

PINEY CREEK VILLAGE METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
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NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Billy Joe "B.J." Penrod	President	2022/May 2022
VACANT		2022/May 2022
VACANT		2023/May 2022
VACANT		2023/May 2022
VACANT		2023/May 2022
David Solin	Secretary	

DATE: June 18, 2020 (Thursday)

TIME: 9:00 A.M.

PLACE: *Due to Executive Order D 2020 044 Safer at Home issued by Governor Polis on April 26, 2020, and Public Health Order 20-28 implementing the Executive Order, issued by the Colorado Department of Health and Environment (CDPHE) on April 26, 2020, this meeting will be held via teleconferencing and can be joined through the directions below:*

IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE CALL IN TO THE CONFERENCE BRIDGE AT 1-877-250-3814 AND WHEN PROMPTED, DIAL IN THE PASSCODE OF 5592663.

I. ADMINISTRATIVE MATTERS

- A. Approve Agenda, confirm location of the meeting and posting of meeting notices.

- B. Review and approve Minutes of the December 5, 2019 Special Meeting (enclosure).

- C. Discuss cancellation of the May 5, 2020 Election (enclosure).

- D. Discuss Board vacancies. Consider appointment of qualified candidate, Daniel Kumsok Oh, to the Board of Directors. Administer Oath of Director.

- E. Consider appointment of Officers:
 President _____
 Treasurer _____
 Secretary _____
 Assistant Secretary _____

II. FINANCIAL MATTERS

- A. Review and accept the 2019 Audit (enclosure) and authorize execution of the Representations Letter.
-

- B. Review and ratify the approval of the payment of claims as follows (enclosures):

Fund	Period ending Dec. 30, 2019	Period ending Jan. 17, 2020	Period ending Feb. 20, 2020	Period ending March 12, 2020
General	\$ 6,487.97	\$ 1,711.00	\$ 2,174.79	\$ 1,123.37
Debt Service	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total Claims	\$ 6,487.97	\$ 1,711.00	\$ 2,174.79	\$ 1,123.37

Fund	Period ending April 13, 2020	Period ending May 13, 2020
General	\$ 1,907.80	\$ 1,049.64
Debt Service	\$ -0-	\$ -0-
Total Claims	\$ 1,907.80	\$ 1,049.64

- C. Review and accept unaudited financial statements for the period ending March 31, 2020 (enclosure).
-

- D. Ratify appointment of District Accountant to prepare the 2021 Budget and set date for Public Hearing to adopt the 2021 Budget (November 12, 2020 at 9:00 a.m., to be held at the offices of Daniel Kumsok Oh, 8101 E. Belleview Avenue, Suite F, Denver, Colorado).
-

III. LEGAL MATTERS

- A. _____

IV. OTHER MATTERS

A. _____

V. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR
NOVEMBER 12, 2020.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE PINEY CREEK VILLAGE METROPOLITAN DISTRICT HELD DECEMBER 5, 2019

A Special Meeting of the Board of Directors (referred to hereafter as the “Board”) of the Piney Creek Village Metropolitan District (referred to hereafter as the “District”) was convened on Thursday, the 5th day of December, 2019, at 9:00 a.m., at the offices of Daniel Kumsok Oh, 8101 E. Belleview Avenue, Suite F, Denver, Colorado. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Billy Joe “B.J.” Penrod
Daniel Kumsok Oh

Also In Attendance Were:

David Solin; Special District Management Services, Inc.

Paula Williams, Esq.; McGeady Becher P.C.

ADMINISTRATIVE MATTERS

Agenda: Mr. Solin reviewed with the Board a proposed Agenda for the District’s Special Meeting.

Following discussion, upon motion duly made by Director Penrod, seconded by Director Oh, and upon vote, unanimously carried, the Agenda was approved, as presented.

Approval of Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meetings.

Following discussion, upon motion duly made by Director Penrod, seconded by Director Oh, and upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within the District boundaries to conduct this meeting, it was determined to conduct the meeting at the above-stated location. The Board further noted that notice of the date, time and location of the meeting was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within the District boundaries.

RECORD OF PROCEEDINGS

Minutes: The Board reviewed the Minutes of the June 19, 2019 Regular Meeting.

Following discussion, upon motion duly made by Director Oh, seconded by Director Penrod, and upon vote, unanimously carried, the Minutes of the June 19, 2019 Regular Meeting were approved, as presented.

New Legislation Concerning Posting Meeting Notices: Attorney Williams updated the Board on recent legislation that will allow districts to post meeting notices via the District's website and will no longer require physical posting of the meeting notices within the boundaries of the District. The Board authorized Mr. Solin to take steps necessary to establish a website.

Resolution No. 2019-12-01, Resolution Establishing Regular Meeting Dates, Times and Location, Establish District Website and Designating Locations for Posting of 24-Hour Notices: The Board considered Resolution No. 2019-12-01, Resolution Establishing 2020 Regular Meeting Dates, Times and Location, Establish District Website and Designating Locations for Posting of 24-Hour Notices.

Mr. Solin reviewed the business to be conducted in 2020 to meet the statutory compliance requirements. Following discussion, the Board determined to meet on June 18, 2020 and November 12, 2020 at 9:00 a.m. at Offices of Daniel Kumsok Oh, 8101 E. Belleview Ave., #F, Denver, Colorado.

Following review, upon motion duly made by Director Penrod, seconded by Director Oh and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-12-01, Resolution Establishing 2020 Regular Meeting Dates, Times and Location, Establish District Website and Designating Locations for Posting of 24-Hour Notices.

