

PARKER AUTOMOTIVE METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2018

with

Independent Auditors' Report

## C O N T E N T S

	<u>Page</u>
<u>Independent Auditors' Report</u>	I
<u>Basic Financial Statements</u>	
Balance Sheet/Statement of Net Position - Governmental Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances/Statement of Activities - Governmental Funds	2
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	3
Notes to Financial Statements	4
<u>Supplemental Information</u>	
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Debt Service Fund	17
Summary of Assessed Valuation, Mill Levy and Property Taxes Collected	18
<u>Continuing Disclosure Annual Financial Information – Unaudited</u>	
Ten Largest Owners of Taxable Property within the District	19
Estimated Overlapping General Obligation Debt	20



## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Parker Automotive Metropolitan District  
Douglas County, Colorado

We have audited the accompanying financial statements of the governmental activities and each major fund of Parker Automotive Metropolitan District (the District) as of and for the year ended December 31, 2018, 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 from material misstatement.

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

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

### **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Parker Automotive Metropolitan District, as of December 31, 2018, and the respective changes in financial position thereof, 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 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 statement 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 the District's basic financial statements. The supplemental information as listed in the table of contents is presented for purposes of legal compliance and additional analysis and is not a required part of the basic financial statements. The supplemental information 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. The supplemental 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 information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The continuing disclosure annual financial information as listed in the table of contents has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

*Fiscal Focus Partners, LLC*

Greenwood Village, Colorado  
August 11, 2019

**PARKER AUTOMOTIVE METROPOLITAN DISTRICT**

BALANCE SHEET/STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
December 31, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>					
Cash and investments	\$ 102,102	\$ -	\$ 102,102	\$ -	\$ 102,102
Cash and investments - restricted	1,305	310,194	311,499	-	311,499
Receivable County Treasurer	634	4,257	4,891	-	4,891
Property taxes receivable	26,585	416,492	443,077	-	443,077
Prepaid insurance	<u>2,725</u>	<u>-</u>	<u>2,725</u>	<u>-</u>	<u>2,725</u>
 Total Assets	 <u>\$ 133,351</u>	 <u>\$ 730,943</u>	 <u>\$ 864,294</u>	 <u>-</u>	 <u>864,294</u>
 <b>LIABILITIES</b>					
Accounts payable	\$ 4,471	\$ -	\$ 4,471	-	4,471
Accrued interest payable	-	-	-	186,310	186,310
Long-term liabilities					
Due within one year	-	-	-	70,000	70,000
Due in more than one year	<u>-</u>	<u>-</u>	<u>-</u>	<u>15,411,000</u>	<u>15,411,000</u>
 Total Liabilities	 <u>4,471</u>	 <u>-</u>	 <u>4,471</u>	 <u>15,667,310</u>	 <u>15,671,781</u>
 <b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred property taxes	<u>26,585</u>	<u>416,492</u>	<u>443,077</u>	<u>-</u>	<u>443,077</u>
 Total Deferred Inflows of Resources	 <u>26,585</u>	 <u>416,492</u>	 <u>443,077</u>	 <u>-</u>	 <u>443,077</u>
 <b>FUND BALANCES</b>					
Fund Balances:					
Nonspendable:					
Prepays	2,725	-	2,725	(2,725)	-
Restricted:					
Emergencies	1,305	-	1,305	(1,305)	-
Debt service	-	314,451	314,451	(314,451)	-
Assigned:					
Subsequent year expenditures	<u>98,265</u>	<u>-</u>	<u>98,265</u>	<u>(98,265)</u>	<u>-</u>
 Total Fund Balances	 <u>102,295</u>	 <u>314,451</u>	 <u>416,746</u>	 <u>(416,746)</u>	 <u>-</u>
 Total Liabilities, Deferred Inflows of Resources and Fund Balances	 <u>\$ 133,351</u>	 <u>\$ 730,943</u>	 <u>\$ 864,294</u>		
 <b>NET POSITION</b>					
Restricted for:					
Emergencies				1,305	1,305
Debt service				128,141	128,141
Unrestricted				<u>(15,380,010)</u>	<u>(15,380,010)</u>
 Total Net Position				 <u>\$ (15,250,564)</u>	 <u>\$ (15,250,564)</u>

