

MERIDIAN RANCH METROPOLITAN DISTRICT
El Paso County, Colorado

FINANCIAL STATEMENTS
December 31, 2016

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Independent Auditor's Report

Board of Directors

Meridian Ranch Metropolitan District

El Paso County, Colorado

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Meridian Ranch Metropolitan 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 an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Meridian Ranch Metropolitan District as of December 31, 2016, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

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 opinions on the basic financial statements are not affected by this missing information.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The supplementary information as listed in the table of contents is presented for purposes of legal compliance and additional analysis and is not a required part of the 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 financial statements. The 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.

L. Paul Goedecke P.C.

L. Paul Goedecke, P.C.
September 6, 2017

BASIS FINANCIAL STATEMENTS

MERIDIAN RANCH METROPOLITAN DISTRICT
GOVERNMENTAL FUNDS BALANCE SHEET / STATEMENT OF NET POSITION
December 31, 2016

	General	Conservation Trust	Debt Service	Total Governmental Funds	Adjustments (Note 12)	Statement of Net Position
ASSETS						
Cash and investments - unrestricted	\$ 482,078	\$ -	\$ -	\$ 482,078	\$ -	\$ 482,078
Cash and investments - restricted	1,500	-	4,572,636	4,574,136	-	4,574,136
Prepaid expenditures	3,301	-	-	3,301	-	3,301
Receivable from Meridian Service Metropolitan District	-	-	84,000	84,000	-	84,000
Receivable from county treasurer	2,023	-	8,090	10,113	-	10,113
Property taxes receivable	230,809	-	923,236	1,154,045	-	1,154,045
Total assets	<u>\$ 719,711</u>	<u>\$ -</u>	<u>\$ 5,587,962</u>	<u>\$ 6,307,673</u>	<u>-</u>	<u>6,307,673</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES						
LIABILITIES						
Accounts payable	\$ 5,924	\$ -	\$ -	\$ 5,924	-	5,924
Due to Meridian Service Metropolitan District	125,000	-	-	125,000	-	125,000
Interest payable	-	-	-	-	106,143	106,143
Bonds and loans payable						
Due within one year	-	-	-	-	895,000	895,000
Due in more than one year	-	-	-	-	40,240,000	40,240,000
Total liabilities	<u>130,924</u>	<u>-</u>	<u>-</u>	<u>130,924</u>	<u>41,241,143</u>	<u>41,372,067</u>
DEFERRED INFLOW OF RESOURCES						
Deferred property tax revenue	230,809	-	923,236	1,154,045	-	1,154,045
Total deferred inflows of resources	<u>230,809</u>	<u>-</u>	<u>923,236</u>	<u>1,154,045</u>	<u>-</u>	<u>1,154,045</u>
FUND BALANCES						
Nonspendable fund balance						
Prepaid expenditures	3,301	-	-	3,301	-	-
Restricted for:						
Emergency reserves	1,500	-	-	1,500	(1,500)	-
Debt service	-	-	4,664,726	4,664,726	(4,664,726)	-
Unrestricted	353,177	-	-	353,177	(353,177)	-
Total fund balances	<u>357,978</u>	<u>-</u>	<u>4,664,726</u>	<u>5,022,704</u>	<u>(5,019,403)</u>	<u>-</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES						
	<u>\$ 719,711</u>	<u>\$ -</u>	<u>\$ 5,587,962</u>	<u>\$ 6,307,673</u>		
NET POSITION						
Restricted for:						
Debt service					4,664,726	4,664,726
Emergencies					1,500	1,500
Unrestricted					(40,884,665)	(40,884,665)
Total net position					<u>\$ (36,218,439)</u>	<u>\$ (36,218,439)</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

MERIDIAN RANCH METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCES / STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
Year Ended December 31, 2016