Eligible Governmental Entity ("EGE") Agreement Between the Statewide Internet Portal Authority ("SIPA") and the District: Mr. Solin reviewed with the Board an EGE Agreement between SIPA and the District.

Following discussion, upon motion duly made by Director Penrod, seconded by Director Oh and, upon vote, unanimously carried, the Board approved the EGE Agreement between SIPA and the District.

§32-1-809, C.R.S.: The Board entered into discussion regarding §32-1-809, C.R.S. – Transparency Notice reporting requirements and mode of eligible elector notification.

Following discussion, upon motion duly made by Director Penrod, seconded by Director Oh and, upon vote, unanimously carried, the Board determined to post the required information to the SDA website and the District Website (once established).

RECORD OF PROCEEDINGS

McGeady Becher P.C. Document Retention Policy: Attorney Williams reviewed with the Board the update to the McGeady Becher P.C. District Document Retention Policy.

Following discussion, the Board acknowledged the update and directed a copy of the approved McGeady Becher P.C. Document Retention Policy be attached hereto and incorporated herein by this reference.

FINANCIAL MATTERS

Claims: The Board considered ratifying the approval of the payment of claims for the periods ending as follows:

Fund	Period ending June 14, 2019	Period ending July 16, 2019	Period ending Aug. 22, 2019	Period ending Sept. 16 2019
General	\$ 1,165.60	\$ 6,604.70	\$ 2,366.85	\$ 730.84
Debt Service	\$ 2,500.00	\$ -0-	\$ -0-	\$ -0-
Total Claims	\$ 3,665.60	\$ 6,604.70	\$ 2,366.85	\$ 730.84

Fund	Period ending Oct. 21, 2019	Period ending Nov. 18, 2019
General	\$ 2,034.95	\$ 1,411.850
Debt Service	\$ -0-	\$ -0-
Total Claims	\$ 2,034.95	\$ 1,411.85

Following discussion, upon motion duly made by Director Penrod, seconded by Director Oh, and upon vote, unanimously carried, the board ratified approval of the payment of claims, as presented.

Financial Statements: Mr. Solin reviewed with the Board the unaudited financial statements of the District setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending September 30, 2019.

Following discussion, upon motion duly made by Director Penrod, seconded by Director Oh, and upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending September 30, 2019, as presented.

2019 Audit: The Board entered into discussion regarding the engagement of Simmons & Wheeler, P.C. to perform the 2019 Audit.

Following discussion, upon motion duly made by Director Penrod, seconded by Director Oh and, upon vote, unanimously carried, the Board approved the engagement of Simmons & Wheeler, P.C. to perform the 2019 Audit, for an amount not to exceed \$4,000.

2019 Budget Amendment Hearing: The President opened the public hearing to consider the Resolution to Amend the 2019 Budget and discuss related issues.

RECORD OF PROCEEDINGS

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2019 Budget and the date, time and location of the Public Hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this Public Hearing. No public comments were received and the Public Hearing was closed.

Following discussion, upon motion duly made by Director Penrod, seconded by Director Oh and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-12-02; Resolution to Amend the 2019 Budget. A copy of the Resolution is attached hereto and incorporated herein by this reference.

2020 Budget Hearing: The President opened the Public Hearing to consider the proposed 2020 Budget and to discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2020 Budget and the date, time and location of the Public Hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this Public Hearing. No public comments were received and the Public Hearing was closed.

Mr. Solin reviewed the estimated 2019 expenditures and the proposed 2020 expenditures.

Following discussion, the Board considered adoption of Resolution No. 2019-12-03; Resolution to Adopt the 2020 Budget and Appropriate Sums of Money, and Resolution No. 2019-12-04; Resolution to Set Mill Levies (for the General Fund at 3.340 mills, the Debt Service Fund at 37.852 mills, for a total mill levy of 41.192 mills). Upon motion duly made by Director Penrod, seconded by Director Oh and, upon vote, unanimously carried, the Resolutions were adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2019. Mr. Solin was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Arapahoe County not later than December 15, 2019. Mr. Solin was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2020. Copies of the adopted Resolutions are attached hereto and incorporated herein by this reference.

DLG-70 Mill Levy Certification Form: The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

Following discussion, upon motion duly made by Director Penrod, seconded by Director Oh and, upon vote, unanimously carried, the Board authorized the District

RECORD OF PROCEEDINGS

Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

Preparation of the 2021 Budget: The Board discussed the preparation of the 2021 Budget.

Following discussion, upon motion duly made by Director Penrod, seconded by Director Oh and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2021 Budget and the date for the public hearing was set for November 12, 2020.

LEGAL MATTERS

May 5, 2020 Regular Election for Directors: The Board entered into discussion regarding Resolution No. 2019-12-05; Resolution Calling a Regular Election for Directors on May 5, 2020, appointing the Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election.

Following discussion, upon motion duly made by Director Penrod, seconded by Director Oh and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-12-05; Resolution Calling a Regular Election for Directors on May 5, 2020, appointing the DEO and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. A copy of the Resolution is attached hereto and incorporated herein by this reference.

OTHER MATTERS

There was no other business at this time.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Penrod, seconded by Director Oh and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

NOTICE OF CANCELLATION
and
CERTIFIED STATEMENT OF RESULTS
§1-13.5-513(6), 32-1-104, 1-11-103(3) C.R.S.

NOTICE IS HEREBY GIVEN by the Piney Creek Village Metropolitan District, Arapahoe County, Colorado, that at the close of business on the sixty-third day before the election, there were not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates; therefore, the election to be held on May 5, 2020 is hereby canceled pursuant to section 1-13.5-513(6) C.R.S.