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

**PARKER AUTOMOTIVE METROPOLITAN DISTRICT**

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

For the Year Ended December 31, 2018

	<u>General</u>	Debt <u>Service</u>	<u>Total</u>	<u>Adjustments</u>	Statement of <u>Activities</u>
EXPENDITURES					
Accounting and audit	\$ 12,782	\$ -	\$ 12,782	\$ -	\$ 12,782
Insurance	3,472	-	3,472	-	3,472
Legal	13,842	-	13,842	-	13,842
Miscellaneous expenses	94	-	94	-	94
Directors Fees	200	-	200	-	200
Election expense	1,054	-	1,054	-	1,054
Treasurer's fees	940	6,312	7,252	-	7,252
Bond Principal expense - Series 2010 Sub	-	6,705,000	6,705,000	(6,705,000)	-
Bond interest expense - Series 2010 Sub	-	1,184,902	1,184,902	(251,366)	933,536
Bond Principal - Series 2016	-	65,000	65,000	(65,000)	-
Bond Interest - Series 2016	-	209,000	209,000	(271)	208,729
Bond Interest - Series 2018	-	162,500	162,500	-	162,500
Cost of Issuance - Series 2018	-	514,226	514,226	-	514,226
Paying agent fees/trustee fees	-	3,300	3,300	-	3,300
Water/sewer impact fees	<u>13,820</u>	<u>-</u>	<u>13,820</u>	<u>-</u>	<u>13,820</u>
Total Expenditures	<u>46,204</u>	<u>8,850,240</u>	<u>8,896,444</u>	<u>(7,021,637)</u>	<u>1,874,807</u>
 Net Program Income (Expense)	 (46,204)	 (8,850,240)	 (8,896,444)	 7,021,637	 (1,874,807)
GENERAL REVENUES					
Property taxes	62,667	420,763	483,430	-	483,430
Specific ownership taxes	6,627	44,496	51,123	-	51,123
Extension fee income	105,780	-	105,780	-	105,780
Interest and other income	<u>8,820</u>	<u>7,987</u>	<u>16,807</u>	<u>-</u>	<u>16,807</u>
Total General Revenues	<u>183,894</u>	<u>473,246</u>	<u>657,140</u>	<u>-</u>	<u>657,140</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	137,690	(8,376,994)	(8,239,304)	7,021,637	(1,217,667)
OTHER FINANCING SOURCES (USES)					
Bond proceeds - Series 2018	-	7,571,000	7,571,000	(7,571,000)	-
Forgiveness of 2010 Bond Interest	-	-	-	5,196,847	5,196,847
Transfers in (out)	<u>(834,032)</u>	<u>834,032</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(834,032)</u>	<u>8,405,032</u>	<u>7,571,000</u>	<u>(2,374,153)</u>	<u>5,196,847</u>
NET CHANGES IN FUND BALANCES	(696,342)	28,038	(668,304)	668,304	-
CHANGE IN NET POSITION				(1,217,667)	(1,217,667)
FUND BALANCES/NET POSITION:					
BEGINNING OF YEAR	<u>798,637</u>	<u>286,413</u>	<u>1,085,050</u>	<u>(20,314,794)</u>	<u>(19,229,744)</u>
END OF YEAR	<u>\$ 102,295</u>	<u>\$ 314,451</u>	<u>\$ 416,746</u>	<u>\$ (20,864,157)</u>	<u>\$ (15,250,564)</u>