	<u>General</u>	<u>Conservation Trust</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>	<u>Adjustments (Note 12)</u>	<u>Statement of Activities</u>
EXPENDITURES/EXPENSES						
<u>General</u>						
District management and accounting	\$ 22,964	\$ -	\$ -	\$ 22,964	\$ -	\$ 22,964
Audit	13,101	-	-	13,101	-	13,101
County treasurer fees	3,037	-	12,148	15,185	-	15,185
Directors fees	4,600	-	-	4,600	-	4,600
Dues and subscriptions	681	-	-	681	-	681
Insurance and bonds	3,308	-	-	3,308	-	3,308
Legal	599	-	-	599	-	599
Payroll taxes	383	-	-	383	-	383
Miscellaneous	-	-	582	582	-	582
Intergovernmental expense - Meridian Service Metropolitan District	-	22,923	-	22,923	-	22,923
<u>Debt service</u>						
Bond interest - Series 2008	-	-	420,000	420,000	-	420,000
Loan interest - Series 2013	-	-	972,514	972,514	(2,188)	970,326
Loan interest - Series 2014	-	-	110,382	110,382	(236)	110,146
Loan principal - Series 2013	-	-	780,000	780,000	(780,000)	-
Loan principal - Series 2014	-	-	80,000	80,000	(80,000)	-
Paying agent fees	-	-	200	200	-	200
Total expenditures/expenses	<u>48,673</u>	<u>22,923</u>	<u>2,375,826</u>	<u>2,447,422</u>	<u>(862,424)</u>	<u>1,584,998</u>
REVENUES						
<u>Program revenues</u>						
Facilities fees transferred from Meridian Service Metropolitan District	-	-	3,164,000	3,164,000	-	3,164,000
Conservation trust funds	-	22,923	-	22,923	-	22,923
<u>General revenues</u>						
Property taxes	202,369	-	809,478	1,011,847	-	1,011,847
Specific ownership taxes	23,291	-	93,165	116,456	-	116,456
Interest	2,711	-	2,273	4,984	-	4,984
Total revenues	<u>228,371</u>	<u>22,923</u>	<u>4,068,916</u>	<u>4,320,210</u>	<u>-</u>	<u>4,320,210</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>179,698</u>	<u>-</u>	<u>1,693,090</u>	<u>1,872,788</u>	<u>862,424</u>	<u>2,735,212</u>
NET CHANGE IN FUND BALANCES / NET POSITION	<u>179,698</u>	<u>-</u>	<u>1,693,090</u>	<u>1,872,788</u>	<u>862,424</u>	<u>2,735,212</u>
FUND BALANCE / NET POSITION						
BEGINNING OF YEAR	<u>178,280</u>	<u>-</u>	<u>2,971,636</u>	<u>3,149,916</u>	<u>(42,103,567)</u>	<u>(38,953,651)</u>
END OF YEAR	<u>\$ 357,978</u>	<u>\$ -</u>	<u>\$ 4,664,726</u>	<u>\$ 5,022,704</u>	<u>\$ (41,241,143)</u>	<u>\$ (36,218,439)</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**MERIDIAN RANCH METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL
Year Ended December 31, 2016**

	<u>Budget Amounts</u> <u>Original and Final</u>	<u>Actual</u> <u>Amounts</u>	<u>Variance with</u> <u>Final Budget</u> <u>Positive</u> <u>(Negative)</u>
REVENUES			
Property taxes	\$ 202,411	\$ 202,369	\$ (42)
Specific ownership taxes	17,388	23,291	5,903
Interest	250	2,711	2,461
Total revenues	<u>220,049</u>	<u>228,371</u>	<u>8,322</u>
EXPENDITURES			
District management and accounting	35,000	22,964	12,036
Audit	5,000	13,101	(8,101)
County treasurer fees	5,000	3,037	1,963
Directors fees	7,000	4,600	2,400
Dues and subscriptions	1,500	681	819
Election	6,000	-	6,000
Insurance and bonds	5,000	3,308	1,692
Legal	3,000	599	2,401
Miscellaneous	1,000	-	1,000
Payroll taxes	-	383	(383)
Intergovernmental expense - Meridian Service			
Metropolitan District	140,000	-	140,000
Emergency reserve	6,601	-	6,601
Total expenditures	<u>215,101</u>	<u>48,673</u>	<u>166,428</u>
NET CHANGE IN FUND BALANCE	4,948	179,698	174,750
FUND BALANCE - BEGINNING OF YEAR	<u>6,333</u>	<u>178,280</u>	<u>171,947</u>
FUND BALANCE - END OF YEAR	<u>\$ 11,281</u>	<u>\$ 357,978</u>	<u>\$ 346,697</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**MERIDIAN RANCH METROPOLITAN DISTRICT
 CONSERVATION TRUST FUND
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
 BUDGET AND ACTUAL
 Year Ended December 31, 2016**

