

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

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**


YEAR ENDED DECEMBER 31, 2020

**PARK MEADOWS METROPOLITAN DISTRICT
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INDEPENDENT AUDITOR'S REPORT

Members of the Board of Directors

Park Meadows Metropolitan District
Douglas County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Park Meadows Metropolitan District (the District) as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Park Meadows Metropolitan District, as of December 31, 2020, 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.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Park Meadows Metropolitan District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Park Meadows Metropolitan District's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Park Meadows Metropolitan District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Park Meadows Metropolitan District's ability to continue as a going concern for a reasonable period of time.

Other Matters

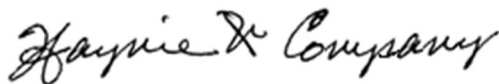
Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Park Meadows Metropolitan District's basic financial statements. The supplementary information section is presented for purposes of additional analysis and is not a required part of the basic 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 basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



Littleton, Colorado
May 26, 2021

BASIC FINANCIAL STATEMENTS

**PARK MEADOWS METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2020**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 3,702,897
Cash and Investments - Restricted	79,100
Receivable - County Treasurer	17,283
Receivable - Other	1,201
Prepaid Expenses	1,995
Property Taxes Receivable	2,409,668
Capital Assets, Net	5,614,115
Total Assets	11,826,259
 LIABILITIES	
Accounts Payable	105,742
Total Liabilities	105,742
 DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	2,409,668
Total Deferred Inflows of Resources	2,409,668
 NET POSITION	
Net investment in Capital Assets	5,614,115
Restricted for:	
Emergency Reserves	79,100
Unrestricted	3,617,634
Total Net Position	\$ 9,310,849

See accompanying Notes to Basic Financial Statements.

**PARK MEADOWS METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	\$ 1,162,736	\$ -	\$ 1,201	\$ -	\$ (1,161,535)
Total Governmental Activities	\$ 1,162,736	\$ -	\$ 1,201	\$ -	(1,161,535)
GENERAL REVENUES					
					2,415,269
					209,584
					24,260
					2,649,113
CHANGE IN NET POSITION					1,487,578
					7,823,271
					\$ 9,310,849

See accompanying Notes to Basic Financial Statements.

**PARK MEADOWS METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020**

	General	Capital Projects	Total Governmental Funds
ASSETS			
Cash and Investments	\$ 530,741	\$ 3,172,156	\$ 3,702,897
Cash and Investments - Restricted	79,100	-	79,100
Receivable - County Treasurer	17,283	-	17,283
Receivable - Other	1,201	-	1,201
Prepaid Expenses	1,995	-	1,995
Property Taxes Receivable	2,409,668	-	2,409,668
Total Assets	\$ 3,039,988	\$ 3,172,156	\$ 6,212,144
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 105,422	\$ 320	\$ 105,742
Total Liabilities	105,422	320	105,742
DEFERRED INFLOWS OF RESOURCES			
Property Tax Revenue	2,409,668	-	2,409,668
Total Deferred Inflows of Resources	2,409,668	-	2,409,668
FUND BALANCES			
Nonspendable:			
Prepaid Expenses	1,995	-	1,995
Restricted for:			
Emergencies (TABOR)	79,100	-	79,100
Assigned	-	3,171,836	3,171,836
Unassigned	443,803	-	443,803
Total Fund Balances	524,898	3,171,836	3,696,734
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 3,039,988	\$ 3,172,156	
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, Net			5,614,115
Net Position of Governmental Activities			\$ 9,310,849