The following candidates are declared elected for the following terms of office:

<u>Name</u>	<u>Term</u>
Vacant	Second Regular Election, May 2023
Vacant	Second Regular Election, May 2023
Vacant	Second Regular Election, May 2023
Vacant	Next Regular Election, May 2022

/s/ David Solin
(Designated Election Official)

Contact Person for the District:	David Solin
Telephone Number of the District:	303-987-0835
Address of the District:	141 Union Boulevard, Suite 150, Lakewood, CO 80228
District Facsimile Number:	303-987-2032
District Email:	dsolin@sdmsi.com

DRAFT 5/1/2020

**PINEY CREEK VILLAGE
METROPOLITAN DISTRICT**

Financial Statements

Year Ended December 31, 2019

with

Independent Auditors' Report

DRAFT 5/1/2020

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PINEY CREEK VILLAGE METROPOLITAN DISTRICT

BALANCE SHEET/STATEMENT OF NET POSITION GOVERNMENTAL FUNDS December 31, 2019

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS					
Cash and investments	\$ 46,845	\$ -	\$ 46,845	\$ -	\$ 46,845
Cash and investments - restricted	1,110	135,956	137,066	-	137,066
Receivable - County Treasurer	210	2,283	2,493	-	2,493
Property taxes receivable	34,200	387,583	421,783	-	421,783
Prepaid expenses	<u>400</u>	<u>-</u>	<u>400</u>	<u>-</u>	<u>400</u>
Total Assets	<u>82,765</u>	<u>525,822</u>	<u>608,587</u>	<u>-</u>	<u>608,587</u>
DEFERRED OUTFLOWS OF RESOURCES					
Deferred loss on refunding	<u>-</u>	<u>-</u>	<u>-</u>	<u>101,094</u>	<u>101,094</u>
Total Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>101,094</u>	<u>101,094</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 82,765</u>	<u>\$ 525,822</u>	<u>\$ 608,587</u>		
LIABILITIES					
Accounts payable	\$ 5,981	\$ -	\$ 5,981	-	5,981
Accrued interest on bonds	-	-	-	11,716	11,716
Long-term liabilities:					
Due within one year	-	-	-	200,000	200,000
Due in more than one year	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,960,000</u>	<u>4,960,000</u>
Total Liabilities	<u>5,981</u>	<u>-</u>	<u>5,981</u>	<u>5,171,716</u>	<u>5,177,697</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred property taxes	<u>34,200</u>	<u>387,583</u>	<u>421,783</u>	<u>-</u>	<u>421,783</u>
Total Deferred Inflows of Resources	<u>34,200</u>	<u>387,583</u>	<u>421,783</u>	<u>-</u>	<u>421,783</u>
FUND BALANCES/NET POSITION					
Fund Balances:					
Nonspendable:					
Prepays	400	-	400	(400)	-
Restricted:					
Emergencies	1,110	-	1,110	(1,110)	-
Debt service	-	138,239	138,239	(138,239)	-
Unassigned	<u>41,074</u>	<u>-</u>	<u>41,074</u>	<u>(41,074)</u>	<u>-</u>
Total Fund Balances	<u>42,584</u>	<u>138,239</u>	<u>180,823</u>	<u>(180,823)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 82,765</u>	<u>\$ 525,822</u>	<u>\$ 608,587</u>		
Net Position:					
Restricted for:					
Emergencies				1,110	1,110
Debt service				126,523	126,523
Unrestricted				<u>(5,017,432)</u>	<u>(5,017,432)</u>
Total Net Position				<u>\$ (4,889,799)</u>	<u>\$ (4,889,799)</u>

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

DRAFT 5/1/2020

PINEY CREEK VILLAGE METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES GOVERNMENTAL FUNDS

For the Year Ended December 31, 2019

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES					
General expenses:					
Accounting	\$ 7,406	\$ -	\$ 7,406	\$ -	\$ 7,406
Audit	3,970	-	3,970	-	3,970
Directors fees	600	-	600	-	600
Election expense	28	-	28	-	28
Insurance	3,678	-	3,678	-	3,678
Legal	4,731	-	4,731	-	4,731
Management fees	6,599	-	6,599	-	6,599
Miscellaneous expenses	2,054	-	2,054	-	2,054
Payroll taxes	15	-	15	-	15
SDA	298	-	298	-	298
Treasurer's fees	482	5,466	5,948	-	5,948
Debt Service:					
Loan principal	-	195,000	195,000	(195,000)	-
Loan interest expense	-	145,109	145,109	17,697	162,806
Paying agent fees	-	2,500	2,500	-	2,500
	<u>29,861</u>	<u>348,075</u>	<u>377,936</u>	<u>(177,303)</u>	<u>200,633</u>
GENERAL REVENUES					
Property taxes	32,114	363,990	396,104	-	396,104
Specific ownership taxes	2,518	28,436	30,954	-	30,954
Interest income	1,044	6,459	7,503	-	7,503
	<u>35,676</u>	<u>398,885</u>	<u>434,561</u>	<u>-</u>	<u>434,561</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES					
	5,815	50,810	56,625	177,303	233,928
NET CHANGES IN FUND BALANCES					
	5,815	50,810	56,625	(56,625)	
CHANGE IN NET POSITION					
				233,928	233,928
FUND BALANCES/NET POSITION:					
BEGINNING OF YEAR	<u>36,769</u>	<u>87,429</u>	<u>124,198</u>	<u>(5,247,925)</u>	<u>(5,123,727)</u>
END OF YEAR	<u>\$ 42,584</u>	<u>\$ 138,239</u>	<u>\$ 180,823</u>	<u>\$ (5,070,622)</u>	<u>\$ (4,889,799)</u>