	<u>Budget Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Conservation trust funds	\$ 15,500	\$ 22,923	\$ 22,923	\$ -
Total revenues	<u>15,500</u>	<u>22,923</u>	<u>22,923</u>	<u>-</u>
EXPENDITURES				
Intergovernmental expense - Meridian Service Metropolitan District	15,500	22,923	22,923	-
Total expenditures	<u>15,500</u>	<u>22,923</u>	<u>22,923</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	-	-	-	-
FUND BALANCE - BEGINNING OF YEAR	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

These financial statements should be read only in connection with
 the accompanying notes to financial statements.

**MERIDIAN RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2016**

NOTE 1 – DEFINITION OF REPORTING ENTITY

Meridian Ranch Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized on May 5, 1998 concurrently with Meridian Service Metropolitan District (collectively, the Districts) to provide water and wastewater service, street improvements, safety protection, parks and recreation facilities, drainage, landscape, mosquito control, transportation and television relay for public and private purposes by any available means. The Districts also have limited fire protection powers in a cooperative manner with Falcon Fire Protection District. The Districts' service area is located in El Paso County, Colorado. The District is intended to be the financing district related to Meridian Service Metropolitan District (Meridian Service), the operating district (see Note 8).

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 operation 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.

NOTE 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. Both statements distinguish between governmental activities, which normally are supported by taxes and intergovernmental revenues, and business type activities, which rely to a significant extent on fees and charges for support.

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

MERIDIAN RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2016

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The statement of activities demonstrates the degree to which the direct and indirect 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 and proprietary funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Expenditures for property and equipment are shown as increased in assets and redemptions of bonds, notes and developer advances are recorded as reduction in liabilities.

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 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 District considers revenues to be available if they are collected within 60 days of the end of the current period. The major sources of revenue subject to accrual are property taxes. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

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

The Conservation Trust Fund is used to account for the receipt and spending of lottery proceeds.

The Debt Service Fund is used to account for the accumulation of resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs of the governmental funds.

**MERIDIAN RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2016**

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Budgets

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 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 on its basis of accounting unless otherwise indicated.

Subsequent to December 31, 2016, the District modified the appropriation from \$15,500 to \$22,923 in the Conservation Trust Fund.

Pooled Cash and Investments

The District follows the practice of pooling cash 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.

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 assess the property tax obligation of the individual properties as of January 1 of the following year. The county treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April, or at the taxpayers election, in equal installments in February and June. Delinquent taxpayers are notified in August and the sales of the resultant tax liens on delinquent properties are generally 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 inflows of resources in the year they are levied and measurable. The deferred inflows of resources related to property tax revenues are recorded as revenue in the year they are available or collected.

**MERIDIAN RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2016**

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balances

The District's governmental fund balances may consist of five classifications based on the relative strength of spending constraints:

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

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

Committed fund balance – The portion of fund balance constrained for specific purposes according to limitations imposed by the District's highest level of decision making authority, the Board of Directors prior to the end of the current fiscal year. 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 above criteria.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds and finally unassigned funds, as needed, unless the District Board of Directors has provided otherwise in its commitment or assignment actions.

NOTE 3 - CASH AND INVESTMENTS

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

Statement of net position:

Cash and investments - unrestricted	\$ 482,078
Cash and investments - restricted	4,574,136
	<u>\$ 5,056,214</u>

**MERIDIAN RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2016**

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

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

Deposits with financial institutions	\$ 4,638,078
Investments	418,136
	\$ 5,056,214

Cash Deposits

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 102% of 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 deposits and assets maintained in the collateral pools.

At December 31, 2016, the District's cash deposits had a bank balance of \$4,462,803 and a carrying balance of \$4,638,078.

Investments

Credit Risk

The District has not adopted a formal investment policy, however, the District follows state statutes regarding investments.

