INVERNESS WATER
AND SANITATION DISTRICT

Financial Statements

December 31, 2016 and 2015

with

Independent Auditors' Report

C O N T E N T S

SIMMONS & WHEELER, P.C. Certified Public Accountants
304 Inverness Way South, Suite 490, Englewood, CO 80112 (303) 689-0833

Board of Directors
Inverness Water and Sanitation District
Arapahoe and Douglas Counties, Colorado

Independent Auditors' Report

We have audited the accompanying financial statements of the business-type activities of the Inverness Water and Sanitation District, as of and for the years ended December 31, 2016 and 2015, 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 District'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 District's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles 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 business-type activities of the Inverness Water and Sanitation District as of December 31, 2016 and 2015, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other-Matters

Required Supplementary Information
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 Inverness Water and Sanitation District's basic financial statements. The supplementary information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

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

Simmons & Wheeler P.C.

Englewood, CO
July 27, 2016

INVERNESS WATER AND SANITATION DISTRICT

STATEMENT OF NET POSITION
PROPRIETARY FUND
December 31, 2016 and 2015

	2016	2015
ASSETS		
CURRENT ASSETS		
Cash and investments	$ 4,624,568	$ 6,594,759
Accounts receivable - customer	217,105	194,320
Receivable from County Treasurer	17,236	16,926
Property taxes receivable	1,507,095	1,828,507
Accounts receivable - other	26,303	49,353
Reserve with ACWWA	908,142	775,758
Total Current Assets	7,300,449	9,459,623
OTHER ASSETS		
Prepaid debt insurance, net of accumulated amortization	-	18,219
Investments in authorities	6,546,616	6,391,026
Total Other Assets	6,546,616	6,409,245
CAPITAL ASSETS		
Non-depreciable	9,670,355	8,202,382
Depreciable, net of accumulated depreciation	25,073,042	25,486,476
Total Capital Assets	34,743,397	33,688,858
Total Assets	48,590,462	49,557,726
DEFERRED OUTFLOWS OF RESOURCES		
Cost of refunding	36,961	49,569
Total Deferred Outflows of Resources	36,961	49,569
LIABILITIES		
CURRENT LIABILITIES		
Accounts payable - trade	540,798	744,839
Other accrued liabilities	12,523	13,692
Accrued interest payable	16,382	33,397
Bonds payable within one year	470,000	1,505,000
Total Current Liabilities	1,039,703	2,296,928
LONG-TERM LIABILITIES		
Bonds payable in more than one year	10,068,957	11,603,576
Total Liabilities	11,108,660	13,900,504
DEFERRED INFLOWS OF RESOURCES		
Property taxes	1,507,095	1,828,507
Total Deferred Inflows of Resources	1,507,095	1,828,507
NET POSITION		
Net investment in capital assets	24,204,440	20,580,282
Restricted for:		
Emergencies	83,213	82,296
Unrestricted	11,724,015	13,215,706
Total Net Position	$36,011,668	$33,878,284

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

INVERNESS WATER AND SANITATION DISTRICT

STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION -
PROPRIETARY FUND
For the Years Ended December 31, 2016 and 2015

	2016	2015
OPERATING REVENUES		
Charges for services:		
Water service fee	$ 1,261,039	$ 1,083,673
Sewer service fees	1,175,925	1,028,878
Effluent irrigation fees	586,356	484,659
Other operating revenue	197,184	190,407
Total Operating Revenues	3,220,504	2,787,617
OPERATING EXPENSES		
Utilities	260,083	250,745
Salaries and wages	234,191	225,773
Employee benefits and payroll taxes	70,425	71,905
Professional fees	172,510	101,205
Administrative and management fees	282,300	273,000
Repairs and maintenance	149,485	293,953
Insurance	52,926	44,025
Rent	21,622	22,476
Landscape maintenance	19,862	16,726
Supplies and materials	27,463	25,584
Denver Water purchase	670,773	514,537
Solar lease	19,357	24,704
ACWWA treatment costs	741,283	808,545
Office and communications	31,212	27,223
Depreciation	1,349,033	1,343,514
Water conservation rebates	-	12,554
Other	20,270	30,235
Total Operating Expenses	4,122,795	4,086,704
INCOME (LOSS) FROM OPERATIONS	(902,291)	(1,299,087)
NONOPERATING REVENUES (EXPENSES)		
Property taxes	1,859,545	1,672,065
Specific ownership taxes and other tax equivalent revenue	260,587	235,260
Net investment income and other income	41,961	66,236
Interest expense	(394,894)	(449,387)
Amortization	(32,250)	(20,300)
County treasurers' fees	(27,863)	(25,103)
Paying agent fees	(3,700)	(3,700)
Loan costs of issuance	(5,500)	-
CCPWA Operations	(31,118)	(62,236)
Total Nonoperating Revenues (Expenses)	1,666,768	1,412,835
Income Before Capital Contributions	764,477	113,748
CAPITAL CONTRIBUTIONS		
Tap and development fees	1,368,907	1,551,501
NET INCOME (LOSS) - CHANGE IN NET POSITION	2,133,384	1,665,249
NET POSITION		
BEGINNING OF YEAR	33,878,284	32,213,035
END OF YEAR	$ 36,011,668	$ 33,878,284

