

**PLEASANT VIEW METROPOLITAN DISTRICT**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2017**

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Office of the State Auditor  
September 18, 2018

**PLEASANT VIEW METROPOLITAN DISTRICT  
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## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Pleasant View Metropolitan District  
Golden, Colorado

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Pleasant View Metropolitan District (the District), as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the entity'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.

### ***Auditors' 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 auditors' 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 Pleasant View Metropolitan District as of December 31, 2017, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Other Matters**

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and pension schedules for the Fire and Police Pension Association of Colorado and the Volunteer Pension Fund as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*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 history of assessed valuation, mill levy and property taxes collected (supplementary information) is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary 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. 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.



**CliftonLarsonAllen LLP**

Greenwood Village, Colorado  
August 21, 2018

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

**PLEASANT VIEW METROPOLITAN DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2017**

Within this section of Pleasant View Metropolitan District's (the District) financial report, the District's management provides narrative discussion and analysis of the financial activities of the District for the year ended December 31, 2017. The District's financial performance is discussed and analyzed within the context of the accompanying financial statements and disclosures following this section. The discussion focuses on the District's primary government activity. Special Revenue and Volunteer Firefighter funds are reported as separate funds and are included in the government-wide financial statements.

**Financial Highlights**

- The District's assets and deferred outflows of resources exceed its liabilities and deferred inflows of resources by \$5,328,212 (net position) for the year ended December 31, 2017. This compares to the previous year when assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$5,200,569, showing an increase of \$127,643.
  
- Total net position is comprised of the following:
  1. Net investment in capital assets, of \$3,216,120 includes property and equipment, net of accumulated depreciation and related debt.
  2. Net position restricted of \$800,171 is restricted by constraints imposed from outside the District such as debt covenants, laws or regulations.
  3. Unrestricted net position of \$1,311,921 represent the portion available to maintain the District's continuing obligations to citizens and creditors.

**Overview of the Basic Financial Statements**

Management's Discussion and Analysis introduces the District's basic financial statements. The District's basic financial statements include: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to basic financial statements. The District also includes additional information to supplement the basic financial statements.

**Government-wide Financial Statements**

The District's financial report includes two government-wide financial statements. These statements provide both long-term and short-term information about the District's overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The first of these government-wide statements is the Statement of Net Position. This is the District-wide statement of financial position presenting information that includes all of the District's assets, liabilities, and deferred outflows and inflows of resources with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District as a whole is improving or deteriorating. Evaluation of the overall economic health of the District would extend to other non-financial factors such as diversification of the taxpayer base or the condition of the District's capital assets in addition to the financial information provided in this report.

**PLEASANT VIEW METROPOLITAN DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2017**

The second government-wide statement is the Statement of Activities, which reports how the District's net position has changed during the current year. All current year revenues and expenses are included regardless of when cash is received or paid. An important purpose of the design of the statement of activities is to show the financial reliance of the District's distinct activities or functions on revenues provided by the District's taxpayers.

Both government-wide financial statements distinctively report governmental activities of the District that are principally supported by property taxes and business-type activities that are intended to recover all or a significant portion of their costs through user fees and charges. Governmental activities of the District include general government, fire suppression, fire prevention and training, parks and recreation, and vehicles and equipment operations. The District currently does not have any revenues or expenditures that would be categorized as Business-type activities. Fiduciary activities such as employee and volunteer pension plans are not included in the government-wide statements since these assets are not available to fund District programs.

**Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other special purpose governments, uses fund accounting to ensure and demonstrate compliance with financial-related legal requirements. The basic financial statements of the District are presented as a special purpose government engaged in governmental type fund providing fire protection and parks and recreation services to District residents.

Governmental Funds are reported in the fund financial statements and encompass essentially the same functions reported as governmental activities in the government-wide financial statements. However, the focus is very different with fund statements providing a distinct view of the District's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources during the year and balances of spendable resources available at the end of the year. They are useful in evaluating annual financial requirements of governmental programs and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. Both the governmental fund balance sheets and the governmental fund statement of revenues, expenditures, and changes in fund balances provide reconciliation to the government-wide statements to assist in understanding the differences between these two perspectives.

