

Bowles Metropolitan District  
Financial Statements

August 31, 2017

ACCOUNTANT'S COMPILATION REPORT

Board of Directors  
Bowles Metropolitan District

Management is responsible for the accompanying financial statements of each major fund of Bowles Metropolitan District, as of and for the period ended August 31, 2017, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the eight months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Bowles Metropolitan District because we performed certain accounting services that impaired our independence.

*Simmons & Wheeler P.C.*

September 19, 2017  
Englewood, Colorado

Bowles Metropolitan District  
 Combined Balance Sheet  
 August 31, 2017

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Capital Fund</u>	<u>Debt Service Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
<b>Assets</b>					
<b>Current assets</b>					
Cash in Checking	\$ 3,714	\$ -	\$ -	\$ -	\$ 3,714
Cash in COLOTRUST	2,463,856	-	-	-	2,463,856
Cash COLOTRUST - Conserv Trust	-	-	-	-	-
Cash in Savings	3,197	-	-	-	3,197
Accounts receivable - taxes	23,478	-	2,765	-	26,243
Due from Other Funds	-	23,432	1,053,034	-	1,076,466
	<u>2,494,245</u>	<u>23,432</u>	<u>1,055,799</u>	<u>-</u>	<u>3,573,476</u>
<b>Other assets</b>					
Improvements	-	-	-	7,910,801	7,910,801
Amount available in debt service fund	-	-	-	1,055,799	1,055,799
Amount to be provided for retirement of debt	-	-	-	19,869,201	19,869,201
	<u>-</u>	<u>-</u>	<u>-</u>	<u>28,835,801</u>	<u>28,835,801</u>
	<u>\$ 2,494,245</u>	<u>\$ 23,432</u>	<u>\$ 1,055,799</u>	<u>\$ 28,835,801</u>	<u>\$ 32,409,277</u>
<b>Liabilities and Equity</b>					
<b>Current liabilities</b>					
Accounts payable	\$ 58,112	\$ -	\$ -	\$ -	\$ 58,112
Due to Other Funds	1,076,466	-	-	-	1,076,466
	<u>1,134,578</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,134,578</u>
GO Bond Payable	-	-	-	20,925,000	20,925,000
<b>Total liabilities</b>	<u>1,134,578</u>	<u>-</u>	<u>-</u>	<u>20,925,000</u>	<u>22,059,578</u>
<b>Fund Equity</b>					
Investment in improvements	-	-	-	7,910,801	7,910,801
Fund balance	1,359,667	23,432	1,055,799	-	2,438,898
	<u>1,359,667</u>	<u>23,432</u>	<u>1,055,799</u>	<u>7,910,801</u>	<u>10,349,699</u>
	<u>\$ 2,494,245</u>	<u>\$ 23,432</u>	<u>\$ 1,055,799</u>	<u>\$ 28,835,801</u>	<u>\$ 32,409,277</u>