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

INVERNESS WATER AND SANITATION DISTRICT

Statements of Cash Flows
For the Years Ended December 31, 2016 and 2015

	2016	2015
Cash flows from operating activities:		
Receipts from customers	$ 3,197,719	$ 2,738,165
Payments to suppliers	(2,673,187)	(1,848,510)
Payments to employees and related expenses	(304,616)	(297,678)
Net cash provided by operating activities	219,916	591,977
Cash flows from non-capital and related financing activities:		
Property taxes	1,859,235	1,678,113
Specific ownership taxes and other tax equivalent revenue	260,587	235,260
County treasurer's fees	(27,863)	(25,103)
Cash flows from non-capital and related financing activities:	2,091,959	1,888,270
Cash flows from capital and related financing activities:		
Capital contributions - tap and development fees	1,368,907	1,551,501
Capital improvements	(2,381,690)	(1,802,331)
Investment in authorities	(186,708)	(62,236)
Early redemtption of Series 2006A Bonds	(3,380,000)	-
Loan proceeds	2,313,957	-
Interest paid on bonds	(411,909)	(453,807)
Principal paid on bonds	(1,505,000)	(1,455,000)
Cost of issuance on bond refunding	(5,500)	-
Paying agent fees	(3,700)	(3,700)
Net cash used by capital and related financing activities:	(4,191,643)	(2,225,573)
Cash flows from investing activities:		
Net investment income and other income	(90,423)	5,636
Net cash provided by investing activities	(90,423)	5,636
Net increase in cash and cash equivalents	(1,970,191)	260,310
Cash and cash equivalents at beginning of year	6,594,759	6,334,449
Cash and cash equivalents at end of year	$ 4,624,568	$ 6,594,759
Reconciliation of operating income to net cash provided (used) by operating activities		
Net income (loss) from operations	$ (902,291)	$ (1,299,087)
Depreciation	1,349,033	1,343,514
Adjustments to reconcile net loss to net cash used by operating activities		
(Increase) / decrease in service fees receivable	(22,785)	(49,452)
Increase / (decrease) in trade accounts payable	(204,041)	597,002
Net cash provided by operating activities	$ 219,916	$ 591,977

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

Note 1: Summary of Significant Accounting Policies:

The accounting policies of the Inverness Water and Sanitation District, (the "District"), located in Arapahoe and Douglas Counties, Colorado, conform to the accounting principles generally accepted in the United States of America ("GAAP") as applicable to governmental units accounted for as a proprietary fund. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District is a quasi-municipal corporation and political subdivision of the State of Colorado established in 1973, under the State of Colorado Special District Act. The District was established to develop and provide water, sewer and storm drainage facilities and services. The District's primary revenues are property taxes and water usage and sewage charges. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets 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 pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other entity, including the Inverness Metropolitan Improvement District, which is financially autonomous with a separately elected Board, nor is the District a component unit. The District has no component units as defined by the GASB.

Basis of Presentation

The accompanying financial statements are presented per GASB No. 34.

The government-wide financial statements (i.e. the statement of net position) report information on all of the nonfiduciary activities of the District. *Governmenta*l *activities*, which are normally 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. For the most part, the effect of interfund activity has been removed from these statements.

The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position.

Measurement focus, basis of accounting and financial statement presentation

The government-wide financial statements are reported using the *economi*c *resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flow. Property taxes are recognized as revenues in the year for which they are collected.

Property taxes, sales taxes, licenses, and interest 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. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received.