Colorado State statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

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

**MERIDIAN RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2016**

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

The District generally limits its concentration of investments to those noted with an asterisk (*) above, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration of risk disclosure requirements or subject to investment custodial risk for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

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

<u>Investment</u>	<u>Maturity</u>	<u>Fair Value</u>
Colorado Liquid Asset Trust	Less than one year	\$418,136

COLOTRUST

During 2016, the District invested in the Colorado Local Government Liquid Asset Trust (Colostrust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commission administers and enforces all State statutes governing Colostrust. Colostrust operates similarly to a money market fund and each share is equal in value to \$1.00.

Colostrust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. A designated custodial bank serves as custodian for the Colostrust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for Colostrust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by Colostrust. As of December 31, 2016, the District has \$418,136 invested in COLOTRUST PLUS+. ColoTrust is rated AAAM by S&P Global Ratings.

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 (PFM funds Governmental Select series) and money market funds (generally held by Bank Trust Departments in their role as Paying Agent or Trustee), and CSAFE, which record their investments at amortized cost.

**MERIDIAN RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2016**

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

Colorado State statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest. The District has invested in COLOTRUST, an external investment pool that records its investments at fair value and is categorized as a level 2 investment.

NOTE 4 – LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2015	Additions	Retirements/ Conversions	Balance at December 31, 2016	Due Within One Year
Governmental Activities					
Subordinate general obligation bonds payable:					
Series 2008 Bonds	\$ 7,000,000	\$ -	\$ -	\$ 7,000,000	\$ -
Loans					
Series 2013	31,570,000	-	(780,000)	30,790,000	810,000
Series 2014	3,425,000	-	(80,000)	3,345,000	85,000
	<u>\$ 41,995,000</u>	<u>\$ -</u>	<u>\$ (860,000)</u>	<u>\$41,135,000</u>	<u>\$ 895,000</u>

The details of the Districts long-term obligation are as follows:

\$27,715,000 Subordinate General Obligation Limited Tax Refunding Bonds, Series 2008, with remaining outstanding bonds in the amount of \$7,000,000 due December 15, 2037

On October 8, 2008, the District issued Subordinate General Obligation Limited Tax Bonds (Series 2008 Bonds) dated October 8, 2008. The Series 2008 Bonds are due December 1, 2037, with interest rates (as amended in 2012) of 5.00% through November 30, 2015; 6.00% from December 1, 2015 through November 30, 2017 and 8.00% from December 1, 2017. Interest and principal payments are due annually on December 15. The Series 2008 Bonds are subject to redemption prior to maturity, at the option of the District, on any date, without redemption premium. The Series 2008 Bonds are also subject to mandatory sinking fund redemptions on December 1, 2012 and on each December 1 thereafter, prior to the maturity of the Series 2008 Bonds.

The Series 2008 Bonds are secured by and payable from pledged revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) the Required Mill Levy (as defined below), (2) the capital fees, (3) the portion of the specific ownership taxes which is collected as a result of the imposition of the Required Mill Levy and (4) any other legally available monies which the District determines to be treated as pledged revenue.

MERIDIAN RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2016

NOTE 4 – LONG-TERM OBLIGATIONS (CONTINUED)

Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay principal, premium, if any, and interest on bonds as the same become due and payable. The maximum Required Mill Levy is 50.000 mills and the minimum Mill Levy is 20.000, adjusted for changes in the ratio of actual value to assessed value of property within the District. For collection year 2016, the District levied 20.000 mills for debt service.

\$33,500,000 Senior Tax-Exempt Loan, Refunding and Improvement Issue, Series 2013 and \$3,500,000 Senior Tax-Exempt Loan, Series 2014

On March 28, 2013, the District obtained a Tax-Free Loan Refunding and Improvement Issue, Series 2013 (Series 2013 Loan), the proceeds of which were used to cancel the Series 2009 and the Series 2011 bonds, partially pay the 2008 subordinate debt and provide new construction money. On November 18, 2014, the District obtained an additional loan of \$3,500,000 (Series 2014 Loan).

The Series 2013 and Series 2014 Loans are secured by and payable from pledged revenues consisting of monies derived by the District from the following sources, net of any collection costs: (1) the Required Mill Levy, (2) the portion of the specific ownership taxes which is collected as a result of the imposition of the Required Mill Levy, (3) facility fees transferred for Meridian Service (see Note 8 – Intergovernmental Agreements) and (4) any other legally available monies which the District determines to be treated as pledged revenue.

