

**Garfield County Federal Mineral Lease District**

**Financial Statements  
December 31, 2018**



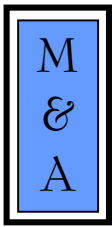
**Garfield County Federal Mineral Lease District  
Financial Statements  
December 31, 2018**

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**FINANCIAL STATEMENTS**





# MCMAHAN AND ASSOCIATES, L.L.C.

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## INDEPENDENT AUDITOR'S REPORT

**Board of Directors  
Garfield County Federal Mineral Lease District  
Glenwood Springs, Colorado**

We have audited the accompanying financial statements of the governmental activities and each major fund of Garfield County Federal Mineral Lease District (the "District"), as of and for the year ended December 31, 2018, which collectively comprise the District's basic financial statements as listed in the table of contents, and the related notes to the financial statements.

### ***Management's Responsibility for the Financial Statements***

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

### ***Auditor's Responsibility***

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

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

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

### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund, and the aggregate remaining fund information of Garfield County Federal Mineral Lease District as of December 31, 2018, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

*Member: American Institute of Certified Public Accountants*

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***Other Matters***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis in Section B be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, 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. We have applied certain limited procedures to the Management's Discussion and Analysis in Section B in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The budgetary comparison information in Section E is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. The budgetary comparison 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 statement 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.

**McMahan and Associates, LLC**  
**May 17, 2019**

**MANAGEMENT'S DISCUSSION AND ANALYSIS**



## **Garfield County Federal Mineral Lease District**

Management's Discussion and Analysis  
December 31, 2018

As management of the Garfield County Federal Mineral Lease District (the "District"), we offer readers of the District's financial statements this narrative summary of the financial activities of the District for the fiscal year ended December 31, 2018.

### **Financial Highlights**

- *The District's net position decreased by \$246,480 in December 31, 2018. The change relates to the difference between federal mineral lease payments compared to grants provided.*
- *The District is allowed 10% of its funding for administrative expenses. The District was in compliance by spending 96% of its expenses on providing program grants.*
- *The District received \$6,815,494 of federal mineral leasing funds from the Anvil Point research facility. These funds relate to a period prior to the District's creation. The funds are shown as an accounts payable that will be due to Garfield County, Colorado. This is the entity that would have received the funds if they had been paid prior to the District's creation.*

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the District's general purpose financial statements. The District's general purpose financial statements are comprised of two components: 1) financial statements; and 2) notes to the financial statements. These components are discussed below.

### **Financial Statements**

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

The Balance Sheet / Statement of Net Position presents information on all the District's assets and liabilities (both short-term and long-term), with the difference between the two reported as fund balance or net position. The Balance Sheet column presents the financial position focusing on short-term available resources and is reported on a modified accrual basis of accounting. The Statement of Net Position column presents the financial position focusing on long-term economic resources and is reported on a full accrual basis. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Revenues, Expenditures, and Changes in Fund Balance / Statement of Activities shows how the government's fund balance and net position changed during the most recent fiscal year. Again, the Statement of Revenues, Expenditures, and Changes in Fund Balance column focuses on short-term available resources and is reported on a modified accrual basis. The Statement of Activities column focuses on long-term economic resources and is reported on a full accrual basis.

The District's financial statements can be found on pages C1 through C2 of this report.

### **Notes to the Financial Statements**

The notes provide a background of the entity, certain required statutes, and accounting policies utilized by the District. They also provide additional information that will aid in the interpretation of the financial statements. The notes to the financial statements can be found on pages D1 through D5 of this report.

## Financial Analysis of the District

### Garfield County Federal Mineral District's Net Position

	<u>2018</u>	<u>2017</u>
<b>Assets:</b>		
Current and other assets	\$ 14,029,909	\$ 7,831,940
Capital assets	<u>2,239</u>	<u>1,770</u>
<b>Total Assets</b>	<u>\$ 14,032,148</u>	<u>\$ 7,833,710</u>
<b>Liabilities:</b>		
Current liabilities	<u>\$ 10,508,652</u>	<u>\$ 4,063,733</u>
<b>Total Liabilities</b>	<u>\$ 10,508,652</u>	<u>\$ 4,063,733</u>
<b>Net Position:</b>		
Net investment in capital assets	\$ 2,239	\$ 1,770
Unrestricted	<u>3,521,257</u>	<u>3,768,207</u>
<b>Total Net Position</b>	<u>\$ 3,523,496</u>	<u>\$ 3,769,977</u>

At the end of the 2018 fiscal year, the District is able to report positive net position balances. The net position held by the District reflect federal mineral lease payments that were distributed to the State of Colorado, Department of Local Affairs (DOLA), who in turn, distributed payments to the counties, municipalities, and federal mineral lease districts within the State impacted by federal mineral leasing activity. The 2018 current liabilities increased due to the aforementioned Anvil Points payable.