The District reports the following major proprietary fund:

> *Proprietary Fund* - The Proprietary Fund accounts for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the proprietary fund's ongoing operations. Operating revenues consist of charges to customers for services provided. Operating expenses for proprietary funds include the cost of services, administrative expenses, and depreciation of assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses or capital contributions.

Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the Local Government Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The District's Board of Directors can modify the budget by line item without notification. The appropriation can only be modified upon completion of notification and publication requirements. The appropriation is at the total fund expenditures level and lapses at year end.

Statement of Cash Flows

For purposes of the statement of cash flows, the District considers cash deposits with a maturity of six months or less to be cash equivalents. During 2015, the District incurred no noncash activities.

Assets, liabilities, and Net Position:

Fair Value of Financial Instruments

The District's financial instruments include cash and cash equivalents, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2015 does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at fair value.

The District follows the practice of pooling cash and investments to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a minimum number of bank accounts. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility.

Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one type of item that qualifies for reporting in this category. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

Long-Term Obligations

In the government-wide financial statements, and for proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bonds payable are reported net of any bond premium or discount where applicable.

Deferred Loss on Bond Refunding

The deferred Loss on bond refunding is being amortized using the straight-line method over the life of the defeased bonds.

Property Tax

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

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

Property owners within the boundaries of the District have been assessed $1,507,095 and $1,828,507 for 2016 and 2015, respectively. Since these taxes are not normally available to the District until the following year, they are classified as deferred income.

Water Rights

The cost of water rights includes acquisition cost, legal and engineering costs related to the development and augmentation of those rights. Since the rights have a perpetual life, they are not amortized. All other costs, including costs incurred for the protection of those rights, are expensed.

Capital Contributions

Tap fees are recorded as capital contributions when received by the District. Inclusion fees are recorded as capital contributions when inclusion is accepted by the District. Acreage fees represent system development charges assessed on a pre-acre basis. They are recorded as capital contribution when received by the District (normally when property development begins).

Capital Assets

Capital assets, which include water and supply contract rights, land and easements, construction in progress, water system, effluent irrigation system, sewer system, storm drainage system, and equipment and vehicles, are reported by the District. 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 two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of the donation.

The costs of normal maintenance and repairs that do not add to the value of the assets 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 using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated.

Improvements that are not completed and/or may be conveyed to other governmental entities are classified as construction in progress and are not depreciated.

Property, plant and equipment are depreciated using the straight-line method over the following estimated economic useful lives:

Water system	10-50 years
Effluent irrigation system	25-50 years
Sewer system	10-50 years
Storm drainage system	45-50 years
Equipment and vehicles	5 years

Compensated Absences

The District accrues vacation pay when earned. These amounts are included in other accrued liabilities on the statements of net position.

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government’s fund balance more transparent:

Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the Proprietary Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of $83,213 of the Proprietary Fund balance has been restricted in compliance with this requirement. The amount is 3% of the total operating expenses less the deprecation.

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District reports three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows or resources related to those assets.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

Note 2: Cash and Investments:

As of December 31, 2016 and 2015, cash and investments are classified in the accompanying financial statements as follows:

	2016	2015
Statement of net position:		
Cash and cash equivalants - unrestricted	$ 4,624,568	$ 6,594,759

Cash and investments as of December 31, 2016 and 2015, consist of the following:

	2016	2015
Deposits with financial institutions	$ 785,431	$ 101,145
Investments - Colotrust	3,839,137	6,493,614
	$ 4,624,568	$ 6,594,759

Deposits:

Custodial credit risk

The Colorado Public Deposit Protection Act ("PDPA") requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. 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 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 the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured depositories and assets maintained in the collateral pools.

The District follows state statutes for deposits. None of the District's deposits were exposed to custodial credit risk.

Investments:

Credit Risk
The District's investment policy allows for the District to invest in local government investment pools following state statutes. Colorado statutes specify types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. government agency entities, certain money markets funds, guaranteed investment contracts, and local government pools.

Custodial Credit Risk
Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District adopted a policy to comply with State statutes governing deposits.

Interest rate risk
Colorado Revised Statutes and the District's investment policy limit investment maturities to 5 years or less from the date of purchase. This limit on investment maturities is a means of limiting exposure to fair values declines arising from increasing interest rates.

Concentration Risk
The District's investments are concentrated in local investment pools and other money market funds.

Investment Valuation
The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments not measured at fair value and not categorized include governmental money market funds, (generally held by Bank Trust Departments in their role as paying agent or trustee.