Budgetary comparison statements are included in required supplementary information financial statements for the general fund, special revenue fund and the volunteer firefighter fund (the three funds within the governmental funds). These statements demonstrate compliance with the District's adopted and final revised budget.

Special Revenue funds are a governmental fund type reported in the fund financial statements. They are used to account for the proceeds of specific revenue sources (other than major capital projects) that are legally restricted to expenditure for specific purposes.

**PLEASANT VIEW METROPOLITAN DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2017**

**Notes to Basic Financial Statements**

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements. The notes to the financial statements begin immediately following the basic financial statements.

**Financial Analysis of the District as a Whole**

The District's net position at year end was \$5,328,212. This is a \$127,643 increase over last year's net position of \$5,200,569. The following table provides a summary of the District's net position at December 31:

	<u>2017</u>	<u>2016</u>
Assets		
Current Assets	\$ 2,707,941	\$ 2,456,808
Net Pension Assets	462,613	535,416
Capital Assets, Net	<u>3,262,500</u>	<u>3,165,538</u>
Total Assets	6,433,054	6,157,762
Deferred Outflows of Resources	<u>220,748</u>	<u>181,771</u>
Total Deferred Outflows of Resources	220,748	181,771
Liabilities		
Current Liabilities	161,911	73,296
Long-Term Liabilities	<u>22,338</u>	<u>96,941</u>
Total Liabilities	184,249	170,237
Deferred Inflows of Resources	<u>1,141,341</u>	<u>968,727</u>
Net Position		
Net Investment in Capital Assets	3,216,120	3,074,681
Restricted for Emergencies	33,105	41,414
Restricted for Pension	649,950	535,416
Restricted for Parks and Recreation	110,274	88,363
Restricted for Volunteer Firefighters	6,842	6,886
Unrestricted	<u>1,311,921</u>	<u>1,453,809</u>
Total Net Position	<u>\$ 5,328,212</u>	<u>\$ 5,200,569</u>

The District reported a positive balance in net position for governmental activities. Net position increased \$127,643 for governmental activities.

**PLEASANT VIEW METROPOLITAN DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2017**

The following table provides a summary of the District's changes in net position for the year ended December 31:

	2017	2016
Program Revenues		
Charges for Services	\$ 36,644	\$ 21,340
Operating Grants and Contributions	21,747	26,958
Capital Grants and Contributions	130,650	313,381
Total Program Revenues	189,041	361,679
General Revenues		
Property Taxes	964,306	961,636
Specific Ownership Taxes	94,131	77,850
Interest Income	10,214	6,088
Total General Revenues	1,068,651	1,045,574
Expenses		
General Government	373,066	409,745
Fire Protection	529,455	467,320
Parks and Recreation	223,639	205,529
Interest on Long-Term Debt	3,889	5,714
Total Government-Wide Expenses	1,130,049	1,088,308
<b>CHANGE IN NET POSTION</b>	127,643	318,945
Net Position - Beginning of Year	5,200,569	4,881,624
<b>NET POSITION - END OF YEAR</b>	\$ 5,328,212	\$ 5,200,569

The increase in net position, as compared to the prior year, is primarily a result of insurance recoveries. The District's revenues and other financing sources were \$170,802 more than budgeted in 2017. In addition, expenditures were \$1,872 less than budgeted.

**Capital Assets and Debt Administration**

**Capital Assets**

The District's investment in capital assets, net of accumulated depreciation, for governmental activities as of December 31, 2017, was \$3,262,500. The total increase in this investment was 3.1% for governmental activities. Governmental activities capital asset increases during the year included the continuation of improvements to park buildings. See Note 4 Capital Assets for additional information.

**Long-term Debt**

As of December 31, 2017, the District had a total capital lease payable of \$46,380 decreasing by \$44,477 or 49% and compensated absences totaled \$37,380 decreasing by \$13,181 or 26% as shown below:

	2017	2016
Capital Leases	\$ 46,380	\$ 90,857
Compensated Absences	37,380	50,561
Net Pension Liability	17,817	-
	\$ 101,577	\$ 141,418

**PLEASANT VIEW METROPOLITAN DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2017**

See Note 5 Long-term Obligations and Note 8 Retirement Plans in Notes to Financial Statements for additional information.