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, 2020**

	General	Capital Projects	Total Governmental Funds
REVENUES			
Property Taxes	\$ 2,415,269	\$ -	\$ 2,415,269
Specific Ownership Taxes	209,584	-	209,584
Net Investment Income	10,518	13,742	24,260
HRMD - Quebec Median Landscape Maintenance	1,201	-	1,201
Total Revenues	<u>2,636,572</u>	<u>13,742</u>	<u>2,650,314</u>
EXPENDITURES			
Current:			
Accounting	40,150	370	40,520
Audit	3,900	-	3,900
County Treasurer's Fees	36,288	-	36,288
Directors' Fees	6,400	-	6,400
Election Costs	4,200	-	4,200
Engineering	21,380	-	21,380
GIS Mapping	9,678	-	9,678
Insurance and Bonds	23,282	-	23,282
Landscape Maintenance	270,900	-	270,900
Landscape Maintenance and Repairs	228,677	-	228,677
Landscape Maintenance and Repairs - Quebec St.	3,900	-	3,900
Landscape Maintenance - PMBID	18,539	-	18,539
Landscape Maintenance - Utilities	37,824	-	37,824
Landscape Irrigation Maintenance and Repairs	52,711	-	52,711
Legal	70,783	1,285	72,068
Management	53,931	-	53,931
Miscellaneous	5,125	-	5,125
Website Design and Maintenance	351	-	351
Capital Outlay	-	304,711	304,711
Total Expenditures	<u>888,019</u>	<u>306,366</u>	<u>1,194,385</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	1,748,553	(292,624)	1,455,929
OTHER FINANCING SOURCES (USES)			
Transfers In	-	1,710,000	1,710,000
Transfers Out	(1,710,000)	-	(1,710,000)
Total Other Financing Sources (Uses)	<u>(1,710,000)</u>	<u>1,710,000</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	38,553	1,417,376	1,455,929
Fund Balances - Beginning of Year	<u>486,345</u>	<u>1,754,460</u>	<u>2,240,805</u>
FUND BALANCES- END OF YEAR	<u>\$ 524,898</u>	<u>\$ 3,171,836</u>	<u>\$ 3,696,734</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, 2020**

Net Change in Fund Balances - Governmental Funds \$ 1,455,929

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	304,711
Depreciation Expense	<u>(273,062)</u>

Changes in Net Position of Governmental Activities \$ 1,487,578

**PARK MEADOWS METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 2,429,763	\$ 2,427,213	\$ 2,415,269	\$ (11,944)
Specific Ownership Taxes	218,679	200,500	209,584	9,084
Net Investment Income	30,000	10,000	10,518	518
HRMD - Quebec Median Landscape Maintenance	1,600	1,400	1,201	(199)
Total Revenues	<u>2,680,042</u>	<u>2,639,113</u>	<u>2,636,572</u>	<u>(2,541)</u>
EXPENDITURES				
Current:				
Accounting	43,000	43,000	40,150	2,850
Audit	4,000	3,900	3,900	-
County Treasurer's Fees	36,446	36,408	36,288	120
Directors' Fees	8,000	6,400	6,400	-
Election Costs	50,000	4,200	4,200	-
Engineering	35,000	20,000	21,380	(1,380)
GIS Mapping	12,000	12,000	9,678	2,322
Insurance and Bonds	25,000	23,282	23,282	-
Landscape Maintenance	275,000	274,800	270,900	3,900
Landscape Maintenance and Repairs	300,000	200,000	228,677	(28,677)
Landscape Maintenance and Repairs - Quebec St.	3,900	3,900	3,900	-
Landscape Maintenance - PMBID	18,539	18,539	18,539	-
Landscape Maintenance - Utilities	75,000	35,000	37,824	(2,824)
Landscape Irrigation Maintenance and Repairs	75,000	54,591	52,711	1,880
Legal	65,000	60,000	70,783	(10,783)
Management	85,000	75,000	53,931	21,069
Miscellaneous	15,000	7,880	5,125	2,755
Newsletter Costs	3,500	3,500	-	3,500
Website Design and Maintenance	1,500	600	351	249
Contingency	34,115	-	-	-
Total Expenditures	<u>1,165,000</u>	<u>883,000</u>	<u>888,019</u>	<u>(5,019)</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	1,515,042	1,756,113	1,748,553	(7,560)
OTHER FINANCING SOURCES (USES)				
Transfers Out	(1,370,000)	(1,720,000)	(1,710,000)	10,000
Total Other Financing Sources (Uses)	<u>(1,370,000)</u>	<u>(1,720,000)</u>	<u>(1,710,000)</u>	<u>10,000</u>
NET CHANGE IN FUND BALANCE	145,042	36,113	38,553	2,440
Fund Balance - Beginning of Year	<u>527,632</u>	<u>486,345</u>	<u>486,345</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 672,674</u>	<u>\$ 522,458</u>	<u>\$ 524,898</u>	<u>\$ 2,440</u>

See accompanying Notes to Basic Financial Statements.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

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 (the 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.