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

DRAFT 5/1/2020

PINEY CREEK VILLAGE METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND

For the Year Ended December 31, 2019

	Original and <u>Final Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES			
Property taxes	\$ 32,114	\$ 32,114	\$ -
Specific ownership taxes	1,927	2,518	591
Interest income	<u>800</u>	<u>1,044</u>	<u>244</u>
Total Revenues	<u>34,841</u>	<u>35,676</u>	<u>835</u>
EXPENDITURES			
Accounting	9,900	7,406	2,494
Audit	5,000	3,970	1,030
Directors fees	600	600	-
Election expense	-	28	(28)
Insurance	3,750	3,678	72
Legal	6,150	4,731	1,419
Management fees	8,000	6,599	1,401
Miscellaneous expenses	1,000	2,054	(1,054)
Payroll taxes	46	15	31
SDA	400	298	102
Treasurer's fees	482	482	-
Contingency	12,000	-	12,000
Emergency reserve	<u>1,045</u>	<u>-</u>	<u>1,045</u>
Total Expenditures	<u>48,373</u>	<u>29,861</u>	<u>18,512</u>
NET CHANGE IN FUND BALANCE	(13,532)	5,815	19,347
FUND BALANCE:			
BEGINNING OF YEAR	<u>29,395</u>	<u>36,769</u>	<u>7,374</u>
END OF YEAR	<u>\$ 15,863</u>	<u>\$ 42,584</u>	<u>\$ 26,721</u>

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

PINEY CREEK VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2019

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Piney Creek Village Metropolitan District, (“the District”), located in Arapahoe County, Colorado (“the County”); conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. 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 was organized on June 18, 2001, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established to finance and construct certain improvements that benefit the citizens of the District. The District's primary revenues are property taxes. 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 organization. The District has no component units as defined by the GASB.

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

PINEY CREEK VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2019

Note 1: Summary of Significant Accounting Policies (continued)

Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. 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. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

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*.

Major individual governmental 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 the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

DRAFT 5/1/2020

PINEY CREEK VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2019

Note 1: Summary of Significant Accounting Policies (continued)

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

Debt Service Fund - The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the State 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 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. The appropriation is at the total fund expenditures level and lapses at year end.

During December 2019, the District amended its total appropriations in the Debt Service Fund from \$347,967 to \$350,000 primarily due to higher paying agent fees.

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, 2019, 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.

PINEY CREEK VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2019

Note 1: Summary of Significant Accounting Policies (continued)

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a minimum number of bank accounts. 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.

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. As of December 31, 2019, the District 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 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.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 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 donation.

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PINEY CREEK VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2019

Note 1: Summary of Significant Accounting Policies (continued)

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. No depreciation expense was recognized during 2019.

All assets were transferred to Arapahoe County and East Cherry Creek Valley Water and Sanitation District as of December 2003.

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year.

The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April 30 or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or 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 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 \$421,783 for 2019. Since these taxes are not normally available to the District until 2020, they are classified as deferred income until 2020.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

DRAFT 5/1/2020

PINEY CREEK VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2019

Note 1: Summary of Significant Accounting Policies (continued)

Loss on Refunding,

The Loss on Refunding from the 2015 Loan is being amortized over the term of the refunding loan using the straight line method. Accumulated amortization on the loss on refunding amounted to \$84,499 at December 31, 2019.

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:

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

The nonspendable fund balance in the General Fund in the amount of \$400 represents prepaid expenditures.

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 General 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 \$1,110 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$138,239 is restricted for the payment of the debt service costs associated with the 2015 Loan (see Note 4).

Assigned Fund Balance

Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

PINEY CREEK VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2019

Note 1: Summary of Significant Accounting Policies (continued)

Committed Fund Balance

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

Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all other funds can report negative amounts.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive classification first when more than one is available.

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.

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PINEY CREEK VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2019

Note 2: Cash and Investments

As of December 31, 2019, cash and investments are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and investments	\$ 46,845
Cash and investments - Restricted	<u>137,066</u>
Total	\$ <u>183,911</u>

Cash and investments as of December 31, 2019, consist of the following:

Deposits with financial institutions	\$ 9,967
Investments – COLOTRUST	<u>173,944</u>
	\$ <u>183,911</u>

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 deposits 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:

Investment Valuation

Certain investments are measured at fair value 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. The District’s investment is not required to be categorized within the fair value hierarchy. This investment’s value is calculated using the net asset value method (NAV) per share.

PINEY CREEK VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2019

Note 2: Cash and Investments (continued)

Credit Risk

The District investment policy requires that the District follow state statutes regarding investments. Colorado statutes specify the 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 market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

None of the District's investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

As of December 31, 2019, the District had the following investments:

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST" or the "Trust") is rated AAAM by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. The trust operates 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 Trust. Substantially all securities owned by the Trust 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, 2019, the District had \$173,944 invested in COLOTRUST.

Note 3: Capital Assets

The District has previously completed and transferred all capital assets to Arapahoe County and East Cherry Creek Valley Water and Sanitation District.