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

**PARKER AUTOMOTIVE METROPOLITAN DISTRICT**

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

For the Year Ended December 31, 2018

	Original <u>Budget</u>	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>				
Property taxes	\$ 62,667	\$ 62,667	\$ 62,667	\$ -
Specific ownership taxes	4,387	4,387	6,627	2,240
Extension fee income	-	105,780	105,780	-
Interest and other income	<u>500</u>	<u>500</u>	<u>8,820</u>	<u>8,320</u>
 Total Revenues	 <u>67,554</u>	 <u>173,334</u>	 <u>183,894</u>	 <u>10,560</u>
 <b>EXPENDITURES</b>				
Accounting and audit	13,000	13,000	12,782	218
Insurance	3,500	3,500	3,472	28
Legal	25,000	25,000	13,842	11,158
Miscellaneous expenses	500	500	94	406
Directors Fees	-	-	200	(200)
Election expense	1,500	1,500	1,054	446
Treasurers fees	940	940	940	-
Water/sewer impact fees	-	13,820	13,820	-
Contingency	859,369	86,258	-	86,258
Emergency reserve	<u>1,333</u>	<u>1,333</u>	<u>-</u>	<u>1,333</u>
 Total Expenditures	 <u>905,142</u>	 <u>145,851</u>	 <u>46,204</u>	 <u>99,647</u>
 <b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	 <b>(837,588)</b>	 <b>27,483</b>	 <b>137,690</b>	 <b>110,207</b>
 <b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in (out)	<u>-</u>	<u>(826,120)</u>	<u>(834,032)</u>	<u>(7,912)</u>
 Total Other Financing Sources (Uses)	 <u>-</u>	 <u>(826,120)</u>	 <u>(834,032)</u>	 <u>(7,912)</u>
 <b>NET CHANGE IN FUND BALANCE</b>	 <b>(837,588)</b>	 <b>(798,637)</b>	 <b>(696,342)</b>	 <b>102,295</b>
 <b>FUND BALANCE:</b>				
BEGINNING OF YEAR	<u>837,588</u>	<u>798,637</u>	<u>798,637</u>	<u>-</u>
END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 102,295</u>	<u>\$ 102,295</u>

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

# PARKER AUTOMOTIVE METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

### Note 1: Summary of Significant Accounting Policies

The accounting policies of the Parker Automotive Metropolitan District, located in Douglas County, Colorado, 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 28, 2004, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established to provide water, sewer and street improvements, safety protection, and mosquito and erosion control services. By agreement, upon completion, the District will dedicate and transfer certain facilities to the Town of Parker (Town) or to Parker Water and Sanitation District, for maintenance and operation (see Note 6). When the facilities are complete and all debt issued by the District is paid or defeased, the Town may request dissolution 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.

#### Basis of Presentation

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



# PARKER AUTOMOTIVE METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

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.

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 except those required to be accounted for in another fund.

# PARKER AUTOMOTIVE METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and 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 2018, the District amended its total appropriations in the General Fund from \$905,142 to \$971,971 primarily due to increased transfers to the Debt Service Fund and in the Debt Service Fund from \$441,763 to \$14,100,000 primarily due to increased payments on the Subordinate General Obligation Limited Tax Refunding Bonds, Series 2010 (Note 3).

### 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, 2018, 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 six months or less from the date of acquisition. Investments for the government are reported at fair value.

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.

# PARKER AUTOMOTIVE METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

### 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. The District does not have any items that qualify for reporting under this category.

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.

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. During 2010 all of the District's improvements were conveyed to the Town of Parker, and no new improvements have been completed.

### 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.

# PARKER AUTOMOTIVE METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

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.

### 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.

### 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 \$2,725 represents prepaid insurance.

### 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 \$1,305 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 \$314,451 is restricted for the payment of the debt service costs associated with the General Obligation debt (see Note 3).

### 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.

PARKER AUTOMOTIVE METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2018

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.

Unassigned Fund Balance

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

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification 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 can report 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. At December 31, 2018, the District did not have any amounts to report in this category.

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.

PARKER AUTOMOTIVE METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2018

Note 2: Cash and Investments

As of December 31, 2018, cash and investments are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and investments	\$ 102,102
Cash and investments – Restricted	<u>311,499</u>
Total	\$ <u>413,601</u>

Cash and investments as of December 31, 2018, consist of the following:

Deposits with financial institutions	\$ 50,997
Investments - COLOTRUST	78,160
Investments - CSAFE	<u>284,444</u>
	\$ <u>413,601</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

Credit Risk

The District investment policy requires that the District follow state statutes for 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.

## PARKER AUTOMOTIVE METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2018

#### 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.

#### 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 investments are not required to be categorized within the fair value hierarchy. The value of the investment in COLOTRUST is calculated using the net asset value method (NAV) per share, and the value of the investment in CSAFE is calculated using the amortized cost method.