The custodian is required to apply pledged revenues and other collateral in the following order of priority: (1) to the credit of the loan payment fund, (2) to the credit of the reserve fund, (3) to the credit of such fund or account as may be designated by the lender and (4) to the credit of any other fund or account as may be designated by the District. The custodian is to hold and administer the loan payment fund, a trust fund held for the benefit of the owners of the loans, and the money in such fund is to be disbursed only in accordance with the custodial agreement. After making the required 2016 debt payments, the balance in the loan payment fund at December 31, 2016 was \$1,865,164.

The Series 2013 Loan agreement requires a reserve fund be held and administered by the custodian as long as the loan is outstanding in whole or in part. The reserve fund constitutes a trust fund held for the benefit of the lender and the owner of the loan and the money in such fund shall be disbursed only in accordance with the loan agreement. The current reserve fund requirement is \$890,000. The balance in the reserve fund as of December 31, 2016 was \$890,687.

The Series 2013 Loan has a fixed-rate of 3.03% for ten years and assumes a 5.5% rate thereafter with a 30-year amortization. Interest is payable on June 1 and December 1 with principal payments payable annually on December 1. The Series 2014 Loan has a 3.17% fixed rate with interest payable on June 1 and December 1. Principal payments are due annually on December 1 with a balloon maturity on March 28, 2023.

**MERIDIAN RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2016**

NOTE 4 – LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

On November 7, 2000, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$170,000,000 at an interest rate not to exceed 16.00% per annum. At December 31, 2016, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Total Authorized	Remaining at December 31, 2016
Street improvements	\$ 29,435,000	\$ 15,073,437
Water	35,765,000	19,566,542
Sanitation	7,320,000	953,421
Safety protection	1,740,000	1,740,000
Park and recreation	7,620,000	2,194,707
Mosquito control	1,305,000	1,305,000
Television relay and translation	1,055,000	1,055,000
Transportation	260,000	260,000
Operations	500,000	235,193
Refunding	85,000,000	36,531,700
	<u>\$ 170,000,000</u>	<u>\$ 78,915,000</u>

Per the service plan, the District is limited to issuing \$85,000,000 in refunding debt. In addition, the debt service mill levy for the District is capped at 50.000 mills, with a minimum 16.345 mills, as adjusted for changes in the ratio of actual value to assessed value of property within the District. In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the Districts' service area.

**MERIDIAN RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2016**

NOTE 4 – LONG-TERM OBLIGATIONS (CONTINUED)

The District's long-term obligations will mature as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2017	\$ 895,000	\$ 1,473,403	\$ 2,368,403
2018	950,000	1,585,788	2,535,788
2019	995,000	1,556,476	2,551,476
2020	1,060,000	1,528,419	2,588,419
2021	1,095,000	1,493,067	2,588,067
2022-2026	6,975,000	8,924,661	15,899,661
2027-2031	6,615,000	8,164,170	14,779,170
2032-2036	9,845,000	5,658,771	15,503,771
2037-2041	9,750,000	2,442,017	12,192,017
2042	2,955,000	164,782	3,119,782
	<u>\$ 41,135,000</u>	<u>\$ 32,991,554</u>	<u>\$ 74,126,554</u>

NOTE 5 – FUND EQUITY

At December 31, 2016, the District reported the following classifications of fund equity.

Nonspendable Fund Balance

The nonspendable fund balance in the General Fund in the amount of \$3,301 represents prepaid expenditures for the ensuing fiscal year and is therefore not in a spendable form.

Restricted Fund Balance

The restricted fund balance in the General Fund in the amount of \$1,500 is comprised of the emergency reserves that have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (see Note 11).

The restricted fund balance of \$4,664,726 in the Debt Service Fund is to be used exclusively for future payment of bond and loan principal, interest and related costs (see Note 4).

Unrestricted Fund Balance

The unrestricted fund balance in the General Fund is \$353,177.

MERIDIAN RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2016

NOTE 6 – NET POSITION

The District's net position consists of two components - restricted and unrestricted.