### Garfield County Federal Mineral District's Net Position

	<u>2018</u>	<u>2017</u>
<b>Revenues:</b>		
Federal mineral lease payments	\$ 1,925,514	\$ 1,979,767
Other revenues	<u>424,475</u>	<u>113,335</u>
<b>Total Revenues</b>	<u>\$ 2,349,989</u>	<u>\$ 2,093,102</u>
<b>Expenses:</b>		
Project expenses	\$ 2,500,786	\$ 2,352,960
Other expenses	<u>95,684</u>	<u>78,059</u>
<b>Total Expenses</b>	<u>\$ 2,596,470</u>	<u>\$ 2,431,019</u>
<b>Change in Net Position</b>	(246,481)	(337,917)
<b>Net Position - January 1</b>	<u>3,769,977</u>	<u>4,107,894</u>
<b>Net Position - December 31</b>	<u>\$ 3,523,496</u>	<u>\$ 3,769,977</u>

Other revenues consisted primarily of forfeited or retained grants that were recorded as a payable and ultimately not earned by the recipient. This could be due to not meeting the grant requirements or project expenditures being less than originally anticipated.



**Budget Variances**

The District had the following significant budget variance:

	<u>Variance from Budget</u>	<u>Reason</u>
<b>Revenues:</b>		
Federal mineral lease payments	(6,815,494)	Treated Anvil Points funds as liability
<b>Expenditures:</b>		
		No material expenditure variances

**Capital Assets and Debt Administration**

The District had minimal office assets or debt during the year or at year end.

**Request for Information**

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to: Garfield County Federal Mineral Lease District, P.O. Box 2477, Glenwood Springs, Colorado 81602.

**Garfield County Federal Mineral Lease District  
Balance Sheet/  
Statement of Net Position  
December 31, 2018**

	<b>General Fund</b>	<b>Adjustments</b>	<b>Statement of Net Position</b>
<b>Assets:</b>			
Cash and cash equivalents	14,029,909	-	14,029,909
Furniture and equipment	-	2,239	2,239
<b>Interest income</b>	14,029,909	2,239	14,032,148
Interest income			
<b>Liabilities:</b>			
Accounts payable	6,815,688	-	6,815,688
Payroll liabilities	37	-	37
Grants payable	3,692,927	-	3,692,927
<b>Total Liabilities</b>	10,508,652	-	10,508,652
<b>Fund Balance/Net Position:</b>			
<b>Fund Balance:</b>			
Unassigned	3,521,257	(3,521,257)	-
<b>Total Fund Balance</b>	3,521,257	(3,521,257)	-
<b>Total Liabilities and Fund Balance</b>	14,029,909		
<b>Net Position:</b>			
Net investment in capital assets		2,239	2,239
Unrestricted		3,521,257	3,521,257
<b>Total Net Position</b>		3,523,496	3,523,496

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

**Garfield County Federal Mineral Lease District**  
**Statement of Revenues, Expenditures and Changes in Fund Balance/**  
**Statement of Activities**  
**For the Year Ended December 31, 2018**

	<b>General Fund</b>	<b>Adjustments</b>	<b>Statement of Activities</b>
<b>Revenues:</b>			
Federal mineral lease payments	1,925,514	-	1,925,514
Forfeited or retained grants	304,406	-	304,406
Interest income	120,069	-	120,069
<b>Total Revenues</b>	<b>2,349,989</b>	<b>-</b>	<b>2,349,989</b>
<b>Expenditures/Expenses:</b>			
Administrative expenses	49,814	981	50,795
Employee expenses	44,889	-	44,889
Project expenses	2,500,786	-	2,500,786
Capital outlay	1,450	(1,450)	-
<b>Total Expenditures/Expenses</b>	<b>2,596,939</b>	<b>(469)</b>	<b>2,596,470</b>
<b>Change in Net Position</b>	(246,950)	469	(246,481)
<b>Fund Balance/Net Position:</b>			
Beginning	3,768,207		3,769,977
Ending	<b>3,521,257</b>		<b>3,523,496</b>

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

**NOTES TO THE FINANCIAL STATEMENTS**



**Garfield County Federal Mineral Lease District**  
**Notes to the Financial Statements**  
**December 31, 2018**

**I. Summary of Significant Accounting Policies**

The Garfield County Federal Mineral Lease District (“the District”) is an independent public body politic and corporate formed pursuant to the Colorado Federal Mineral Lease District Act, C.R.S., § 30-20-1301 et seq., (2011) and as amended by Colorado SB 12-31. The District’s mission is to alleviate social, economic, and public finance impacts resulting from the development of natural resources on federal lands within Garfield County. The District does this by ensuring that the financial resources it receives from federal mineral leasing activities are distributed to communities impacted by the development of natural resources.