As of December 31, 2018, the District had the following investments:

#### COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST") is rated AAAM by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint ventures 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 at net asset value as determined by fair value. The trusts operate 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 trusts. Substantially all securities owned by the trusts 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, 2018, the District had \$78,160 invested in COLOTRUST, there are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

## PARKER AUTOMOTIVE METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2018

#### CSAFE

The local government investment pool Colorado Surplus Asset Fund Trust (“CSAFE”), is rated AAAM by Standard and Poor’s with a weighted average maturity of under 60 days. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. CSAFE is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds, and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE’s portfolio pursuant to custodian agreements. The custodian acts as safekeeping agent for CSAFE’s investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodians’ internal records identify the investments owned by CSAFE. At December 31, 2018, the district had \$284,444 invested in CSAFE and there are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

#### Note 3: Long Term Debt

A description of the long-term obligations as of December 31, 2018, is as follows:

#### Subordinate Limited Tax General Obligation Refunding Bonds, Series 2018B

On August 15, 2018, the District issued Subordinate Limited Tax General Obligation Refunding Bonds, Series 2018B (“Series 2018B Bonds”) in the amount of \$7,571,000 to refund a portion of the District’s outstanding Series 2010 Bonds and pay the costs of issuance of the 2018B Bonds. The Series 2018B Bonds are subordinate to the District’s Series 2016 Bonds outstanding and bear interest at of 8% and are payable (to the extent subordinate revenue is available) on December 15, each year, commencing December 15, 2018 and mature on December 15, 2032. The Series 2018B Bonds are limited tax obligations of the District secured by and payable from the Subordinate Pledged Revenue, generally consisting of subordinate property taxes levied by the District pursuant to the Indenture and subordinate specific ownership tax revenues. The Series 2018B Bonds are structured as cash flow bonds with no scheduled payments of principal other than at maturity. As of December 31, 2018, the unpaid accrued interest on Series 2018B Bonds was \$63,073.

#### General Obligation Refunding Bonds, Series 2016

On June 1, 2016, the District issued General Obligation Refunding Bonds, Series 2016 (“Series 2016 Bonds”) in the amount of \$4,275,000 to refund the District’s outstanding Series 2005 Bonds, fund the 2016 Reserve Fund in the amount of \$278,500, and pay the costs of issuance of the 2016 Bonds and the costs of refunding the 2005 Bonds. The Bonds bear interest at 5% and are payable on June 1 and December 1, each year, commencing December 1, 2016 and mature on December 1, 2045.



PARKER AUTOMOTIVE METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2018

The Series 2016 Bonds are payable from the ad valorem property taxes levied by the District pursuant to the Indenture, amounts on deposit in the Bond Fund and the Reserve Fund and all other moneys, securities, revenues and funds from time to time held by the Trustee under the Indenture and any other legally available moneys of the District made available for the payment of principal and interest on the Bonds. The Series 2016 Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2016 and are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, commencing on December 1, 2026, upon payment of par and accrued interest, without redemption premium.

Subordinate General Obligation Limited Tax Refunding Bonds, Series 2010

On December 30, 2010, the District issued \$10,500,000 Subordinate General Obligation Limited Tax Refunding Bonds, Series 2010 (“Series 2010 Bonds”). The Series 2010 Bonds carry a fixed coupon rate of 7.4%, and pay interest and principal annually on December 15 through 2040. The Series 2010 Bonds are secured by a required mill levy of 47.00 mills. On August 15, 2018, proceeds of \$7,055,870 from the Series 2018B bonds were applied to the 2010 Bonds as follows: \$6,705,000 to principal and \$350,870 to interest. The remaining interest due at that date of \$5,196,847 was forgiven by the bondholder, leaving a principal balance owing on the Series 2010 Bonds of \$3,795,000 at the original interest rate of 7.4% and maturing on December 15, 2040. As of December 31, 2018, the unpaid accrued interest on the remaining balance of the Series 2010 Bonds was \$106,091.

The following is an analysis of changes in long-term debt for the period ending December 31, 2018:

	Balance 1/1/2018	Additions	Deletions	Balance 12/31/2018	Current Portion
Series 2016 Bonds	\$ 4,180,000	\$ -	\$ 65,000	\$ 4,115,000	\$ 70,000
Series 2018 Bonds	-	7,571,000	-	7,571,000	-
Series 2010 Bonds	<u>10,500,000</u>	<u>-</u>	<u>6,705,000</u>	<u>3,795,000</u>	<u>-</u>
	<u>\$ 14,680,000</u>	<u>\$ 7,571,000</u>	<u>\$ 6,770,000</u>	<u>\$ 15,481,000</u>	<u>\$ 70,000</u>

PARKER AUTOMOTIVE METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2018

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2016 Bonds.