The District has the following recurring fair value measurements as of December 31, 2016:

Investments	Maturity	Fair Value
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted average under 60 days	$ 3,839,137

As of December 31, 2016 and 2015, the District had the following investments:

Colotrust
The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST") is rated AAAm by Standard & Poor's with a weighted average maturity of under 60 days, a Level 2 investment under the fair value hierarchy. COLOTRUST is an investment trust/joint ventures established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The trusts operate similarly to a money market fund with each share maintaining a value of $1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes 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. Designated custodian banks provide safekeeping and depository services to the trusts. Substantially all securities owned by the trusts are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians' internal records identify the investments owned by COLOTRUST. At December 31, 2016 and 2015, the District had $6,493,614 and $6,240,114 invested in COLOTRUST respectively.

Note 3: Capital Assets:

The following is an analysis of changes in capital assets for the years ended December 31, 2016 and 2015 respectively:

	Balance as of 12/31/15	Additions	Reclassifications	Balance as of 12/31/16
Capital Assets, not being depreciated:				
Water and Supply contract rights	$ 4,766,304	$ -	$ -	$ 4,766,304
Land and easements	67,417	-	-	67,417
Construction in progress	3,368,660	2,559,162	(1,091,188)	4,836,634
Total Capital Assets not being depreciated:	**8,202,381**	**2,559,162**	**(1,091,188)**	**9,670,355**
Capital Assets Being Depreciated:				
Water system	13,344,159	888,646	-	14,232,805
Effluent irrigation system	3,323,149	-	-	3,323,149
Sewer system	23,722,705	46,952	-	23,769,657
Storm drainage system	3,474,804	-	-	3,474,804
Equipment and vehicles	123,435	-	-	123,435
Total Capital assets being depreciated:	**43,988,252**	**935,598**	**-**	**44,923,850**
Less accumulated depreciation for:				
Water system	6,868,524	431,292	-	7,299,816
Effluent irrigation system	1,720,982	108,519	-	1,829,501
Sewer system	8,475,203	734,453	-	9,209,656
Storm drainage system	1,355,977	69,498	-	1,425,475
Equipment and vehicles	81,089	5,271	-	86,360
Total accumulated depreciation:	**18,501,775**	**1,349,033**	**-**	**19,850,808**
Total capital assets, being depreciated, net	**25,486,477**	**(413,435)**	**-**	**25,073,042**
Capital Assets, Net	**$ 33,688,858**	**$ 2,145,727**	**$ (1,091,188)**	**$ 34,743,397**

	Balance as of 12/31/14	Additions	Reclassifications	Balance as of 12/31/15
Capital Assets, not being depreciated:				
Water and Supply contract rights	$ 4,766,304	$ -	$ -	$ 4,766,304
Land and easements	67,417	-	-	67,417
Construction in progress	2,932,142	1,922,831	(1,486,313)	3,368,660
Total Capital Assets not being depreciated:	**7,765,863**	**1,922,831**	**(1,486,313)**	**8,202,381**
Capital Assets Being Depreciated:				
Water system	12,054,988	1,289,171	-	13,344,159
Effluent irrigation system	3,323,149	-	-	3,323,149
Sewer system	23,650,035	72,670	-	23,722,705
Storm drainage system	3,474,804	-	-	3,474,804
Equipment and vehicles	108,301	31,134	(16,000)	123,435
Total Capital assets being depreciated:	**42,611,277**	**1,392,975**	**(16,000)**	**43,988,252**
Less accumulated depreciation for:				
Water system	6,445,170	423,354	-	6,868,524
Effluent irrigation system	1,611,595	109,387	-	1,720,982
Sewer system	7,743,291	731,912	-	8,475,203
Storm drainage system	1,286,478	69,499	-	1,355,977
Equipment and vehicles	87,727	9,362	(16,000)	81,089
Total accumulated depreciation:	**17,174,261**	**1,343,514**	**(16,000)**	**18,501,775**
Total capital assets, being depreciated, net	**25,437,016**	**49,461**	**-**	**25,486,477**
Capital Assets, Net	**$ 33,202,879**	**$ 1,972,292**	**$ (1,486,313)**	**$ 33,688,858**

Depreciation expense was charged to functions/programs of the primary government as follows:

	2016	2015
Business-type activities:		
Water and sewer fund:	$ 1,349,033	$ 1,343,514
Total depreciation expense - water and sewer fund:	$ 1,349,033	$ 1,343,514

