

**PARK MEADOWS METROPOLITAN  
DISTRICT  
Douglas County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2019**


**PARK MEADOWS METROPOLITAN DISTRICT  
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## Independent Auditor's Report

To the Board of Directors  
Park Meadows Metropolitan District

We have audited the accompanying financial statements of the governmental activities and the major funds of Park Meadows Metropolitan District as of and for the year ended December 31, 2019 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the 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 the major funds of Park Meadows Metropolitan District, as of December 31, 2019 and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other-Matters**

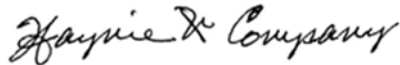
### *Required Supplementary Information*

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

### *Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Park Meadows Metropolitan District's financial statements as a whole. The supplementary information section is presented for purposes of additional analysis and is not a required part of the financial statements.

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



Littleton, Colorado  
April 15, 2020

## **BASIC FINANCIAL STATEMENTS**

**PARK MEADOWS METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2019**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 2,373,305
Cash and Investments - Restricted	76,000
Receivable - County Treasurer	20,635
Receivable - Other	1,700
Prepaid Expenses	400
Property Taxes Receivable	2,429,763
Capital Assets, Not Being Depreciated	1,898,220
Capital Assets, Net	3,684,246
Total Assets	10,484,269
<b>LIABILITIES</b>	
Accounts Payable	231,235
Total Liabilities	231,235
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	2,429,763
Total Deferred Inflows of Resources	2,429,763
<b>NET POSITION</b>	
Net investment in Capital Assets	5,582,466
Restricted for:	
Emergency Reserves	76,000
Unrestricted	2,164,805
Total Net Position	\$ 7,823,271

See accompanying Notes to Basic Financial Statements.



**PARK MEADOWS METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2019**

<b>ASSETS</b>	General	Capital Projects	Total Governmental Funds
Cash and Investments	\$ 413,178	\$ 1,960,127	\$ 2,373,305
Cash and Investments - Restricted	76,000	-	76,000
Receivable - County Treasurer	20,635	-	20,635
Accounts Receivable	1,700	-	1,700
Prepaid Expenses	400	-	400
Property Taxes Receivable	2,429,763	-	2,429,763
Total Assets	\$ 2,941,676	\$ 1,960,127	\$ 4,901,803
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts Payable	\$ 25,568	\$ 205,667	\$ 231,235
Total Liabilities	25,568	205,667	231,235
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Property Tax Revenue	2,429,763	-	2,429,763
Total Deferred Inflows of Resources	2,429,763	-	2,429,763
<b>FUND BALANCES</b>			
Nonspendable:			
Prepaid Expenses	400	-	400
Restricted for:			
Emergencies (TABOR)	76,000	-	76,000
Committed to:			
Assigned	405,851	1,754,460	2,160,311
Unassigned	4,094	-	4,094
Total Fund Balances	486,345	1,754,460	2,240,805
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 2,941,676	\$ 1,960,127	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Capital Assets	5,582,466
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Net Position of Governmental Activities	\$ 7,823,271
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See accompanying Notes to Basic Financial Statements.



**PARK MEADOWS METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2019**

	General	Capital Projects	Total Governmental Funds
<b>REVENUES</b>			
Property Taxes	\$ 2,266,900	\$ -	\$ 2,266,900
Specific Ownership Taxes	227,642	-	227,642
Net Investment Income	36,483	13,028	49,511
HRMD - Quebec Median Landscape Maintenance	1,301	-	1,301
Total Revenues	<u>2,532,326</u>	<u>13,028</u>	<u>2,545,354</u>
<b>EXPENDITURES</b>			
Current:			
Accounting	37,915	3,653	41,568
Audit	3,800	-	3,800
County Treasurer's Fees	34,022	-	34,022
Directors' Fees	6,700	-	6,700
Engineering	27,072	-	27,072
GIS Mapping	8,170	-	8,170
Insurance and Bonds	22,394	-	22,394
Landscape Maintenance	266,640	-	266,640
Landscape Maintenance and Repairs	222,257	-	222,257
Landscape Maintenance and Repairs - Quebec St.	3,780	-	3,780
Landscape Maintenance - PMBID	18,539	-	18,539
Landscape Maintenance - Utilities	31,376	-	31,376
Legal	50,974	2,116	53,090
Management	69,716	11,469	81,185
Miscellaneous	7,801	-	7,801
Website Design and Maintenance	545	-	545
Capital Outlay	-	469,628	469,628
Total Expenditures	<u>811,701</u>	<u>486,866</u>	<u>1,298,567</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	1,720,625	(473,838)	1,246,787
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	1,670,000	1,670,000
Transfers Out	(1,670,000)	-	(1,670,000)
Total Other Financing Sources (Uses)	<u>(1,670,000)</u>	<u>1,670,000</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	50,625	1,196,162	1,246,787
Fund Balances - Beginning of Year	<u>435,720</u>	<u>558,298</u>	<u>994,018</u>
<b>FUND BALANCES- END OF YEAR</b>	<u>\$ 486,345</u>	<u>\$ 1,754,460</u>	<u>\$ 2,240,805</u>

See accompanying Notes to Basic Financial Statements.