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PINEY CREEK VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2019

Note 4: Long Term Debt

The following is an analysis of changes in long-term debt for the period ending December 31, 2019:

	<u>Balance</u> <u>12-31-18</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance</u> <u>12-31-19</u>	<u>Current</u> <u>Portion</u>
Refunding Loan - Series 2015	\$ 5,355,000	\$ -	\$ 195,000	\$ 5,160,000	\$ 200,000
Total Long term Debt	<u>\$ 5,355,000</u>	<u>\$ -</u>	<u>\$ 195,000</u>	<u>\$ 5,160,000</u>	<u>\$ 200,000</u>

A description of the long-term obligations as of December 31, 2019, is as follows:

2015 Loan Agreement and Note (\$6,085,000)

On May 5, 2015, the District and U.S. Bank National Association (the “Bank”) entered into a Loan Agreement pursuant to which the Bank loaned the District \$6,085,000 (“2015 Loan”) for the purpose of refunding the District’s \$6,600,000 General Obligation Limited Tax Convertible to Unlimited Tax Bonds, Series 2005 (“2005 Bonds”). The 2015 Loan was obtained to provide \$6,400,261 in order to refund the outstanding balance of the 2005 Bonds of \$6,070,000. The District executed a Promissory Note evidencing the 2015 Loan in the total amount of \$6,085,000.

The 2015 Loan matures on August 1, 2025 and bears interest at a fixed rate of 2.68%. Principal payments on the Loan are due on each December 1, commencing on December 1, 2015, and interest payments are due on each June 1 and December 1, commencing December 1, 2015. On any date on or after May 5, 2022, the District may, at its option, prepay all or any part of the principal of the Loan plus accrued without any prepayment penalty.

The 2015 Loan is payable from and secured by the Pledged Revenue, which consists of the Required Mill Levy (described below), the portion of the Specific Ownership Taxes (as defined in the Loan Agreement) allocable to the amount of the Required Mill Levy, and any other legally available moneys which the Board of Directors of the District determines in its sole discretion to apply as Pledged Revenue. Subject to the limitations of the District’s electoral authorization, and as further described in Loan Agreement, the Required Mill Levy means (a) prior to the Maturity Date, an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient, when combined with moneys held in the Loan Payment Fund (as defined in the Loan Agreement), to pay the Estimated Debt Requirements (as defined in the Loan Agreement), but not in excess of 99.00 mills less the amount of the Operations Mill Levy (as defined in the Loan Agreement), and (b) for any debt service tax levy occurring on or after the Maturity Date, an ad valorem mill levy imposed upon all taxable property of the District each year in the amount of 61.181 mills as adjusted by the Gallagher amendment.

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PINEY CREEK VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2019

Note 4: Long-Term Debt (continued)

As a result of the issuance of the 2015 Loan, the 2005 Bonds are considered to be defeased and the liabilities have been removed from the governmental activities column of the statement of net position. The reacquisition price of the old debt exceeded the net carrying amount by \$185,593. This amount is recorded as a deferred outflow and is being amortized over the life of the 2015 Loan. The refunding resulted in an economic gain of approximately \$1,422,345 due to the average interest rate of the Series 2015 Loan being lower than the refunded bonds.

The following is a summary of the annual long-term debt principal and interest requirements as of December 31, 2019:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 200,000	\$ 140,593	\$ 340,593
2021	205,000	134,774	339,774
2022	210,000	129,204	339,204
2023	215,000	123,498	338,498
2024	225,000	117,978	342,978
2025	4,105,000	74,259	4,179,259
	<u>\$ 5,160,000</u>	<u>\$ 720,306</u>	<u>\$ 5,880,306</u>

Note 5: Debt Authorization

As of December 31, 2019, the District had \$12,315,000 of authorized but unissued debt for providing public improvements. 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 District's service area. The District did not budget to issue any debt in 2020.

Note 6: Service Plan

In December 2014, the District petitioned the City of Centennial (the "City") for acceptance as approving authority over the District which is located entirely within the boundaries of the City and for approval of an amendment to the District's Service Plan, to remove the Limited Mill Levy cap as defined in the District's Service Plan. Upon approval of both petitions by the City Council on February 17, 2015, all authority that had been vested with Arapahoe County was transferred to the City. The First Amendment to the Service Plan of the District was approved, removing the Limited Mill Levy cap with the objective to lower the District's overall mill levy in the long-term by refinancing its existing bonds and lowering the annual interest rate on its indebtedness. These goals can be met by pledging an unlimited mill levy for bond repayment.

PINEY CREEK VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2019

Note 7: 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.

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 6, 2001 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 8: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., C.R.S., 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.

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PINEY CREEK VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2019

Note 9: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The *Governmental Funds Balance Sheet/Statement of Net Position* includes an adjustments column. The adjustments have the following elements:

- 1) long-term liabilities such as bonds payable and accrued bond interest payable are not due and payable in the current period and, therefore, are not in the funds.

The *Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities* includes an adjustments column. The adjustments have the following elements:

- 1) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities; and
- 2) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

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SUPPLEMENTAL INFORMATION

DRAFT 5/1/2020

PINEY CREEK VILLAGE METROPOLITAN DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - DEBT SERVICE FUND

For the Year Ended December 31, 2019

	Original <u>Budget</u>	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
REVENUES				
Property taxes	\$ 363,990	\$ 363,990	\$ 363,990	\$ -
Specific ownership taxes	21,840	21,840	28,436	6,596
Interest income	<u>2,000</u>	<u>2,000</u>	<u>6,459</u>	<u>4,459</u>
Total Revenues	<u>387,830</u>	<u>387,830</u>	<u>398,885</u>	<u>11,055</u>
EXPENDITURES				
Loan principal	195,000	195,000	195,000	-
Loan interest expense	145,507	147,000	145,109	1,891
Paying agent fees	2,000	2,500	2,500	-
Treasurer's fees	<u>5,460</u>	<u>5,500</u>	<u>5,466</u>	<u>34</u>
Total Expenditures	<u>347,967</u>	<u>350,000</u>	<u>348,075</u>	<u>1,925</u>
NET CHANGE IN FUND BALANCE	39,863	37,830	50,810	12,980
FUND BALANCE:				
BEGINNING OF YEAR	<u>82,395</u>	<u>82,395</u>	<u>87,429</u>	<u>5,034</u>
END OF YEAR	<u>\$ 122,258</u>	<u>\$ 120,225</u>	<u>\$ 138,239</u>	<u>\$ 18,014</u>