**Financial Analysis of the District's Funds**

**Governmental Funds**

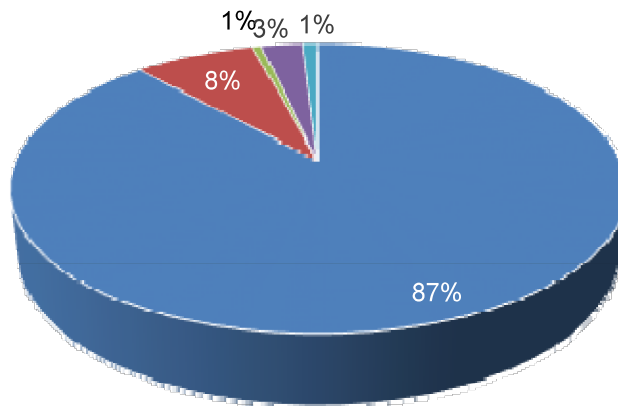
As discussed, governmental funds are reported in the fund statements with a short-term, inflow and outflow of spendable resources focus. This information is useful in assessing resources available at the end of the year in comparison with upcoming financial requirements. Governmental funds reported ending fund balances of \$1,499,522. Of this year-end total, \$1,310,997 was unassigned indicating availability for continuing District service requirements. Reserved fund balances include: \$33,105 for emergencies, \$110,274 for parks and recreation and \$6,842 for Volunteer firefighters. Nonspendable fund balances were reported as \$38,304. The year end fund balances of the governmental funds show an increase from 2016 of \$34,964 from \$1,464,558 to \$1,499,522.

**General Fund Revenues and Expenditures**

**Revenues**

In 2017 property tax revenue made up 87% of general fund revenue and Specific Ownership tax equal 9%. The remaining 4% of general fund revenue came from interest income and insurance recoveries. Below is a summary of the District's General Fund revenues for 2017.

**2017 General Fund Revenue Allocation**



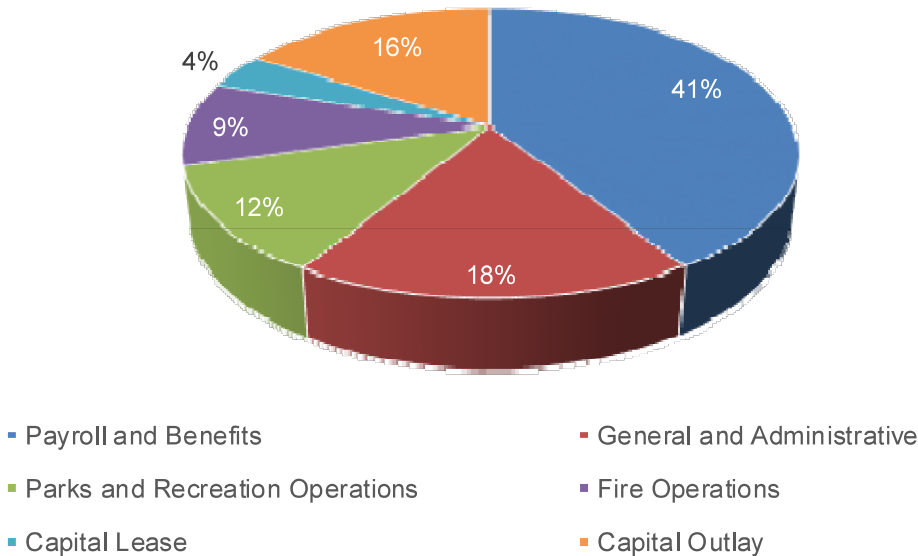
- Property Tax
- Specific Ownership Tax
- Fire Protection & Prevention
- Park Activities & Rentals
- Interests Income

**PLEASANT VIEW METROPOLITAN DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2017**

**Expenditures**

The expenditures of the District's activities included Fire Operations at 9%, Park and Recreation Operations at 12%, Payroll and Benefits at 41%, General and Administrative at 18%, and other expenditures at 20%. Total General Fund expenditures were \$1,221,058, a decrease of 9% or \$126,116 from 2016 to 2017. The following chart shows those expenditure percentages for 2017.