In 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, 2020**

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 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, 2020**

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.

The District has amended its annual budget for the year ended December 31, 2020.

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, sale 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, 2020**

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, 2020**

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, 2020, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 3,702,897
Cash and Investments - Restricted	79,100
Total Cash and Investments	\$ 3,781,997

Cash and investments as of December 31, 2020, consist of the following:

Deposit with Financial Institutions	\$ 23,610
Investments	3,758,387
Total Cash and Investments	\$ 3,781,997

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, 2020, the District’s cash deposits had a bank balance and carrying balance of \$23,610.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

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, 2020, 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	<u>\$ 3,758,387</u>

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

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, 2020, follows:

	Balance at December 31, 2019	Increases	Decreases	Balance at December 31, 2020
Capital Assets, Not Being Depreciated:				
Construction in progress	\$ 1,898,220	\$ -	\$ 1,898,220	\$ -
Total Capital Assets, Not Being Depreciated	1,898,220	-	1,898,220	-
Capital Assets, Being Depreciated:				
Landscape Street Medians	6,182,905	2,202,931	-	8,385,836
Less Accumulated Depreciation For:				
Landscape Street Medians	(2,498,659)	(273,062)	-	(2,771,721)
Total Capital Assets, Being Depreciated, Net Governmental Activities	3,684,246	1,929,869	-	5,614,115
Capital Assets, Net	<u>\$ 5,582,466</u>	<u>\$ 1,929,869</u>	<u>\$ 1,898,220</u>	<u>\$ 5,614,115</u>

Depreciation expense for the year ended December 31, 2020, was charged to general government function/program.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

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, 2020, the District had net investment in capital assets of \$5,614,115.

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, 2020 as follows:

Restricted Net Position:	
Emergencies	<u>\$ 79,100</u>

The District's unrestricted net position as of December 31, 2020 totaled \$3,617,634.

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.

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, 2020, the cumulative amount of shared costs for cooperative projects among the District, City and/or County totaled \$42,920,194. During 2020, the District did not pay any costs pursuant to these agreements. As of December 31, 2020, the District has paid \$12,755,022, pursuant to these agreements. Future years' payments of shared costs are subject to annual appropriation.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 8 INTERFUND TRANSFERS

The District transferred \$1,710,000 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, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Net Investment Income	\$ 20,000	\$ 13,742	\$ (6,258)
Total Revenues	<u>20,000</u>	<u>13,742</u>	<u>(6,258)</u>
EXPENDITURES			
Accounting	6,000	370	5,630
Engineering	10,000	-	10,000
Legal	10,000	1,285	8,715
Management	10,000	-	10,000
Capital Outlay:			
Joint Projects with Douglas County and Lone Tree - Construction and Design:			
Brick Wall Study	50,000	-	50,000
C-470 Trail over Yosemite Street	100,000	-	100,000
Tuckpoint Repair	300,000	304,711	(4,711)
Capital Outlay Other	400,000	-	400,000
Contingency	50,000	-	50,000
Total Expenditures	<u>936,000</u>	<u>306,366</u>	<u>629,634</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(916,000)	(292,624)	623,376
OTHER FINANCING SOURCES (USES)			
Transfers in	1,370,000	1,710,000	340,000
Total Other Financing Sources (Uses)	<u>1,370,000</u>	<u>1,710,000</u>	<u>340,000</u>
CHANGE IN NET POSITION	454,000	1,417,376	963,376
Fund Balance - Beginning of Year	<u>1,614,298</u>	<u>1,754,460</u>	<u>140,162</u>
FUND BALANCE - END OF YEAR	<u>\$ 2,068,298</u>	<u>\$ 3,171,836</u>	<u>\$ 1,103,538</u>

**PARK MEADOWS METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2020**

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	
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
2020	380,423,150	6.387	-	0.000	2,429,763	2,415,269	99.40
Estimated for year ending December 31, 2021	\$ 377,276,920	6.387	-	0.000	\$ 2,409,668		

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.