Note 4: Long-Term Debt:

The following is an analysis of changes in long-term debt for the year ended 2016:

	Balance 12/31/2015	Additions	Deletions	Balance 12/31/2016	Current Portion
General Obligation Bonds - 2006A	$ 4,425,000	$ -	$ 4,425,000	$ -	$ -
General Obligation Bonds - 2012	$ 8,685,000	-	460,000	8,225,000	470,000
CWCB 2014 Loan	-	2,313,957	-	2,313,957	-
	13,110,000	2,313,957	4,885,000	10,538,957	470,000
Original issue discount	(1,424)	-	1,424	-	-
	$ 13,108,576	$ 2,313,957	$ 4,886,424	$ 10,538,957	$ 470,000

The following is an analysis of changes in long-term debt for the year ended 2015:

	Balance 12/31/2014	Additions	Deletions	Balance 12/31/2015	Current Portion
General Obligation Bonds - 2006A	$ 5,435,000	$ -	$ 1,010,000	$ 4,425,000	$ 1,045,000
General Obligation Bonds - 2012	9,130,000	-	445,000	8,685,000	460,000
	14,565,000	-	1,455,000	13,110,000	1,505,000
Original issue discount	(2,099)	-	675	(1,424)	-
	$ 14,562,901	$ -	$ 1,455,675	$ 13,108,576	$ 1,505,000

The following is an analysis of changes in long-term debt for the year ended 2014:

General Obligation Bonds, Series 2006A:

On June 2, 2006, the District authorized the issuance of General Obligation Bonds, Series 2006A at $17,000,000 consisting of $14,000,000 of serial bonds due annually in varying amounts through December 1, 2019 with interest rates 4.0% through 5.0% payable June 1st and December 1st commencing on December 1, 2006 and $3,000,000 in term bonds due December 1, 2019 with interest at 4.6%. The term bonds are subject to mandatory sinking fund redemption beginning December 1, 2010. The term bonds are subject to redemption prior to maturity on December 1, 2009 and on any date thereafter at par. Serial bonds maturing on and after December 1, 2017 are subject to redemption prior to maturity on December 1, 2016 and in any date thereafter at par. In 2014, the District redeemed an additional $2,365,000 of principal. In 2016, the District approved early redemption of the remaining bonds.

General Obligation Refunding and Improvement Bonds, Series 2012:

In 2012, the District issued $10,000,000 in General Obligation Refunding Bonds, Series 2012, (the "Bonds"), dated April 3, 2012. The proceeds were used to current refund the Series 2008 Bonds. The Bonds bear interest at a rate of 2.39% maturing December 1, 2022. The interest will be paid semi-annually on June 1st and December 1st commencing on December 1, 2012. The Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2013. The Bonds are secured by pledged revenues derived by the required mill levy on the property taxes allocated per the mill levy. The District realized a Net Present Value savings of $1,732,135.

The Series 2012 Bonds maturing on December 1, 2022 shall be subject to redemption prior to maturity, in whole or in part, at the option of the District on any interest payment date at par with no redemption premium.

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2012 Bonds:

	Principal	Interest	Total
2016	$ 460,000	$ 207,572	$ 667,572
2017	470,000	196,577	666,577
2018	480,000	185,344	665,344
2019	490,000	173,872	663,872
2020	2,210,000	162,162	2,372,162
2021 - 2022	4,575,000	164,672	4,739,672
	$ 8,685,000	$ 1,090,199	$ 9,775,199

Loan with Colorado Water Conservation Board:

On May 22, 2014, the Colorado Water Conservation Board ("CWCB") approved a total loan not to exceed $4,908,600 with an interest rate of 2.75% for the District's participation cost in Water Infrastructure and Supply Efficiency Project ("WISE"). The amount is evidenced in four promissory notes: 1) $1,845,270 for the District's share of the Western Pipeline; 2) $1,181,700 for the District's share of cost for Phase 1 infrastructure to be constructed by WISE; 3) $1,427,130 for the District's share of cost Phase 2 infrastructure to be constructed by WISE and 4) $454,500 for the District's share of cost of a use of pipeline. This loan is pledged by an ad valorem property tax revenue. The principal and interest shall be payable in equal installments with the first payment due one year from the date CWCB determines the projects are substantially complete. As of December 31, 2016, $2,313,957 have been drawn from CWCB.