**PARK MEADOWS METROPOLITAN DISTRICT  
 RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES  
 IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
 YEAR ENDED DECEMBER 31, 2019**

Net Change in Fund Balances - Governmental Funds \$ 1,246,787

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset.

Capital Outlay	283,628
Depreciation Expense	(206,097)
	<u>217,531</u>

Changes in Net Position of Governmental Activities \$ 1,324,318

**PARK MEADOWS METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 2,269,620	\$ 2,266,900	\$ (2,720)
Specific Ownership Taxes	226,962	227,642	680
Net Investment Income	16,900	36,483	19,583
HRMD - Quebec Median Landscape Maintenance	1,600	1,301	(299)
Total Revenues	<u>2,515,082</u>	<u>2,532,326</u>	<u>17,244</u>
<b>EXPENDITURES</b>			
Current:			
Accounting	42,000	37,915	4,085
Audit	3,800	3,800	-
County Treasurer's Fees	34,044	34,022	22
Directors' Fees	8,000	6,700	1,300
Engineering	15,000	27,072	(12,072)
GIS Mapping	12,000	8,170	3,830
Insurance and Bonds	24,000	22,394	1,606
Landscape Maintenance	266,640	266,640	-
Landscape Maintenance and Repairs	279,010	222,257	56,753
Landscape Maintenance and Repairs - Quebec St.	3,780	3,780	-
Landscape Maintenance - PMBID	18,539	18,539	-
Landscape Maintenance - Utilities	75,000	31,376	43,624
Legal	55,000	50,974	4,026
Management	75,000	69,716	5,284
Miscellaneous	15,000	7,801	7,199
Newsletter Costs	3,500	-	3,500
Website Design and Maintenance	1,500	545	955
Contingency	33,187	-	33,187
Total Expenditures	<u>965,000</u>	<u>811,701</u>	<u>153,299</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	1,550,082	1,720,625	170,543
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers Out	(1,535,000)	(1,670,000)	(135,000)
Total Other Financing Sources (Uses)	<u>(1,535,000)</u>	<u>(1,670,000)</u>	<u>(135,000)</u>
<b>NET CHANGE IN FUND BALANCE</b>	15,082	50,625	35,543
Fund Balance - Beginning of Year	<u>350,646</u>	<u>435,720</u>	<u>85,074</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 365,728</u></u>	<u><u>\$ 486,345</u></u>	<u><u>\$ 120,617</u></u>

See accompanying Notes to Basic Financial Statements.

**PARK MEADOWS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Park Meadows Metropolitan District (the District), a quasi-municipal corporation, and political subdivision of the state of Colorado, was organized by District Court Order on August 12, 1982, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in northern Douglas County (County). A substantial portion of the District is located within the city of Lone Tree (the City). The District was established to provide financing for construction of streets, drainage, and safety improvements.

During March 2002, the District's Board of Directors, concurrently with Douglas County, amended the District's Service Plan to allow for greater flexibility to the District to meet its service needs. The District's original Service Plan was approved in 1981. Under the modified Service Plan, the District is authorized to participate in planning, constructing, and maintaining street and landscape improvements, primarily in cooperation with other governmental entities. Additionally, the District is authorized to participate with other governmental entities to finance the design of transportation improvements relating to the extension of a light rail system.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

The District has no employees and contracts for all of its management and professional services.

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the District are described as follows:

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes.

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

**PARK MEADOWS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (Continued)**

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds. 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 related cash flows.

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

The District reports the following major governmental funds:

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

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital infrastructure.

**PARK MEADOWS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

**Pooled Cash and Investments**

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 single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

**Property Taxes**

Property taxes are levied by the District'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 or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are 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 inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

**Capital Assets**

The policy of the District requires that after construction, warranty, and final acceptance by the County or the City, the District will dedicate all public infrastructures, except for certain landscape street median improvements, to the County or City for perpetual maintenance. The capital assets held by the District are reported 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. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

**PARK MEADOWS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Capital Assets (Continued)**

The costs of normal maintenance and repairs that do not add to the value of the asset 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. Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Landscape Street Medians	30 Years
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**Deferred Inflows of Resources**

In addition to liabilities, the statement of net position reports 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 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. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**Equity**

**Net Position**

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

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

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by 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.

**PARK MEADOWS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Equity (Continued)**

**Fund Balance (Continued)**

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government’s intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s practice to use the most restrictive classification first.

**NOTE 3 CASH AND INVESTMENTS**

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

Statement of Net Position:

Cash and Investments	\$ 2,373,305
Cash and Investments - Restricted	76,000
Total Cash and Investments	\$ 2,449,305

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

Deposit with Financial Institutions	\$ 32,094
Investments	2,417,211
Total Cash and Investments	\$ 2,449,305

**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2019, the District’s cash deposits had a bank balance of \$34,988 and a carrying balance of \$32,094.