**2017 General Fund Expenditure Allocations**



**Special Revenue Funds**

Special Revenue Funds report the activity on restricted funds. For Pleasant View Metropolitan District, the monies received from Conservation Trust Fund (CTF) would be considered special revenue since it is restricted in how it can be used. In 2011 the Board approved the reporting of this fund as separate from the General Fund and is reported as a governmental fund.

**Volunteer Fire Department Funds**

Volunteer Fire Department Funds are restricted funds used by the Volunteer Firefighters. These funds are collected through donations and fundraisers and are expensed for the betterment of the firehouse and volunteers.

**Budgetary Highlights**

The District's annual budgets are prepared according to Colorado law and they are based on accounting for certain transactions on a basis of cash receipts and disbursements.

**PLEASANT VIEW METROPOLITAN DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2017**

In the General Fund, the revenue was \$43,355 more than budgeted amount of \$1,060,150. The expenses were less than the budgeted amount by \$942. Revenue was higher than budgeted due to insurance recoveries recognized in the current year. Expenses were largely in line with budgeted amounts.

In the Volunteer Firefighters fund, the revenue was \$974 less than the budgeted amount of \$2,600 and expenses were under budget by \$930.

The Special Revenue Fund ended the year under budget in revenues by \$2,229.

**Economic Environment and Next Year's Budgets and Rates**

In 2018 the District continued maintaining its commitment to watching expenses and following the budget established. Funding has been stable over the past year. There is one large maintenance project scheduled, paving of a parking lot at Camp George West for 2018. The District anticipates a decrease in expenses due to fewer staff than previous years due to open requisitions yet to be filled. The District anticipates allocating 7% of its revenue into a reserve fund in addition to the 3% required by TABOR.

**Requests for Information**

This report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Pleasant View Metropolitan District, 955 Moss Street, Golden, CO 80401.

## **BASIC FINANCIAL STATEMENTS**

**PLEASANT VIEW METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2017**

**ASSETS AND DEFERRED OUTFLOWS OF RESOURCES**

**ASSETS**

Cash and Investments	\$ 1,525,564
Property Tax Receivable	1,125,747
Accounts Receivable	11,222
Due from County Treasurer	7,104
Prepaid Expenses	38,304
Net Pension Asset - Volunteer Pension Plan	462,613
Capital Assets - Not Being Depreciated	1,206,812
Capital Assets - Net of Accumulated Depreciation	<u>2,055,688</u>
Total Assets	<u>6,433,054</u>

**DEFERRED OUTFLOWS OF RESOURCES**

Pension Related Deferred Outflows	
Statewide Defined Benefit Plan	95,342
Volunteer Pension Plan	<u>125,406</u>
Total Deferred Outflows of Resources	<u>220,748</u>

**LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION**

**LIABILITIES**

Accounts Payable	72,916
Payroll Liabilities	9,756
Accrued Compensated Absences	
Current	32,859
Due in More Than One Year	4,521
Capital Leases Payable	
Due within One Year	46,380
Net Pension Liability - Statewide Defined Benefit Plan	<u>17,817</u>
Total Liabilities	<u>184,249</u>

**DEFERRED INFLOWS OF RESOURCES**

Unavailable Property Tax Revenue	1,125,747
Pension Related Deferred Inflows	
Statewide Defined Benefit Plan	<u>15,594</u>
Total Deferred Inflows of Resources	<u>1,141,341</u>

**NET POSITION**

Net Investment in Capital Assets	3,216,120
Restricted for Emergencies	33,105
Restricted for Pensions	649,950
Restricted for Parks and Recreation	110,274
Restricted for Volunteer Firefighters	6,842
Unrestricted	<u>1,311,921</u>
Total Net Position	<u><u>\$ 5,328,212</u></u>

See accompanying Notes to Financial Statements.

