
| **Fund Balance—Beginning of year** | 5,620 | 5,340 | 5,340 | - |
| **Fund Balance—End of Year** | $ 7,862 | $ 221 | $ 221 | $ - |

# Cumberland Green Metropolitan District
## Statement of Revenue, Expenditures and Changes in Fund Balance—Actual and Budget Governmental Fund Type—Capital Projects Fund For the Year Ended December 31, 2016

| | Original Budget | Final Budget | Actual | Variance Favorable (Unfavorable) |
|---|---|---|---|---|
| **Revenue:** | | | | |
| Tranfers from other funds | $ 3,770 | $ - | $ - | $ - |
| Miscellaneous income | - | 120 | 120 | - |
| Total Revenue | 3,770 | 120 | 120 | - |
| **Expenditures:** | | | | |
| Landscape maintenance | - | 1,210 | 1,210 | - |
| Capital outlay | 10,000 | 2,187 | 2,187 | - |
| Total Expenditures | 10,000 | 3,397 | 3,397 | - |
| **Excess Revenue Over (Under) Expenditures** | (6,230) | (3,277) | (3,277) | - |
| **Net change in fund balances** | (6,230) | (3,277) | (3,277) | - |
| **Fund Balance—Beginning of year** | 6,230 | 8,892 | 8,892 | - |
| **Fund Balance—End of Year** | $ - | $ 5,615 | $ 5,615 | $ - |

# Cumberland Green Metropolitan District
## Schedule of Debt Service Requirements to Maturity
## For the Year Ended December 31, 2016

| | $5,700,000 General Obligation Convertible Capital Appreciation Bonds Series 2015 Interest Rate 5.25% Principal Due December 1 Interest Payable June 1 and December 1 | | |
|---|---|---|---|
| Year Ended December 31, | Principal | Interest | Total |
| 2016 | - | 309,225 | 309,225 |
| 2017 | - | 299,250 | 299,250 |
| 2018 | - | 299,250 | 299,250 |
| 2019 | - | 299,250 | 299,250 |
| 2020 | 25,000 | 299,250 | 324,250 |
| 2021 | 50,000 | 297,938 | 347,938 |
| 2022 | 75,000 | 295,313 | 370,313 |
| 2023 | 80,000 | 291,375 | 371,375 |
| 2024 | 90,000 | 287,175 | 377,175 |
| 2025 | 95,000 | 282,450 | 377,450 |
| 2026 | 110,000 | 277,463 | 387,463 |
| 2027 | 115,000 | 271,688 | 386,688 |
| 2028 | 130,000 | 265,650 | 395,650 |
| 2029 | 140,000 | 258,825 | 398,825 |
| 2030 | 155,000 | 251,475 | 406,475 |
| 2031 | 165,000 | 243,338 | 408,338 |
| 2032 | 185,000 | 234,675 | 419,675 |
| 2033 | 195,000 | 224,963 | 419,963 |
| 2034 | 215,000 | 214,725 | 429,725 |
| 2035 | 225,000 | 203,438 | 428,438 |
| 2036 | 250,000 | 191,625 | 441,625 |
| 2037 | 260,000 | 178,500 | 438,500 |
| 2038 | 285,000 | 164,850 | 449,850 |
| 2039 | 300,000 | 149,888 | 449,888 |
| 2040 | 325,000 | 134,138 | 459,138 |
| 2041 | 345,000 | 117,075 | 462,075 |
| 2042 | 375,000 | 98,963 | 473,963 |
| 2043 | 395,000 | 79,275 | 474,275 |
| 2044 | 425,000 | 58,538 | 483,538 |
| 2045 | 690,000 | 36,225 | 726,225 |
| | $ 5,700,000 | $ 6,615,788 | $ 12,315,788 |

# Cumberland Green Metropolitan District
## Summary of Assessed Valuation, Mill Levy and Property Taxes Collected
## December 31, 2016

| Year Ended December 31, | Prior Year Assessed Valuation for Current Year Property Tax Levy | Mills Levied (All Funds) | Total Property Taxes Levied | Total Property Taxes Collected | Percent Collected to Levied |
|---|---|---|---|---|---|
| 2012 | $ 4,585,210 | 50.000 | $ 229,260 | $ 232,638 | 101.47% |
| 2013 | $ 4,986,990 | 50.000 | $ 249,350 | $ 249,470 | 100.05% |
| 2014 | $ 5,498,980 | 50.000 | $ 274,949 | $ 277,753 | 101.02% |
| 2015 | $ 6,009,270 | 50.000 | $ 300,463 | $ 300,692 | 100.08% |
| 2016 | $ 7,707,710 | 50.000 | $ 385,385 | $ 385,368 | 100.00% |
| Estimated for the year ending 12/31/2017 | $ 8,835,370 | 50.000 | $ 441,768 | | |

Note:

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