The payment schedule for the loan is unavailable as the repayment schedule is contingent of the four promissory notes once the projects are substantially complete.

Note 5: **Debt Authorization:**

At elections held May 4, 2004 and November 1, 2005, a majority of the qualified electors of the District who voted in the elections authorized the issuance of general obligation indebtedness in an amount not to exceed $15,000,000 for the purposes of the extension and improvements of the existing sanitary sewer system and $20,000,000 for the extension and improvement of the existing potable and non-potable water supply, storage transmission and distribution system of the District, respectfully. After the issuance of the Series 2008 Bonds, the District has the authority to issue additional obligation for sanitary sewer purposes in the amount of $3,154,400 from the May 2004 election and $4,561,110 from the November 2005 election and will have the authority to issue additional obligations for water improvements in the amount of $13,210,000 from the November 2005 election.

Note 6: **Related Party Transactions:**

All members of the Board of Directors of the District also serve on the Board of the Inverness Metropolitan Improvement District.

One member of the District's Board of Directors has an ownership interest in Inverness Properties LLC. During 2016 and 2015, the District paid $123,808 and $121,365 respectively, to Inverness Properties, LLC for administration and maintenance services.

Note 7: **Agreements:**

Excluded Properties

The District has excluded approximately 80 acres under various agreements dated between 2005 and 2014. The District will continue to provide facilities, services and programs to these properties in the same manner and to the same extent as the properties had received prior to the exclusion. These property owners are obligated to pay debt service property taxes for debt existing prior to the exclusion and also pay a tax equivalency fee for debt service on bonds issued after the exclusion.

Lone Tree Creek Water Reclamation Facility ("LTCWRF")
On April 19, 2005, the District entered into an Intergovernmental Agreement with Arapahoe County Water and Wastewater Authority ("ACWWA") to share in modifications and expansion of the existing ACWWA wastewater treatment facility to construct the LTCWRF. The LTCWRF expansion provided a total treatment capacity of 3.6 million gallons per day with the District's capacity at 1.1 million gallons per day. The expansion was completed and the District began sending flows to the LTCWRF in July 2009.

The District's capacity in the LTCWRF is intended to accommodate all future water treatment needs. The District's wastewater treatment plant and advanced wastewater treatment plant used prior to the LTCWRF expansion are currently idle.

On September 30, 2011, the District and ACWWA executed the first amendment to the aforementioned 2005 Intergovernmental Agreement. This agreement defined the treatments rates to be paid by the District. This amendment also established a renewal and replacement reserve for the LTCWRF. The District and ACWWA are to make annual deposits, $132,384 and $300,949, respectively, to this renewal and replacement reserve until a maximum reserve balance of $7,500,000 is attained. The District's share of the reserve is recorded on the Statement of Net Position. As of December 31, 2016 and December 31, 2015, the District's reserve balances were $908,143 and $775,758, respectively.

Note 8: Investments in Authorities:

South Metro WISE Authority (the "Authority")
The District has an interest in reducing its reliance on non-renewable water sources, therefore is a member of the Authority. The Authority is developing infrastructure to provide water from renewable surface water supplies. In 2016 and 2015, the District paid $888,087 and $557,354, respectively for its share of various projects.

South Metro Water Supply Authority – Barr Lake Pipeline Enlargement
On March 25, 2005, the South Metro Water Supply Authority ("South Metro Authority"), of which the District is a member, entered into an agreement with East Cherry Creek Valley Water and Sanitation District ("ECCV") to participate in the over sizing of the ECCV Barr Lake Pipeline, the South Metro Authority members agreed to contribute a total amount of $6,927,600 to ECCV. The District's share of this amount is $732,200 which was based upon a future use of 0.7 million gallons per day capacity of 6.0 million gallons per day. However, the District will receive no water from this pipeline until future connecting lines have been built and the South Metro Authority is able to obtain water rights necessary to place water in the line. Since December 31, 2005, the District has paid $732,200 to the South Metro Authority. There were no additional capital contributions during 2016 and 2015.