Series 2016 Bonds			
	Principal	Interest	Total
2019	\$ 70,000	\$ 205,750	\$ 275,750
2020	75,000	202,250	277,250
2021	75,000	198,500	273,500
2022	80,000	194,750	274,750
2023	85,000	190,750	275,750
2024-2028	500,000	885,000	1,385,000
2029-2033	630,000	747,500	1,377,500
2034-2038	805,000	573,250	1,378,250
2039-2043	1,025,000	351,250	1,376,250
2044-2045	770,000	65,000	835,000
	<u>\$ 4,115,000</u>	<u>\$ 3,614,000</u>	<u>\$ 7,729,000</u>

Due to the uncertainty of the timing of payments on the Series 2010 Bonds and the Series 2018B Bonds, summaries of annual principal and interest requirements is not provided.

As of December 31, 2018, the District had remaining voted debt authorization of \$3,420,000 for funding Public Improvements and \$30,929,000 for refunding District debt. 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. Per the District's Service Plan, debt cannot be issued in excess of \$16,500,000. The District did not budget any debt issuances for 2019.

Note 4: Agreements

Service Agreement

During 2004, the District and Parker Water and Sanitation District (PWSD) entered into a service agreement pursuant to which PWSD is to provide water and sanitation services to the properties within the District. The District agrees to provide necessary easements and to construct all facilities necessary for property within the District to connect to PWSD. Ownership of all water and sanitation facilities will be transferred to PWSD after completion of construction.

# PARKER AUTOMOTIVE METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2018

### Note 5: 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.

### Note 6: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, 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 Colorado Special Districts Property and Liability Pool (the Pool) 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.

PARKER AUTOMOTIVE METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2018

Note 7: Related Parties

During 2018, a majority of the members of the Board of Directors had contractual relations with DRA Advisors, the current owners of the vacant property, and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed.

Note 8: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Government 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, accrued bond interest payable, are not due and payable in the current period and, therefore, are not in the funds.

The Statement of Governmental Fund 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.

SUPPLEMENTAL INFORMATION

**PARKER AUTOMOTIVE METROPOLITAN DISTRICT**

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

For the Year Ended December 31, 2018

	Original <u>Budget</u>	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>				
Property taxes	\$ 420,763	\$ 420,763	\$ 420,763	\$ -
Specific ownership taxes	20,000	35,000	44,496	9,496
Interest income	<u>1,000</u>	<u>1,000</u>	<u>7,987</u>	<u>6,987</u>
Total Revenues	<u>441,763</u>	<u>456,763</u>	<u>473,246</u>	<u>16,483</u>
<b>EXPENDITURES</b>				
Legal	10,000	-	-	-
Bond Principal expense - Series 2010 Sub	-	6,705,000	6,705,000	-
Bond interest expense - Series 2010 Sub	143,952	1,197,902	1,184,902	13,000
Bond Principal - Series 2016	65,000	65,000	65,000	-
Bond interest -Series 2016	209,000	209,000	209,000	-
Bond Interest - Series 2018	-	167,773	162,500	5,273
Cost of Issuance - Series 2018	-	502,130	514,226	(12,096)
Paying agent fees/trustee fees	7,500	7,500	3,300	4,200
Treasurers' fees	<u>6,311</u>	<u>6,311</u>	<u>6,312</u>	<u>(1)</u>
Total Expenditures	<u>441,763</u>	<u>8,860,616</u>	<u>8,850,240</u>	<u>10,376</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	-	(8,403,853)	(8,376,994)	26,859
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond proceeds - Series 2018	-	7,571,000	7,571,000	-
Forgiveness of Series 2010 interest	-	(5,239,384)	-	5,239,384
Series 2010 bond forgiveness	-	5,239,384	-	(5,239,384)
Transfers in (out)	<u>-</u>	<u>826,120</u>	<u>834,032</u>	<u>7,912</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>8,397,120</u>	<u>8,405,032</u>	<u>7,912</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	(6,733)	28,038	34,771
<b>FUND BALANCE:</b>				
BEGINNING OF YEAR	<u>297,535</u>	<u>286,412</u>	<u>286,413</u>	<u>1</u>
END OF YEAR	<u>\$ 297,535</u>	<u>\$ 279,679</u>	<u>\$ 314,451</u>	<u>\$ 34,772</u>