Bowles Metropolitan District  
Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Eight Months Ended August 31, 2017  
General Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)	---Prior YTD---
<b>Revenues</b>				
Property taxes-Jeffco	\$ 530,049	\$ 528,717	\$ (1,332)	\$ 529,137
Property taxes-Denver	537,866	538,010	144	537,082
Specific ownership taxes-Jeffco	89,063	77,366	(11,697)	65,013
Specific ownership taxes-Denver	90,376	59,515	(30,861)	54,762
Conservation Trust fund	20,000	11,443	(8,557)	14,647
HOA Contribution /Water/Landscape	30,000	30,000	-	2,639
Sub HOA Contribution/Irrigation	4,000	2,699	(1,301)	-
Miscellaneous Income	1,581	-	(1,581)	350
Interest income	2,000	12,008	10,008	5,881
	<u>1,304,935</u>	<u>1,259,758</u>	<u>(45,177)</u>	<u>1,209,511</u>
<b>Expenditures</b>				
Accounting	11,000	6,979	4,021	7,009
Audit	6,600	6,600	-	6,400
Directors Fees	6,000	3,500	2,500	3,900
Insurance	13,500	16,745	(3,245)	12,165
Legal	10,000	2,884	7,116	3,165
Management	72,000	43,254	28,746	45,127
Office supplies/misc expense	5,000	7,060	(2,060)	4,111
SDA Dues/Conferences	1,500	-	1,500	1,237
Payroll Taxes	600	268	332	298
Snow Removal	40,000	8,823	31,177	16,795
General tree maint/replacement	75,000	57,611	17,389	59,858
General landscape maintenance	232,000	153,102	78,898	156,241
Landscape maintenance -other	50,000	8,286	41,714	-
Foothills Recreation IGA	10,000	5,754	4,246	2,900
Repairs/maintenance/other	50,000	30,948	19,052	46,712
Portable restrooms	8,000	4,584	3,416	2,532
Special events	13,000	9,900	3,100	2,600
Treasurer's fees	16,019	13,314	2,705	13,312
Telephone	3,000	2,056	944	4,160
Utilities	20,000	10,144	9,856	9,675
Storm Drainage Services	32,000	3,703	28,297	1,752
Water pump service (operations)	10,000	1,804	8,196	-
Water annual assessment	55,000	51,250	3,750	40,282
Engineering / water samples	5,000	8,982	(3,982)	7,539
Contingency	394,506	-	394,506	-
Operating transfers out	600,000	-	600,000	100,000
Emergency reserve (3%)	22,357	-	22,357	-
	<u>1,762,082</u>	<u>457,551</u>	<u>1,304,531</u>	<u>561,250</u>
Excess (deficiency) of revenues over expenditures	(457,147)	802,207	1,259,354	
Fund balance - beginning	<u>457,147</u>	<u>557,460</u>	<u>100,313</u>	
Fund balance - ending	\$ <u>-</u>	\$ <u>1,359,667</u>	\$ <u>1,359,667</u>	

Bowles Metropolitan District  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual  
For the Eight Months Ended August 31, 2017  
Capital Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>	<u>---Prior YTD---</u>
<b>Revenues</b>				
Other Income	\$ -	\$ -	\$ -	\$ -
Transfer from debt service fund	-	-	-	-
Transfer from general fund	350,000	-	(350,000)	100,000
	<u>350,000</u>	<u>-</u>	<u>(350,000)</u>	<u>100,000</u>
<b>Expenditures</b>				
Water Shares	-	-	-	-
Legal	-	154	(154)	-
District Management	-	950	(950)	-
Capital Expense-Parks & Trails	70,000	-	70,000	-
Capital Expense-Landscape improvements	100,000	-	100,000	91,715
Capital Expense-Stormwater	25,000	-	25,000	-
Capital Expense-Fence	55,000	75,431	(20,431)	-
Isthmus Park Design	20,000	-	20,000	-
Capital expense-irrigation improvements	90,000	-	90,000	-
Contingency	16,165	-	16,165	-
	<u>376,165</u>	<u>76,535</u>	<u>299,630</u>	<u>91,715</u>
Excess (deficiency) of revenues over expenditures	(26,165)	(76,535)	(50,370)	
Fund balance - beginning	<u>26,165</u>	<u>99,967</u>	<u>73,802</u>	
Fund balance (deficit) - ending	\$ <u><u>-</u></u>	\$ <u><u>23,432</u></u>	\$ <u><u>23,432</u></u>	

Bowles Metropolitan District  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual  
For the Eight Months Ended August 31, 2017  
Debt Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>---Prior YTD---</u>
<b>Revenues</b>				
Property taxes-Jeffco	\$ 698,405	696,650	\$ (1,755)	\$ 697,204
Property taxes-Denver	708,706	708,896	190	707,672
Transfer from General Fund	250,000	-	(250,000)	-
Interest income	500	360	(140)	472
	<u>1,657,611</u>	<u>1,405,906</u>	<u>(251,705)</u>	<u>1,405,348</u>
<b>Expenditures</b>				
2013 Bonds-Principal	700,000	-	700,000	-
2013 Bonds-Interest	895,563	447,781	447,782	454,481
Treasurer fees	21,107	17,543	3,564	17,540
Trustee/paying agent fees	2,500	-	2,500	-
	<u>1,619,170</u>	<u>465,324</u>	<u>1,153,846</u>	<u>472,021</u>
Excess (deficiency) of revenues over expenditures	38,441	940,582	902,141	
Fund balance - beginning	<u>109,631</u>	<u>115,217</u>	<u>5,586</u>	
Fund balance (deficit) - ending	\$ <u><u>148,072</u></u>	\$ <u><u>1,055,799</u></u>	\$ <u><u>907,727</u></u>	