**PLEASANT VIEW METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2017**

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental Activities					
General Government	\$ 373,066	\$ -	\$ -	\$ 130,650	\$ (242,416)
Fire Protection	529,455	36,644	-	-	(492,811)
Parks and Recreation	223,639	-	21,747	-	(201,892)
Interest on Long-Term Debt	3,889	-	-	-	(3,889)
Total Governmental Activities	\$ 1,130,049	\$ 36,644	\$ 21,747	\$ 130,650	(941,008)
		General Revenues			
		Taxes			
					964,306
					94,131
					10,214
					1,068,651
		<b>CHANGE IN NET POSITION</b>			127,643
		Net Position - Beginning of Year			5,200,569
		<b>NET POSITION - END OF YEAR</b>			<b>\$ 5,328,212</b>

**PLEASANT VIEW METROPOLITAN DISTRICT  
BALANCE SHEETS  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2017**

	General Fund	Special Revenue Fund	Volunteer Firefighter Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash and Investments	\$ 1,408,448	\$ 110,274	\$ 6,842	\$ 1,525,564
Due From County Treasurer	7,104	-	-	7,104
Property Tax Receivable	1,125,747	-	-	1,125,747
Accounts Receivable	11,222	-	-	11,222
Prepaid Expenses	38,304	-	-	38,304
Total Assets	<u>\$ 2,590,825</u>	<u>\$ 110,274</u>	<u>\$ 6,842</u>	<u>\$ 2,707,941</u>
 <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 72,316	\$ -	\$ -	\$ 72,316
Payroll Liabilities	9,756	-	-	9,756
Deposits	600	-	-	600
Total Liabilities	<u>82,672</u>	<u>-</u>	<u>-</u>	<u>82,672</u>
 <b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable Property Tax Revenue	1,125,747	-	-	1,125,747
Total Deferred Inflows of Resources	<u>1,125,747</u>	<u>-</u>	<u>-</u>	<u>1,125,747</u>
 <b>FUND BALANCES</b>				
Nonspendable	38,304	-	-	38,304
Restricted for				
Emergencies	33,105	-	-	33,105
Parks and Recreation	-	110,274	-	110,274
Volunteer Firefighters	-	-	6,842	6,842
Unassigned	1,310,997	-	-	1,310,997
Total Fund Balances	<u>1,382,406</u>	<u>110,274</u>	<u>6,842</u>	<u>1,499,522</u>
 Total Liabilities, Deferred Inflow of Resources, and Fund Balances	 <u>\$ 2,590,825</u>	 <u>\$ 110,274</u>	 <u>\$ 6,842</u>	 <u>\$ 2,707,941</u>

See accompanying Notes to Financial Statements.

**PLEASANT VIEW METROPOLITAN DISTRICT  
RECONCILIATION OF GOVERNMENT FUNDS BALANCE SHEET  
TO THE STATEMENT OF NET POSITION  
DECEMBER 31, 2017**

<b>Total Fund Balance - Governmental Funds</b>	<b>\$ 1,499,522</b>
 Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. Details of this difference are as follows:	
Capital Assets	4,570,738
Accumulated Depreciation	<u>(1,308,238)</u>
	<u>3,262,500</u>
 Pension related assets, liabilities, deferred inflows and outflows are not financial resources and, therefore, are not reported in the funds. Details of these differences are as follows:	
Net Pension Liability - Statewide Defined Benefit Plan	(17,817)
Net Pension Asset - Agent Plan	462,613
Deferred Outflows of Resources - Statewide Defined Benefit Plan	95,342
Deferred Outflows of Resources - Volunteer Pension Plan	125,406
Deferred Inflows of Resources - Statewide Defined Benefit Plan	<u>(15,594)</u>
	<u>649,950</u>
 Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds. Details of these amounts are as follows:	
Accrued Compensated Absences	(37,380)
Leases Payable	<u>(46,380)</u>
	<u>(83,760)</u>
Net Position of Governmental Activities	<u><u>\$ 5,328,212</u></u>

See accompanying Notes to Financial Statements.