Cherry Creek Project Water Authority

On October 14, 2005, the District entered into a Water Project Agreement and created the Cherry Creek Project Water Authority (“Cherry Creek Authority”) with Arapahoe County Water and Wastewater Authority (“ACWWA”), Denver Southeast Suburban Water and Sanitation District (“Pinery”), and Cottonwood Water and Sanitation District (“Cottonwood”). On November 17, 2005, the Cherry Creek Authority purchased certain water rights, well rights, facilities and storage rights at a bankruptcy action for $14,000,000 plus closing costs. These assets were previously owned by Western Water Company. Of this amount, the District paid $6,011,489 representing an interest of 40% in the Cherry Creek Authority. The District contributed $655,286 during 2006 for the Cherry Creek Authority’s purchase of additional water rights and operating costs. The District is also responsible for contributing to the operating costs of the Cherry Creek Authority. As of December 31, 2015, the District held a 31.118% interest in the Cherry Creek Authority. For a copy of the Cherry Creek Authority’s financial statements, contact Cherry Creek Authority at (303) 799-9595. As of December 31, 2016 and 2015, the District’s interest totaled $5,658,826 and $5,534,354 respectively.

Note 9: Deferred Compensation Plan:

The District has a deferred compensation plan created in accordance with Internal Revenue Code Section 457. This plan is administered by Great West Life Assurance Co. Participation in the plan is mandatory for all employees. The plan allows the employees to defer a portion of their salary until future years. The plan assets are owned by the District employees and are not reflected in these financial statements.

Note 10: Operating Lease:

In 2011, the District entered into an Operating Lease with Zion’s Credit Corporation for a solar panel system installed within the District’s boundaries. This lease was renewed annually through 2016. In 2016, the District exercised its option to purchase the equipment for $213,752. Prior to the purchase, the District paid $21,622 in 2016 lease payments. The District received $52,983 in solar revenue from the electric provider in 2016.

Note 11: Tax Spending and Debt Limitations:

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

Enterprises, defined as government-owned business authorized to issue revenue bonds and receiving less than 10% of annual revenue in grants from all state and local governments combined, are excluded from the provisions of TABOR. The District's management believes a significant portion of its operations qualifies for this exclusion.

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.

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.

On November 1, 2005, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Note 12: Risk Management:

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool ("Pool") which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other 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.

SUPPLEMENTAL INFORMATION

INVERNESS WATER AND SANITATION DISTRICT

Schedule of Revenues, Expenditures and Changes in Funds Available
Budget and Actual (Non GAAP Budgetary Basis)
For the Year Ended December 31, 2016

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues:			
Service fees	$ 2,995,000	$ 3,220,504	$ 225,504
Property taxes	1,828,507	1,859,545	31,038
Specific ownership taxes and other tax equivalent revenue	255,234	260,587	5,353
Tap and development fees	1,084,751	1,368,907	284,156
Loan proceeds	2,900,000	2,313,957	(586,043)
Bond proceeds	3,500,000	-	(3,500,000)
Interest income and other income	15,000	41,961	26,961
Total revenues	12,578,492	9,065,461	(3,513,031)
Expenditures:			
Operating expenses:			
Utilities	257,000	260,083	(3,083)
Salaries and wages	270,000	234,191	35,809
Employee benefits and payroll taxes	92,000	70,425	21,575
Professional fees	88,000	172,510	(84,510)
Administrative and management fees	282,300	282,300	-
Repairs and maintenance	200,000	149,485	50,515
Insurance	45,000	52,926	(7,926)
Rent	25,000	21,622	3,378
Landscape maintenance	18,000	19,862	(1,862)
Supplies and materials	45,000	27,463	17,537
Denver Water purchase	525,000	670,773	(145,773)
CCPWA operating costs	55,000	31,118	23,882
Solar lease	26,000	19,357	6,643
ACWWA treatment costs	680,000	741,283	(61,283)
Office and communications	39,000	31,212	7,788
County treasurers' fees	27,428	27,863	(435)
Water conservation rebates	20,000	-	20,000
Other	18,500	20,270	(1,770)
Capital outlay:			
Water system	8,565,000	2,371,842	6,193,158
Sewer system	730,000	31,730	698,270
CCPWA capital assessments	-	155,590	(155,590)
Debt service:			
Principal	1,505,000	1,505,000	-
Interest	490,754	394,894	95,860
Paying agent fees	4,000	3,700	300
Cost of issuance	149,000	5,500	143,500
Defeasement of bonds	3,380,000	3,380,000	-
Contingency	100,000	-	100,000
Total expenditures	17,636,982	10,680,999	6,955,983
Excess (deficiency) of revenues over expenditures	(5,058,490)	(1,615,538)	3,442,952
Funds available - beginning of year	7,266,218	6,839,189	(427,029)
Funds available - end of year	$ 2,207,728	$ 5,223,651	$ 3,015,923

Funds available at December 31, 2016 is computed as follows:

Current assets	$ 5,793,354
Current liabilities	(1,039,703)
Add - current portion of bonds payable	470,000
	$ 5,223,651

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

INVERNESS WATER AND SANITATION DISTRICT

Expenses and Changes in Net Position
For the Year Ended December 31, 2016

The following is a reconciliation of the budgetary basis, as presented, to generally accepted accounting principals (GAAP). The basis on which the financial statements were prepared.