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

**PARKER AUTOMOTIVE METROPOLITAN DISTRICT**

SUMMARY OF ASSESSED VALUATION, MILL LEVY  
AND PROPERTY TAXES COLLECTED  
December 31, 2018

<u>Year Ended</u> <u>December 31,</u>	<u>Prior</u> <u>Year Assessed</u> <u>Valuation</u> <u>for Current</u> <u>Year Property</u> <u>Tax Levy</u>	<u>Mills Levied</u>		<u>Total Property Tax</u>		<u>Percent</u> <u>Collected</u> <u>to Levied</u>
		<u>General Fund</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
2008	\$ 9,507,420	3.000	35.000	\$ 361,282	\$ 386,125	106.88%
2009	\$ 10,441,880	3.000	47.000	\$ 522,094	\$ 522,223	100.02%
2010	\$ 9,207,730	3.000	47.000	\$ 460,386	\$ 459,499	99.81%
2011	\$ 8,817,680	3.000	47.000	\$ 440,884	\$ 425,755	96.57%
2012	\$ 6,748,490	3.000	47.000	\$ 337,425	\$ 307,201	91.04%
2013	\$ 6,599,787	3.000	47.000	\$ 329,989	\$ 139,219	42.19%
2014	\$ 4,307,283	7.000	58.000	\$ 279,973	\$ 278,083	99.32%
2015	\$ 4,273,980	7.000	58.000	\$ 277,809	\$ 277,809	100.00%
2016	\$ 4,639,000	7.000	58.000	\$ 301,535	\$ 279,265	92.61%
2017	\$ 9,175,080	7.000	58.000	\$ 596,380	\$ 424,602	71.20%
2018	\$ 8,952,410	7.000	47.000	\$ 483,430	\$ 483,430	100.00%
Estimated for year ending December 31, 2019	\$ 8,861,540	3.000	47.000	\$ 443,077		

**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.

CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION - UNAUDITED



# PARKER AUTOMOTIVE METROPOLITAN DISTRICT

## TEN LARGEST OWNERS OF TAXABLE PROPERTY WITHIN THE DISTRICT

12/31/2018  
UNAUDITED

<u>Taxpayer Name</u>	<u>2018 Assessed Valuation</u>	<u>Percentage of Total Assessed Valuation</u>
CarMax Auto Superstores West Coast, Inc.	\$ 3,671,220	41.43%
Parker Lincoln Retail LLC	1,086,650	12.26%
19201 E Lincoln LLC	779,450	8.80%
Lincoln Parker Auto LLC	685,300	7.73%
19185 E Lincoln Ave LLC	652,040	7.36%
EVT Parker Colorado LLC	510,970	5.77%
Faris Properties LLC	314,520	3.55%
18225 Ponderosa Drive LLC	295,800	3.34%
Education Capital Solutions LLC	259,260	2.93%
Greufe Properties LLC	105,870	1.19%
Total	<u>\$ 8,361,080</u>	<u>94.36%</u>

### NOTE

Assessed Valuations were obtained from the Douglas County Assessor's Office.

**PARKER AUTOMOTIVE METROPOLITAN DISTRICT**

ESTIMATED OVERLAPPING GENERAL OBLIGATION DEBT  
12/31/2018  
UNAUDITED

<u>Overlapping Public Entity</u>	<u>2018 Assessed Valuation</u>	<u>Outstanding General Obligation Debt</u>	<u>Estimated Net Debt Chargeable to Properties in the District</u>	
			<u>Percent</u>	<u>Amount</u>
<b><u>District No. 2</u></b>				
Douglas County Re-1 School District	\$ 6,361,633,430	\$ 272,435,000	0.1393%	\$ 379,493
Parker Water & Sanitation District	665,400,516	82,810,000	1.3318%	1,102,831
Total				<u>\$ 1,482,324</u>