**PLEASANT VIEW METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
YEARS ENDED DECEMBER 31, 2017**

	General Fund	Special Revenue Fund	Volunteer Firefighter Fund	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ 964,306	\$ -	\$ -	\$ 964,306
Specific Ownership Taxes	94,131	-	-	94,131
Lottery Proceeds	-	21,747	-	21,747
Net Investment Earnings	10,050	164	-	10,214
Charges for Services	6,283	-	-	6,283
Other	28,735	-	1,626	30,361
Total Revenues	<u>1,103,505</u>	<u>21,911</u>	<u>1,626</u>	<u>1,127,042</u>
<b>EXPENDITURES</b>				
Personnel	498,610	-	-	498,610
General and Administrative	219,332	-	-	219,332
Fire Protection	111,746	-	1,016	112,762
Parks and Recreation	145,263	-	-	145,263
Capital Outlay	197,741	-	654	198,395
Debt Service	48,366	-	-	48,366
Total Expenditures	<u>1,221,058</u>	<u>-</u>	<u>1,670</u>	<u>1,222,728</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	(117,553)	21,911	(44)	(95,686)
<b>OTHER FINANCING SOURCES (USES)</b>				
Insurance Proceeds	130,650	-	-	130,650
Net Other Financing Sources (Uses)	<u>130,650</u>	<u>-</u>	<u>-</u>	<u>130,650</u>
<b>NET CHANGE IN FUND BALANCES</b>	13,097	21,911	(44)	34,964
Fund Balances - Beginning of Year	<u>1,369,309</u>	<u>88,363</u>	<u>6,886</u>	<u>1,464,558</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 1,382,406</u>	<u>\$ 110,274</u>	<u>\$ 6,842</u>	<u>\$ 1,499,522</u>

See accompanying Notes to Financial Statements.

**PLEASANT VIEW METROPOLITAN DISTRICT  
RECONCILIATION OF GOVERNMENTAL FUNDS STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES OF  
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2017**

**Net Changes in Fund Balances - Total Governmental Funds  
(Statement of Revenues, Expenditures, and Changes in Fund Balances)** \$ 34,964

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

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. The details of these differences are as follows:

Repayment of Principal on Leases	44,477
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Governmental funds report capital outlays as expenditures. However, in the Statement of Activities these costs are allocated over the useful lives of the assets as depreciation expense. This is the amount by which depreciation exceeded capital outlay during the year. Details of these differences are as follows:

Capital Increases	233,783
Depreciation Expense	(136,821)
	96,962

Long-term liabilities, including compensated absences, are not due and payable in the current period and therefore are not reported in the funds. This is the change in the amount of compensated absences not currently payable.	13,181
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Changes in the District's net pension asset and liability reported in the statement of activities do not require the use of current financial resources, and, therefore, are not reported as expenditures in governmental funds.

Pension Expense FPPA Statewide Defined Benefit Plan	(25,635)
Contributions subsequent to the measurement date FPPA Statewide DB Plan	19,029
Pension Expense Volunteer Plan	(67,820)
Contributions subsequent to the measurement date Volunteer Plan	12,485
	(61,941)

Change in Net Position of Governmental Activities	\$ 127,643
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**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Definition of Reporting Entity**

Pleasant View Metropolitan District (the District) is a quasi-municipal corporation governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Jefferson County, Colorado. The District was formed to provide fire protection services and to provide administration and funding of parks and recreation.

The District is governed by an elected Board which is responsible for setting policy, appointing administrative personnel and adopting an annual budget in accordance with the provisions of the Colorado Special District Act.

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 entity, nor is the District a component unit of any other government.

**Government-wide and Fund Financial Statements**

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

**Government-wide Financial Statements**

In the government-wide Statement of Net Position, the governmental activities column is reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The District's net position is reported in three parts – net investment in capital assets; restricted and unrestricted net position. The government-wide focus is on the sustainability of the District as an entity and the change in the District's net position resulting from the current year's activities.

**Fund Financial Statements**

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

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Fund Financial Statements (Continued)**

The District reports the following governmental funds:

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

The *Special Revenue Fund* accounts for State lottery proceeds and the related expenditures.