**PARK MEADOWS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments**

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

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

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

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

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

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	\$ 2,417,211

**PARK MEADOWS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**COLOTRUST**

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2019, follows:

	Balance at December 31, 2018	Increases	Decreases	Balance at December 31, 2019
Capital Assets, Not Being Depreciated:				
Construction in progress	\$ 1,614,592	\$ 283,628	\$ -	\$ 1,898,220
Total Capital Assets, Not Being Depreciated	1,614,592	283,628	-	1,898,220
Capital Assets, Being Depreciated:				
Landscape Street Medians	6,182,905	-	-	6,182,905
Less Accumulated Depreciation For:				
Landscape Street Medians	(2,292,562)	(206,097)	-	(2,498,659)
Total Capital Assets, Being Depreciated, Net Governmental Activities	3,890,343	(206,097)	-	3,684,246
Capital Assets, Net	<u>\$ 5,504,935</u>	<u>\$ 77,531</u>	<u>\$ -</u>	<u>\$ 5,582,466</u>

**PARK MEADOWS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 4 CAPITAL ASSETS (CONTINUED)**

Depreciation expense for the year ended December 31, 2019, was charged to general government function/program.

In addition to the above increases in capital assets, the District contributed \$186,000 to the City of Lone Tree for various capital improvements.

**NOTE 5 NET POSITION**

The District has net position consisting of three components - net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation. As of December 31, 2019, the District had net investment in capital assets of \$5,582,466.

Restricted net position includes assets that are restricted for use either externally imposed by auditors, grantors, contributors or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2019 as follows:

Restricted Net Position:	
Emergencies	<u>\$      76,000</u>

The District's unrestricted net position as of December 31, 2019 totaled \$2,164,805.

**NOTE 6 RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**PARK MEADOWS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 7 INTERGOVERNMENTAL AGREEMENTS**

**Capital Improvements**

Beginning in 2002, the District has entered into various intergovernmental agreements with the City of Lone Tree (the City) and Douglas County (the County) for the purpose of sharing the costs of design, acquisition, and construction of capital improvements that benefit the District and the District's constituents. Through December 31, 2019, the cumulative amount of shared costs for cooperative projects among the District, City and/or County totaled \$42,920,194. During 2019 and as of December 31, 2019, the District paid \$186,000 and \$12,755,022, respectively, pursuant to these agreements. Future years' payments of shared costs are subject to annual appropriation.

**NOTE 8 INTERFUND TRANSFERS**

The District transferred \$1,670,000 from the General Fund to the Capital Projects Fund for the purpose of funding public infrastructure costs.

**NOTE 9 TAX, SPENDING AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations 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.

On May 5, 2000, the District voters approved a revenue change to allow the District to retain and spend all revenue in excess of TABOR spending, revenue raising or other limitations and all revenue in excess of the 5.5% statutory property tax revenue limitation from 1998 forward.

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.

**SUPPLEMENTARY INFORMATION**

**PARK MEADOWS METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Net Investment Income	\$ 15,000	\$ 13,028	\$ (1,972)
Total Revenues	<u>15,000</u>	<u>13,028</u>	<u>(1,972)</u>
<b>EXPENDITURES</b>			
Accounting	6,000	3,653	2,347
Engineering	35,000	-	35,000
Legal	10,000	2,116	7,884
Management	20,000	11,469	8,531
Capital Outlay:			
Joint Projects with Douglas County and Lone Tree - Construction and Design:			
Adaptive signal technologies - Yosemite Street	186,000	186,000	-
Brick Fence Updates	500,000	-	500,000
Tuckpoint Repair	250,000	283,628	(33,628)
Capital Outlay Other	175,000	-	175,000
Contingency	50,000	-	50,000
Total Expenditures	<u>1,232,000</u>	<u>486,866</u>	<u>745,134</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(1,217,000)	(473,838)	743,162
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in	1,535,000	1,670,000	135,000
Total Other Financing Sources (Uses)	<u>1,535,000</u>	<u>1,670,000</u>	<u>135,000</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	318,000	1,196,162	878,162
Fund Balance - Beginning of Year	<u>686,743</u>	<u>558,298</u>	<u>(128,445)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 1,004,743</u>	<u>\$ 1,754,460</u>	<u>\$ 749,717</u>

**PARK MEADOWS METROPOLITAN DISTRICT  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2019**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy Note	Mills Levied			Property Taxes		Percentage Collected to Levied
		General	Refunds & Abatements	Debt Service	Levied	Collected	
2015	\$ 287,551,760	6.387	-	0.000	\$ 1,836,593	\$ 1,824,650	99.35 %
2016	328,875,270	6.387	-	0.000	2,100,526	2,091,758	99.58
2017	329,916,980	6.387	-	0.000	2,107,180	2,097,662	99.55
2018	354,395,600	6.387	-	0.000	2,263,525	2,260,830	99.88
2019	355,349,910	6.387	-	0.000	2,269,620	2,266,900	99.88
Estimated for year ending December 31, 2020	\$ 380,423,150	6.387	-	0.000	\$ 2,429,763		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.