Restricted assets include net assets that are 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 assets as of December 31, 2016 as follows:

Restricted net position:

TABOR emergency reserves (see Note 11)	\$ 1,500
Debt service (see Note 4)	<u>4,664,726</u>
Total restricted net position	<u>\$ 4,666,226</u>

The District's unrestricted net deficit as of December 31, 2016, totaled \$40,884,665. This deficit amount is primarily as result of the District being responsible for the financing and repayment of bonds issued for public improvements constructed by Meridian Service pursuant to an intergovernmental agreement dated July 17, 2001.

NOTE 7 –AGREEMENTS

Pursuant to a facilities fee agreement dated January 18, 2006, entered into between the District and GTL Development, Inc. (the Land Owner), the Land Owner has agreed to guarantee the payment of any shortfall in scheduled collections of facilities fees by Meridian Service. Any shortfall not paid per the required payment date is subject to simple interest, from the due date, at a percentage rate of 12% per annum. During 2016, there were no payments received in connection with this agreement.

NOTE 8– INTERGOVERNMENTAL AGREEMENTS

The District entered into an Intergovernmental Agreement with Meridian Service on July 17, 2001, as amended on March 26, 2013, to set forth rights and obligations of the Districts pursuant to their respective service plans. The Districts agreed that the facilities described in the service plans were needed by the District and that such facilities would benefit the residents and property owners in both Districts in terms of cost, quality and level of service. Each of the Districts agreed that Meridian Service would own (subject to potential transfer to other governmental entities or authorities) operate, maintain and construct facilities benefiting both Districts and that the District would contribute to the costs of construction, operation and maintenance of such facilities.

In this regard, the District agreed to issue limited tax general obligation bonds, or if bonds were not issued, the District agreed to pledge its ad valorem tax revenue at the times and in the amounts required to meet its obligations subject to a 50.000 mill cap (2001 equivalency). Bonds were issued and the

**MERIDIAN RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2016**

NOTE 8– INTERGOVERNMENTAL AGREEMENTS

District paid the proceeds of the bonds to Meridian Service. Any and all bond proceeds received by Meridian Service was to be applied to the payment of public infrastructure costs or was to be utilized to pay all or a portion of Meridian Service’s outstanding debt.

To assist in the repayment of the District’s debt, Meridian Service may transfer revenue collected from facilities fees and/or user fees to the District (except for Latigo Trails tap fees).

During 2016, the District recorded a total of \$3,164,000 (226 taps at \$14,000 each) from Meridian Service to assist in the repayment of debt issued by the District.

The District also agreed to transfer Conservation Trust Fund collections to Meridian Service to be used by Meridian Service for eligible projects.

NOTE 9 – RELATED PARTIES

Some of the members of the Board of Directors are affiliated with or are employees of developers of land within the District. These members may have conflicts of interest with respect to certain transactions which come before the Board.

NOTE 10 – RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, the District may be 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). 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.

The District pays annual premiums to the Pool for liability, property, public officials liability and workers compensation 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. Settled claims have not exceeded this coverage in any of the past three fiscal years.

MERIDIAN RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2016

NOTE 11 – TAX, SPENDING AND DEBT LIMITATION

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 that apply to the State of Colorado and all local governments, except Enterprises.

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 7, 2000, a majority of the District’s electors authorized the District to collect and spend or retain in a reserve any and all revenues annually from any revenue sources other than ad valorem taxes of the District with regard to any limitations under TABOR.

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 and qualifications as an Enterprise will require judicial interpretation.

NOTE 12 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

Explanation of differences between the Governmental Funds Balance Sheet and the Government-wide Statement of Net Position

The Governmental Funds Balance Sheet and the Government-wide Statement of Net Position includes a reconciling column. Explanation of the adjustments included in the reconciling column is as follows:

Bonds and loans payable	\$ 41,135,000
Bonds and loans interest payable	\$ 106,143

Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds. Interest is reflected on the accrual basis on the Statement of Net Position.