The *Volunteer Firefighter Fund* accounts for donations and fundraising proceeds to be expended for volunteer firefighter costs.

**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 account. Revenues are recognized when earned and expenses are recognized when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

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. "Measurable" means the amount of the transaction can be determined. 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 available if they are collected within 60 days after year-end. Expenditures are generally recorded when the liability is incurred, as under accrual accounting. However, debt services, compensated absences and claims and judgments are not recorded until payment is due.

**Financial Statement Presentation**

Amounts reported as program revenues include 1) charges to customers and applicants for goods, services or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

**Financial Statement Accounts**

**Cash, Cash Equivalents and Investments**

Cash and cash equivalents include amounts in demand deposits as well as local government investment pools. Investments are recorded at fair value. The change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

**Receivables**

Receivables are reported net of an allowance for uncollectible accounts. At December 31, 2017 all accounts were considered collectible.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Payables and Accrued Liabilities**

Payables and accrued liabilities are defined as obligations arising out of the current period that are anticipated to be liquidated with currently available financial resources.

**Property Taxes**

Property taxes are levied 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 County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as a deferred inflow of resources in the year they are levied and measurable. The property tax revenue is recorded as revenue in the year it is available or collected.

**Capital Assets**

Capital assets, which include land, buildings, equipment, and vehicles, are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial cost of \$5,000 or more and an estimated useful life in excess of two years. Such assets are recorded at historical cost. Donated capital assets are recorded at estimated acquisition cost at the date of donation.

Infrastructure, buildings, and equipment are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and Improvements	25 - 100
Fire Equipment	10 - 25
Fire Vehicles	10

**Pensions**

The District participates in the Statewide Defined Benefit Plan (the SWDB) administered by the Fire and Police Pension Association of Colorado (FPPA). The Statewide Defined Benefit Plan is a cost-sharing multiple-employer defined benefit plan. The District also sponsors a single employer defined benefit plan for its volunteer firefighters which is administered by FPPA.

The net pension asset (liability), deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position of the plans have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Compensated Absences**

For governmental funds, vested and accumulated vacation and sick leave that is expected to be liquidated with expendable available financial resources, is reported as expenditures and a fund liability of the governmental fund that will pay it. Vested and accumulated vacation and sick leave not expected to be liquidated with expendable available financial resources are not reported in the governmental fund financial statements. However, these amounts are reported in the government-wide financial statements. In accordance with the provisions of GASB Statement No. 16, *Accounting for Compensated Absences*, no liability is recorded for non-vesting accumulating rights to receive sick pay benefits. However, a liability is recognized for that portion of accumulating sick leave benefits that it is estimated to be paid upon termination.

**Deferred Outflows and Inflows of Resources**

In addition to assets, the statement of net 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 has only one item that qualifies for reporting in this category, pension-related deferred outflows reported in the government-wide Statement of Net Position. See Note 8.

In addition to liabilities, the statement of net 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 three types of items that qualify for reporting in this category. Accordingly, the items, unearned revenue for property taxes and grants, are deferred and recognized as an inflow of resources in the period that the amounts become available and earned. Additionally, collective deferred inflows related to the District's net pension asset (liability) are reported on the Statement of Net Position. See Note 8.

**Fund Balance**

The District classifies governmental fund balances as follows:

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

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

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

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Fund Balance (Continued)**

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

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

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

The District does not have a formal minimum fund balance policy.

**Interfund Transactions**

Quasi-external transactions are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures or expenses initially made from it that are properly applicable to another fund, are recorded as expenditures or expenses in the reimbursing fund and as reductions of expenditures or expenses in the fund that is reimbursed. All other interfund transactions, except quasi-external transactions and reimbursements, are reported as transfers.