The financial statements of the District have been prepared in conformity with U.S. generally accepted accounting principles (“GAAP”) as applied to government units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the government’s accounting policies are described below.

**A. Reporting Entity**

The District is governed by a three-member Board of Directors (the "District Board"). One County Commissioner from the County that created the District serves on the District Board, but County Commissioners may never constitute a majority on the District Board. The two other Directors are from areas within the County impacted by mineral lease activities. Following passage of Colorado SB 12-31, Directors serve staggered, three-year terms. Directors may only be removed following notice and an opportunity to be heard and then only for official misconduct, incompetence, neglect of duty, or other good cause shown. The District Board shall distribute all of the funding received from the Colorado Department of Local Affairs (“DOLA”), except such funds as expended or reserved for administrative expenses as permitted by C.R.S § 30-20-1307 (1)(b). The state legislature has also authorized the District to reserve funding for use in subsequent years under C.R.S § 30-20-1307 (1)(c). The District distributes its funding to political subdivisions of the State of Colorado that are socially or economically impacted, either directly or indirectly, by the development, processing, or energy conversion of fuels and minerals leased under the Federal “Mineral Lands Leasing Act” of February 1920, as amended. This District makes its distributions through two grant cycles annually.

The reporting entity consists of (a) the primary government (i.e., the District), and (b) organizations for which the District is financially accountable or the organization’s primary purpose is to benefit the District. The District is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. Consideration is also given to other organizations which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity. The District is not financially accountable for any entity based on the above criteria nor is the District a component unit of any other entity.

**B. Government-wide and Fund Financial Statements**

The District’s basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District’s major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type.

**Garfield County Federal Mineral Lease District**  
**Notes to the Financial Statements**  
**December 31, 2018**

**I. Summary of Significant Accounting Policies (continued)**

**B. Government-wide and Fund Financial Statements (continued)**

**1. Government-wide Financial Statements**

In the Statement of Net Position, the District's activities are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The District's net position is reported as unrestricted net position.

The focus of the Statement of Net Position and the Statement of Activities is on the sustainability of the District as an entity and the change in the District's net position resulting from the current year's activities.

**2. Fund Financial Statements**

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues and expenditures/expenses. The fund focus is on current available resources and budget compliance.

The District reports only a General Fund. The General Fund is the District's operating fund and accounts for all financial resources of the District.

**C. Measurement Focus, Basis of Accounting and Financial Statement Presentation**

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures or expenses are recognized in the accounts and reported in the financial statements. Financial statement presentation refers to classification of revenues by source and expenses by function.

**1. Long-term Economic Focus and Accrual Basis**

Governmental activities in the government-wide financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

**2. Current Financial Focus and Modified Accrual Basis**

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. "Available" means collectible within the current period or soon enough thereafter (within 60 days) to be used to pay liabilities of the current period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

**Garfield County Federal Mineral Lease District**  
**Notes to the Financial Statements**  
**December 31, 2018**

**I. Summary of Significant Accounting Policies (continued)**

**D. Financial Statement Accounts**

**1. Cash and Cash Equivalents**

Cash and cash equivalents are defined as deposits that can be withdrawn at any time without notice or penalty and investments with maturities of three months or less.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments, and entities such as the District, may invest which include:

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

**2. Use of Estimates**

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**3. Fund Balance**

The District classifies governmental fund balances as follows:

*Non-spendable* - includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual requirements.

*Restricted* – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation.

*Committed* – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority which is the Board of Directors.

*Assigned* – includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. Fund balance may be assigned by the Board of Directors or its management designee.

**Garfield County Federal Mineral Lease District**  
**Notes to the Financial Statements**  
**December 31, 2018**

**I. Summary of Significant Accounting Policies (continued)**

**D. Financial Statement Accounts (continued)**

**3. Fund Balance (continued)**

*Unassigned* - includes residual positive fund balance within the General Fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed or assigned for those specific purposes.

The District uses restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents/contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the District first uses committed, then assigned and lastly unassigned amounts of unrestricted fund balance when expenditures are made. At year end the District only had unassigned balances.