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

DRAFT 5/1/2020

PINEY CREEK VILLAGE METROPOLITAN DISTRICT

SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED

December 31, 2019

<u>Year Ended December 31,</u>	<u>Year Property Tax Levy</u>	<u>Mills Levied</u>		<u>Total Property Tax</u>		<u>Percent Collected to Levied</u>
		<u>General Fund</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
2003	\$ 1,894,570	37.000	0.000	\$ 70,099	\$ 69,664	99.38%
2004	\$ 3,359,730	37.000	0.000	\$ 124,310	\$ 120,475	96.91%
2005	\$ 4,384,570	42.550	0.000	\$ 186,563	\$ 186,563	100.00%
2006	\$ 5,643,470	2.550	40.000	\$ 240,130	\$ 240,130	100.00%
2007	\$ 8,491,620	2.550	40.000	\$ 361,318	\$ 361,319	100.00%
2008	\$ 10,377,960	2.550	40.000	\$ 441,582	\$ 441,265	99.93%
2009	\$ 10,352,350	2.550	40.000	\$ 440,492	\$ 440,286	99.95%
2010	\$ 8,427,110	4.000	40.000	\$ 370,793	\$ 369,392	99.62%
2011	\$ 8,405,700	4.000	40.000	\$ 369,851	\$ 369,851	100.00%
2012	\$ 7,659,960	4.500	48.000	\$ 402,148	\$ 402,148	100.00%
2013	\$ 7,694,120	4.500	55.000	\$ 457,800	\$ 457,800	100.00%
2014	\$ 8,322,670	5.500	54.000	\$ 495,199	\$ 494,151	99.79%
2015	\$ 8,330,099	5.500	54.000	\$ 495,641	\$ 495,641	100.00%
2016	\$ 9,331,398	3.000	34.000	\$ 345,262	\$ 345,264	100.00%
2017	\$ 9,345,357	3.011	34.000	\$ 345,881	\$ 345,881	100.00%
2018	\$ 9,686,971	3.313	37.550	\$ 395,839	\$ 395,839	100.00%
2019	\$ 9,693,469	3.313	37.550	\$ 396,104	\$ 396,104	100.00%
Estimated for year ending December 31, 2020	\$ 10,239,422	3.340	37.852	\$ 421,783		

NOTE

Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1961						
12/30/2019	Colorado Special Districts P&L	POL-0001740	Prepaid Insurance	1-142	2,585.00	2,585.00
Total 1961:						2,585.00
1962						
12/30/2019	McGeady Becher P.C.	607W 11/30	Legal	1-675	780.00	780.00
Total 1962:						780.00
1963						
12/30/2019	Special Dist Mgmt Services, Inc	61499	District Management	1-614	1,443.00	1,443.00
12/30/2019	Special Dist Mgmt Services, Inc	61499	Accounting	1-612	644.00	644.00
12/30/2019	Special Dist Mgmt Services, Inc	61499	Miscellaneous Expense	1-690	122.57	122.57
12/30/2019	Special Dist Mgmt Services, Inc	61499	Audit	1-615	14.00	14.00
Total 1963:						2,223.57
1964						
12/30/2019	Special District Association	24951	Miscellaneous Expense	1-690	35.00	35.00
Total 1964:						35.00
1965						
12/30/2019	T Charles Wilson Insurance	7887	Prepaid Insurance	1-142	495.00	495.00
Total 1965:						495.00
Grand Totals:						6,118.57

<u>Check Issue Date</u>	<u>Check Number</u>	<u>Payee</u>	<u>Amount</u>
01/09/2020	9053	Oh, Daniel K	184.70
01/09/2020	9054	Penrod, Billy Joe	184.70
Grand Totals:			
	<u>2</u>		<u>369.40</u>

**Piney Creek Village Metropolitan District
January-20**

	<u>General</u>	<u>Enterprise</u>	<u>Debt</u>	<u>Totals</u>
Disbursements	\$ 6,118.57		\$ -	\$ 6,118.57
Payroll	\$ 369.40			\$ 369.40
Payroll Taxes	-	\$ -	-	\$ -
Total Disbursements from Checking Acct	\$6,487.97	\$0.00	\$0.00	\$6,487.97

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1966						
01/17/2020	Special Dist Mgmt Services, Inc	63289	Miscellaneous Expense	1-690	68.30	68.30
01/17/2020	Special Dist Mgmt Services, Inc	63289	Election Expense	1-635	28.00	28.00
01/17/2020	Special Dist Mgmt Services, Inc	63289	Accounting	1-612	322.00	322.00
01/17/2020	Special Dist Mgmt Services, Inc	63289	District Management	1-614	1,080.00	1,080.00
01/17/2020	Special Dist Mgmt Services, Inc	63289	Audit	1-615	28.00	28.00
Total 1966:						1,526.30
Grand Totals:						1,526.30

<u>Check Issue Date</u>	<u>Check Number</u>	<u>Payee</u>	<u>Amount</u>
01/17/2020	9055	Oh, Daniel K	92.35
01/17/2020	9056	Penrod, Billy Joe	92.35
Grand Totals:			
	<u>2</u>		<u>184.70</u>