MERIDIAN RANCH METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2016

NOTE 12 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

Explanation of differences between the Governmental Funds Statement of Revenues, Expenditures and Change in Fund Balances and the Government-wide Statement of Activities

The Governmental Funds Statement of Revenues, Expenditures and Change in Fund Balances and the Government-wide Statement of Activities include a reconciling column. Explanation of the adjustments included in the reconciling column is as follows:

Bonds and loans principal	\$ 860,000
Bonds and loans interest	\$ 2,424

Governmental funds report principal payments as expenditures. However in the Statement of Activities, principal payments are reflected as reduction of bonds and loans payable. Bonds and loans interest reflects the net change in interest accrual.

This information is an integral part of the accompanying financial statements.

SUPPLEMENTAL INFORMATION

**MERIDIAN RANCH METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL
Year Ended December 31, 2016**

	<u>Budget Amounts</u> <u>Original and Final</u>	<u>Actual</u> <u>Amounts</u>	<u>Variance with</u> <u>Final Budget</u> <u>Positive</u> <u>(Negative)</u>
REVENUES			
Property taxes	\$ 809,646	\$ 809,478	\$ (168)
Specific ownership taxes	69,552	93,165	23,613
Facilities fees transferred from Meridian Service	1,610,000	3,164,000	1,554,000
Interest	2,400	2,273	(127)
Total revenues	<u>2,491,598</u>	<u>4,068,916</u>	<u>1,577,318</u>
EXPENDITURES			
<u>General</u>			
County treasurer fees	18,000	12,148	5,852
Miscellaneous	1,000	582	418
<u>Debt Service</u>			
Bond interest - Series 2008	420,000	420,000	-
Loan interest - Series 2013	972,514	972,514	-
Loan interest - Series 2014	110,382	110,382	-
Loan principal - Series 2013	780,000	780,000	-
Loan principal - Series 2014	80,000	80,000	-
Paying agent fees	1,000	200	800
Total expenditures	<u>2,382,896</u>	<u>2,375,826</u>	<u>7,070</u>
NET CHANGE IN FUND BALANCE	108,702	1,693,090	1,584,388
FUND BALANCE - BEGINNING OF YEAR	<u>1,917,872</u>	<u>2,971,636</u>	<u>1,053,764</u>
FUND BALANCE - END OF YEAR	<u>\$ 2,026,574</u>	<u>\$ 4,664,726</u>	<u>\$ 2,638,152</u>

OTHER INFORMATION

**MERIDIAN RANCH METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2016**

**\$7,000,000 Series 2008
General Obligation Bonds
Dated October 1, 2008
Interest Rate of 3.00% - 8.00%
Principal and Interest Due December 15**

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2017	\$ -	\$ 420,000	\$ 420,000
2018	-	560,000	560,000
2019	-	560,000	560,000
2020	-	560,000	560,000
2021	-	560,000	560,000
2022	-	560,000	560,000
2023	-	560,000	560,000
2024	-	560,000	560,000
2025	40,000	560,000	600,000
2026	330,000	556,800	886,800
2027	360,000	530,400	890,400
2028	400,000	501,600	901,600
2029	435,000	469,600	904,600
2030	485,000	434,800	919,800
2031	530,000	396,000	926,000
2032	585,000	353,600	938,600
2033	635,000	306,800	941,800
2034	700,000	256,000	956,000
2035	760,000	200,000	960,000
2036	835,000	139,200	974,200
2037	905,000	72,400	977,400
	<u>\$ 7,000,000</u>	<u>\$ 9,117,200</u>	<u>\$ 16,117,200</u>