Revenue (budgetary basis)	$	9,065,461
Total revenue per statement of revenues, expenses and changes in funds available:		9,065,461
Expenditures - (budgetary basis)		10,680,999
Capital improvements		(2,403,572)
Investments in authorities		(155,590)
Bond principal payment		(1,505,000)
Amortization		32,250
Depreciation		1,349,033
Loan proceeds		2,313,957
Defeasement of bonds		(3,380,000)
Total expenses per statement of revenues, expenses and changes in fund balance:		6,932,077
Changes in net position per statement of revenue, expenses and changes in net position:	$	2,133,384

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

INVERNESS WATER AND SANITATION 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 Debt Service Fund	Total Property Taxes Levied	Total Property Taxes Collected (2)	Percent Collected to Levied (3)
2013					
Arapahoe County	$ 159,427,310	8.350	$1,331,218		
Arapahoe County Sewer Only (1)	10,033,880	5.401	54,193		
Arapahoe County Excluded Property (4)	14,411,330	1.330	19,167		
Arapahoe County Excluded Property (4)	1,827,380	4.820	8,808		
Douglas County Excluded Property (4)	749,590	7.450	5,584		
Douglas County	95,418,960	8.350	796,748		
	$ 281,868,450		$2,215,719	$ 2,162,223	97.59%
2014					
Arapahoe County	$ 176,949,670	7.800	$1,380,207		
Arapahoe County Sewer Only (1)	10,689,130	5.050	53,980		
Arapahoe County Excluded Property (4)	16,942,810	1.240	21,009		
Arapahoe County Excluded Property (4)	2,074,020	4.510	9,354		
Douglas County Excluded Property (4)	1,165,070	6.960	8,109		
Douglas County	93,826,813	7.800	731,849		
	$ 301,647,513		$2,204,508	$ 2,171,528	98.50%
2015					
Arapahoe County	$ 171,682,307	6.450	$1,107,351		
Arapahoe County Sewer Only (1)	10,958,186	4.170	45,696		
Arapahoe County Excluded Property (4)	15,029,829	1.030	15,481		
Arapahoe County Excluded Property (4)	2,065,157	3.730	7,703		
Douglas County Excluded Property (4)	1,308,500	5.760	7,537		
Douglas County Excluded Property (4)	531,730	6.450	3,430		
Douglas County	90,908,250	6.450	586,358		
	$ 292,483,959		$1,773,555	$ 1,672,065	94.28%
12/31/2016					
Arapahoe County	$ 176,794,739	6.100	$1,078,448		
Arapahoe County Sewer Only (1)	13,787,571	3.950	54,461		
Arapahoe County Excluded Property (4)	21,103,110	0.970	20,470		
Arapahoe County Excluded Property (4)	2,201,769	3.520	7,750		
Arapahoe County Excluded Property (4)	1,059,612	6.100	6,464		
Arapahoe County Excluded Property (4)	868,865	3.948	3,430		
Arapahoe County Excluded Property (4)	1,358,804	6.100	8,289		
Douglas County Excluded Property (4)	1,961,540	5.440	10,671		
Douglas County Excluded Property (4)	1,803,590	6.100	11,002		
Douglas County	102,872,540	6.100	627,522		
	$ 323,812,140		$1,828,507	$ 1,859,545	101.70%
Estimated for the year ending					
12/31/2016					
Arapahoe County	$ 177,887,376	5.230	$ 930,351		
Arapahoe County Sewer Only (1)	13,676,689	2.410	32,961		
Douglas County	103,973,770	5.230	543,783		
	$ 295,537,835		$1,507,095		

NOTES:

(1) A portion of Arapahoe County is excluded from water services.
(2) Property taxes collected in any one year include collection of delinquent property taxes levied in prior years.
(3) Property taxes collected may include abatements related to prior years.
(4) Residential property excluded from water and sewer services is subject to the debt service mill levy for debt issued prior to its exclusion.