Piney Creek Village Metropolitan District
January-20

	<u>General</u>	<u>Enterprise</u>	<u>Debt</u>	<u>Totals</u>
Disbursements	\$ 1,526.30		\$ -	\$ 1,526.30
Payroll	\$ 184.70			\$ 184.70
Payroll Taxes	-	\$ -	-	\$ -
Total Disbursements from Checking Acct	\$1,711.00	\$0.00	\$0.00	\$1,711.00

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1967						
02/20/2020	McGeady Becher P.C.	607W 12/19	Legal	1-675	770.00	770.00
Total 1967:						770.00
1968						
02/20/2020	Special Dist Mgmt Services, Inc	65459	District Management	1-614	336.00	336.00
02/20/2020	Special Dist Mgmt Services, Inc	65459	Accounting	1-612	868.00	868.00
02/20/2020	Special Dist Mgmt Services, Inc	65459	Election Expense	1-635	112.00	112.00
02/20/2020	Special Dist Mgmt Services, Inc	65459	Miscellaneous Expense	1-690	74.79	74.79
02/20/2020	Special Dist Mgmt Services, Inc	65459	Audit	1-615	14.00	14.00
Total 1968:						1,404.79
Grand Totals:						2,174.79

Piney Creek Village Metropolitan District
February-20

	General	Enterprise	Debt	Totals
Disbursements	\$ 2,174.79		\$ -	\$ 2,174.79
Payroll				\$ -
Payroll Taxes	-	\$ -	-	\$ -
Total Disbursements from Checking Acct	\$2,174.79	\$0.00	\$0.00	\$2,174.79

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1969						
03/12/2020	McGeady Becher P.C.	607W 1/20	Legal	1-675	355.00	355.00
Total 1969:						355.00
1970						
03/12/2020	Special Dist Mgmt Services, Inc	66951	District Management	1-614	70.00	70.00
03/12/2020	Special Dist Mgmt Services, Inc	66951	Accounting	1-612	266.00	266.00
03/12/2020	Special Dist Mgmt Services, Inc	66951	Miscellaneous Expense	1-690	20.10	20.10
03/12/2020	Special Dist Mgmt Services, Inc	66951	Election Expense	1-635	84.00	84.00
03/12/2020	Special Dist Mgmt Services, Inc	66951	Audit	1-615	28.00	28.00
Total 1970:						468.10
1971						
03/12/2020	Special District Association	SDA 2020	SDA	1-685	300.27	300.27
Total 1971:						300.27
Grand Totals:						1,123.37

Piney Creek Village Metropolitan District
March-20

	<u>General</u>	<u>Enterprise</u>	<u>Debt</u>	<u>Totals</u>
Disbursements	\$ 1,123.37		\$ -	\$ 1,123.37
Payroll				\$ -
Payroll Taxes	- \$	-	-	\$ -
Total Disbursements from Checking Acct	\$1,123.37	\$0.00	\$0.00	\$1,123.37

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1972						
04/13/2020	Special Dist Mgmt Services, Inc	68443	District Management	1-614	434.00	434.00
04/13/2020	Special Dist Mgmt Services, Inc	68443	Miscellaneous Expense	1-690	17.80	17.80
04/13/2020	Special Dist Mgmt Services, Inc	68443	Election Expense	1-635	84.00	84.00
04/13/2020	Special Dist Mgmt Services, Inc	68443	Accounting	1-612	742.00	742.00
04/13/2020	Special Dist Mgmt Services, Inc	68443	Audit	1-615	630.00	630.00
Total 1972:						1,907.80
Grand Totals:						1,907.80

**Piney Creek Village Metropolitan District
April-20**

	<u>General</u>	<u>Enterprise</u>	<u>Debt</u>	<u>Totals</u>
Disbursements	\$ 1,907.80		\$ -	\$ 1,907.80
Payroll				\$ -
Payroll Taxes	-	\$ -	-	\$ -
Total Disbursements from Checking Acct	\$1,907.80	\$0.00	\$0.00	\$1,907.80

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1973						
05/13/2020	McGeady Becher P.C.	607W 3/30	Legal	1-675	319.00	319.00
Total 1973:						319.00
1974						
05/13/2020	Special Dist Mgmt Services, Inc	69808	District Management	1-614	238.00	238.00
05/13/2020	Special Dist Mgmt Services, Inc	69808	Accounting	1-612	294.00	294.00
05/13/2020	Special Dist Mgmt Services, Inc	69808	Election Expense	1-635	140.00	140.00
05/13/2020	Special Dist Mgmt Services, Inc	69808	Miscellaneous Expense	1-690	13.80	13.80
Total 1974:						685.80
1975						
05/13/2020	The Villager Legals	9667	Election Expense	1-635	44.84	44.84
Total 1975:						44.84
Grand Totals:						1,049.64

Piney Creek Village Metropolitan District
May-20

	<u>General</u>	<u>Enterprise</u>	<u>Debt</u>	<u>Totals</u>
Disbursements	\$ 1,049.64		\$ -	\$ 1,049.64
Payroll				\$ -
Payroll Taxes	-	\$ -	-	\$ -
Total Disbursements from Checking Acct	\$1,049.64	\$0.00	\$0.00	\$1,049.64

PINEY CREEK VILLAGE METROPOLITAN DISTRICT

Schedule of Cash Position

March 31, 2020

	<u>Rate</u>	<u>Operating</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Checking:					
Cash in Bank - FirstBank		\$ 4,844.37	\$ (1,014.67)	\$ -	\$ 3,829.70
Investments:					
Cash in Bank-ColoTrust	1.46%	\$ 46,165.06	\$ 301,041.32	\$ -	\$ 347,206.38
TOTAL FUNDS:		<u>\$ 51,009</u>	<u>\$ 300,027</u>	<u>\$ -</u>	<u>\$ 351,036</u>