**MERIDIAN RANCH METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2016**

\$33,500,000

Refunding and Improvement Issue, Series 2013

Dated March 28, 2013

Interest Rate 3.03% Fixed for 10 years

Assumes 5.5% Thereafter

Interest Due June 1 and December 1

Principal Due December 1

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2017	\$ 810,000	\$ 945,894	\$ 1,755,894
2018	860,000	921,011	1,781,011
2019	900,000	894,591	1,794,591
2020	960,000	869,317	1,829,317
2021	990,000	837,450	1,827,450
2022	1,060,000	807,036	1,867,036
2023	730,000	1,203,434	1,933,434
2024	600,000	1,368,840	1,968,840
2025	635,000	1,331,642	1,966,642
2026	710,000	1,296,231	2,006,231
2027	750,000	1,256,639	2,006,639
2028	820,000	1,218,145	2,038,145
2029	870,000	1,169,090	2,039,090
2030	955,000	1,120,575	2,075,575
2031	1,010,000	1,067,321	2,077,321
2032	1,100,000	1,013,769	2,113,769
2033	1,165,000	949,659	2,114,659
2034	1,270,000	884,694	2,154,694
2035	1,340,000	813,874	2,153,874
2036	1,455,000	741,175	2,196,175
2037	1,535,000	658,014	2,193,014
2038	1,660,000	572,416	2,232,416
2039	1,755,000	479,848	2,234,848
2040	1,895,000	383,029	2,278,029
2041	2,000,000	276,310	2,276,310
2042	2,955,000	164,782	3,119,782
	<u>\$ 30,790,000</u>	<u>\$ 23,244,786</u>	<u>\$ 54,034,786</u>

**MERIDIAN RANCH METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2016**

\$3,500,000

**Senior Tax-Exempt Loan, Series 2014
Dated November 18, 2014
Interest Rate 3.17% Fixed Throughout
3/28/2023 Balloon Maturity
Interest Due June 1 and December 1
Principal Due December 1**

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2017	\$ 85,000	\$ 107,509	\$ 192,509
2018	90,000	104,777	194,777
2019	95,000	101,885	196,885
2020	100,000	99,102	199,102
2021	105,000	95,617	200,617
2022	110,000	92,243	202,243
2023	2,760,000	28,435	2,788,435
	<u>\$ 3,345,000</u>	<u>\$ 629,568</u>	<u>\$ 3,974,568</u>

**MERIDIAN RANCH METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2016**

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2017	\$ 895,000	\$ 1,473,403	\$ 2,368,403
2018	950,000	1,585,788	2,535,788
2019	995,000	1,556,476	2,551,476
2020	1,060,000	1,528,419	2,588,419
2021	1,095,000	1,493,067	2,588,067
2022	1,170,000	1,459,279	2,629,279
2023	3,490,000	1,791,869	5,281,869
2024	600,000	1,928,840	2,528,840
2025	675,000	1,891,642	2,566,642
2026	1,040,000	1,853,031	2,893,031
2027	1,110,000	1,787,039	2,897,039
2028	1,220,000	1,719,745	2,939,745
2029	1,305,000	1,638,690	2,943,690
2030	1,440,000	1,555,375	2,995,375
2031	1,540,000	1,463,321	3,003,321
2032	1,685,000	1,367,369	3,052,369
2033	1,800,000	1,256,459	3,056,459
2034	1,970,000	1,140,694	3,110,694
2035	2,100,000	1,013,874	3,113,874
2036	2,290,000	880,375	3,170,375
2037	2,440,000	730,414	3,170,414
2038	1,660,000	572,416	2,232,416
2039	1,755,000	479,848	2,234,848
2040	1,895,000	383,029	2,278,029
2041	2,000,000	276,310	2,276,310
2042	2,955,000	164,782	3,119,782
	<u>\$ 41,135,000</u>	<u>\$ 32,991,554</u>	<u>\$ 74,126,554</u>

**MERIDIAN RANCH 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 for		Total Property Taxes		Percentage Collected to Levied
		General	Debt Service	Levied	Collected	
2010	\$ 29,092,520	5.000	20.000	\$ 727,313	\$ 727,024	99.96%
2011	\$ 29,925,080	5.000	20.000	\$ 748,127	\$ 727,215	97.20%
2012	\$ 28,468,560	5.000	20.000	\$ 711,714	\$ 710,932	99.89%
2013	\$ 29,753,280	5.000	20.000	\$ 743,832	\$ 743,742	99.99%
2014	\$ 31,142,120	5.000	20.000	\$ 778,553	\$ 778,385	99.98%
2015	\$ 34,296,400	5.000	20.000	\$ 857,410	\$ 855,766	99.81%
2016	\$ 40,482,280	5.000	20.000	\$ 1,012,057	\$ 1,011,847	99.98%
Estimated for the year ending December 31, 2017	\$ 46,161,800	5.000	20.000	\$ 1,154,045		

NOTE:

Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the County Treasurer does not permit identification of specific year of assessment.