The District does not have a formal minimum fund balance policy. However, the District's budget includes a calculation of a targeted reserve positions and management calculates targets and reports them annually to Board of Directors.

**4. Grants Payable**

The District provides grants to local governments to help alleviate the impact of mineral leasing activity. The District records these grants as payable upon approval of the grant. Grants are paid out upon completion of the project and substantiation of grant expenditures.

**II. Stewardship, Compliance and Accountability**

**A. Budgets and Budgetary Accounting**

In the fall of each year, the District's Board of Directors formally adopts a budget with appropriations by fund for the ensuing year pursuant to the Colorado Local Budget Law. The budget for the governmental funds and the fiduciary fund are adopted on a basis consistent with U.S. generally accepted accounting principles (GAAP).



**Garfield County Federal Mineral Lease District  
Notes to the Financial Statements  
December 31, 2018**

**III. Detailed Notes on All Funds**

**A. Deposits and Investments**

At year end all deposits were held by Alpine Bank and ANB in checking or money market funds. 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. The PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to the aggregate uninsured deposits.

The State Regulatory Commissions 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.

**B. Capital Assets**

The District had the following capital assets:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Disposals</b>	<b>Ending Balance</b>
Capital assets, being depreciated:				
Furniture and equipment	\$ 13,546	\$ 1,450	\$ -	\$ 14,996
<b>Total capital assets being depreciated</b>	<u>13,546</u>	<u>1,450</u>	<u>-</u>	<u>14,996</u>
Less accumulated depreciation for:				
Furniture and equipment	(11,776)	(981)	-	(12,757)
<b>Total accumulated depreciation</b>	<u>(11,776)</u>	<u>(981)</u>	<u>-</u>	<u>(12,757)</u>
<b>Total capital assets, net</b>	<u>\$ 1,770</u>	<u>\$ 469</u>	<u>\$ -</u>	<u>\$ 2,239</u>

**IV. Other Notes**

**A. Lease Agreement**

On January 22, 2013, the District entered into a lease agreement with Alpine Professional Building Partnership for office space. The agreement was amended on February 10, 2016. The amended lease requires monthly payments of \$1,122 and has a term through January 31, 2019. The rent payments are required to increase annually according to the Consumer Price Index provided by the U.S. Department of Labor, Bureau of Labor Statistics. The lease was renewed in 2019.

**B. Risk Management – Special District Association**

The District carried Property and Liability insurance through the Colorado Special Districts Property and Liability Insurance Pool.

**REQUIRED SUPPLEMENTARY INFORMATION**



**Garfield County Federal Mineral Lease District**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**General Fund**  
**For the Year Ended December 31, 2018**

	<b>2018</b>				<b>2017 Actual</b>
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Final Budget Variance Positive (Negative)</b>	
<b>Revenues:</b>					
Federal mineral lease payments	2,500,000	8,741,008	1,925,514	(6,815,494)	1,979,767
Forfeited or retained grants	75,000	300,000	304,406	4,406	97,967
Interest income	15,000	115,375	120,069	4,694	15,358
Other income	-	-	-	-	10
<b>Total Revenues</b>	<b>2,590,000</b>	<b>9,156,383</b>	<b>2,349,989</b>	<b>(6,806,394)</b>	<b>2,093,102</b>
<b>Expenditures:</b>					
Administration:					
Bank fees	40	100	194	(94)	59
Contract services	10,890	11,075	10,280	795	9,205
Facilities and equipment	21,980	20,280	18,812	1,468	16,450
Operations	8,580	15,163	12,976	2,187	11,762
Other expenses	8,860	3,136	3,712	(576)	3,042
Travel and meetings	1,300	4,705	3,840	865	722
Employee expenses	39,130	45,486	44,889	597	35,441
Capital outlay	-	1,450	1,450	-	-
Project expenses	2,210,000	2,500,790	2,500,786	4	2,352,960
<b>Total Expenditures</b>	<b>2,300,780</b>	<b>2,602,185</b>	<b>2,596,939</b>	<b>5,246</b>	<b>2,429,641</b>
<b>(Deficiency) of Revenues Over Expenditures</b>	<b>289,220</b>	<b>6,554,198</b>	<b>(246,950)</b>	<b>(6,801,148)</b>	<b>(336,539)</b>
<b>Fund Balance - Beginning</b>	<b>4,047,432</b>	<b>3,768,207</b>	<b>3,768,207</b>	<b>-</b>	<b>4,104,746</b>
<b>Fund Balance - Ending</b>	<b>4,336,652</b>	<b>10,322,405</b>	<b>3,521,257</b>	<b>(6,801,148)</b>	<b>3,768,207</b>

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