2020 Mill Levy Information

Certified General Fund Mill Levy	3.340
Certified Debt Service Fund Mill Levy	<u>37.852</u>
Total Certified Mill Levy	<u>41.192</u>

Board of Directors

Billy Joe Penrod
 Daniel Kumsok Oh
 Vacant
 Vacant
 Vacant

*Authorized signer on Checking Account

PINEY CREEK VILLAGE METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

March 31, 2020

PINEY CREEK VILLAGE METROPOLITAN DISTRICT
 COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
 March 31, 2020

	GENERAL	DEBT SERVICE	LONG-TERM DEBT	TOTAL MEMO ONLY
Assets				
Cash in Bank - FirstBank	\$ 4,844	\$ (1,015)	\$ -	\$ 3,830
Cash in Bank-ColoTrust	46,165	301,041	-	347,206
Property Taxes Receivable	20,202	228,945	-	249,146
Total Current Assets	<u>71,211.30</u>	<u>528,971.26</u>	<u>-</u>	<u>600,182.56</u>
Other Debits				
Amount in Debt Service Fund	-	-	300,027	300,027
Amount to be Provided for Debt	-	-	5,054,973	5,054,973
Total Other Debits	<u>-</u>	<u>-</u>	<u>5,355,000.00</u>	<u>5,355,000.00</u>
Total Assets	<u>\$ 71,211</u>	<u>\$ 528,971</u>	<u>\$ 5,355,000</u>	<u>\$ 5,955,183</u>
Liabilities				
Payroll Taxes Payable	\$ 61	\$ -	\$ -	\$ 61
Loan Payable	-	-	5,355,000	5,355,000
Total Liabilities	<u>61</u>	<u>-</u>	<u>5,355,000</u>	<u>5,355,061</u>
Deferred Inflows of Resources				
Deferred Property Taxes	20,202	228,945	-	249,146.48
Total Deferred Inflows of Resources	<u>20,201.87</u>	<u>228,944.61</u>	<u>-</u>	<u>249,146.48</u>
Fund Balance	42,984	138,339	-	181,323
Current Year Earnings	7,964	161,688	-	169,652
Total Fund Balances	<u>50,948</u>	<u>300,027</u>	<u>-</u>	<u>350,975</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u>\$ 71,211</u>	<u>\$ 528,971</u>	<u>\$ 5,355,000</u>	<u>\$ 5,955,183</u>

PINEY CREEK VILLAGE METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
General Fund
For the 3 Months Ending,
March 31, 2020

<u>Account Description</u>	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Property Taxes	\$ 13,998	\$ 13,998	\$ 34,200	\$ (20,202)	40.9%
Specific Ownership Tax	416	416	2,000	(1,584)	20.8%
Interest Income	177	177	800	(623)	22.1%
Total Revenues	<u>14,592</u>	<u>14,592</u>	<u>37,000</u>	<u>(22,408)</u>	<u>39.4%</u>
Expenditures					
Accounting	1,134	1,134	9,900	8,766	11.5%
District Management	406	406	8,000	7,594	5.1%
Audit	42	42	5,000	4,958	0.8%
Director's Fees	369	369	600	231	61.6%
Insurance and Bonds	3,480	3,480	4,000	520	87.0%
Legal	355	355	6,150	5,795	5.8%
SDA	300	300	400	100	75.1%
Miscellaneous Expense	135	135	1,000	865	13.5%
Payroll Taxes	-	-	46	46	0.0%
Treasurer's Fees	210	210	513	303	40.9%
Emergency Reserves	-	-	1,110	1,110	0.0%
Contingency	-	-	12,000	12,000	0.0%
Total Expenditures	<u>6,628</u>	<u>6,628</u>	<u>50,219</u>	<u>43,591</u>	<u>13.2%</u>
Excess (Deficiency) of Revenues Over Expenditures	7,964	7,964	(13,219)	21,183	
Beginning Fund Balance	42,984	42,984	37,141	5,843	
Ending Fund Balance	<u>\$ 50,948</u>	<u>\$ 50,948</u>	<u>\$ 23,922</u>	<u>\$ 27,026</u>	

PINEY CREEK VILLAGE METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Debt Service Fund
For the 3 Months Ending,
March 31, 2020

<u>Account Description</u>	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Property Taxes	\$ 158,638	\$ 158,638	\$ 387,583	\$ (228,945)	40.9%
Specific Ownership Taxes	4,718	4,718	23,255	(18,537)	20.3%
Interest Income	711	711	2,000	(1,289)	35.6%
Total Revenues	<u>164,067</u>	<u>164,067</u>	<u>412,838</u>	<u>(248,771)</u>	<u>39.7%</u>
Expenditures					
Loan Principal	-	-	200,000	200,000	0.0%
Loan Interest	-	-	140,593	140,593	0.0%
Paying Agent Fees	-	-	2,500	2,500	0.0%
Treasurer's Fees	2,380	2,380	5,814	3,434	40.9%
Total Expenditures	<u>2,380</u>	<u>2,380</u>	<u>348,907</u>	<u>346,527</u>	<u>0.7%</u>
Excess (Deficiency) of Revenues Over Expenditures	161,688	161,688	63,931	97,757	
Beginning Fund Balance	138,339	138,339	129,045	9,294	
Ending Fund Balance	<u>\$ 300,027</u>	<u>\$ 300,027</u>	<u>\$ 192,976</u>	<u>\$ 107,051</u>	