**Restricted and Unrestricted Resources**

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**Use of Estimates**

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

**NOTE 2 BUDGET**

**Budgetary Information**

In the fall of each year, the District's Board of Directors formally adopts a budget with appropriations by fund for the ensuing year pursuant to the Colorado Local Budget Law. The budgets for the governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). As required by Colorado statutes, the District followed the following time table in approving and enacting a budget for the ensuing year:

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 2 BUDGET (CONTINUED)**

**Budgetary Information (Continued)**

For the 2017 budget year, prior to August 25, 2016, the County Assessor sent to the District the certified assessed valuation of all taxable property within the District's boundaries and prior to December 10, 2016 the County Assessor sent the final recertified assessed valuation to the District:

- 1) On or before October 15, 2016, the District's accountant submitted to the District's Board of Directors a recommended budget which detailed the necessary property taxes needed along with other available revenues to meet the District's operating requirements.
- 2) A public hearing on the proposed budget and capital program was held by the Board no later than 45 days prior to the close of the fiscal year.
- 3) For the 2017 budget, prior to December 15, 2016, the District computed and certified to the County Commissioners a rate of levy that derived the necessary property taxes as computed in the proposed budget.
- 4) For the 2017 budget, the final budget and appropriating resolution was adopted prior to December 31, 2016.

Taxes levied in one year are collected in the succeeding year. Thus, taxes certified in 2016 were collected in 2017 and taxes certified in 2017 will be collected in 2018. Taxes are due on January 1 in the year of collection; however, they may be paid in either one installment (no later than April 30) or two equal installments (not later than February 28 and June 15) without interest or penalty. Taxes which are not paid within the prescribed time bear interest at the rate of one percent (1%) per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 15th.

The level of control in the budget at which expenditures exceed appropriations is at the fund level. All appropriations lapse at year end.

**NOTE 3 CASH AND INVESTMENTS**

The District had the following cash and investments with the following maturities:

	Standard & Poor's Rating	Carrying Amounts	Maturities	
			Less Than One Year	More Than One Year
Deposits				
Checking	Not Rated	\$ 637,299	\$ 637,299	\$ -
Investments				
Local Government				
Investment Pool	AAAm	888,265	888,265	-
Total		\$ 1,525,564	\$ 1,525,564	\$ -

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

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

The District has not adopted a formal investment policy; however, it follows Colorado statutes specifying specific investment instruments meeting defined rating criteria in which local governments may invest, which include:

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

**Deposits**

The District's deposits are entirely covered by federal depository insurance ("FDIC") or by collateral held under Colorado's Public Deposit Protection Act ("PDPA"). The FDIC insures the first \$250,000 of the District's deposits at each financial institution. Deposit balances over \$250,000 are collateralized as required by PDPA. The carrying amount of the District's demand deposits was \$637,299 at year end.

**Investments**

At December 31, 2017 the District had invested \$888,265 in the Colorado Local Government Liquid Asset Trust (the Trust), an investment vehicle established for local government entities 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 C.R.S. 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. The Trust records its investments at fair value and the District records its investment in the Trust using the net asset value method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 4 CAPITAL ASSETS**

Capital asset activity for the year ended December 31, 2017 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital Assets Not Being Depreciated				
Land and Improvements	\$ 1,206,812	\$ -	\$ -	\$ 1,206,812
Total Capital Assets Not Being Depreciated	<u>1,206,812</u>	<u>-</u>	<u>-</u>	<u>1,206,812</u>
Capital Assets Being Depreciated				
Buildings	1,625,654	218,157	-	1,843,811
Equipment	546,717	15,626	-	562,343
Apparatus and Vehicles	957,772	-	-	957,772
Total Capital Assets Being Depreciated	<u>3,130,143</u>	<u>233,783</u>	<u>-</u>	<u>3,363,926</u>
Accumulated Depreciation	<u>1,171,417</u>	<u>136,821</u>	<u>-</u>	<u>1,308,238</u>
Total Capital Assets Being Depreciated, Net	<u>1,958,726</u>	<u>96,962</u>	<u>-</u>	<u>2,055,688</u>
Governmental Activities Capital Assets, Net	<u>\$ 3,165,538</u>	<u>\$ 96,962</u>	<u>\$ -</u>	<u>\$ 3,262,500</u>

Depreciation expense was charged to functions/programs as follows:

Governmental Activities	
General Government	\$ 17,491
Fire Protection	70,871
Parks and Recreation	48,459
	<u>\$ 136,821</u>

**NOTE 5 LONG-TERM OBLIGATIONS**

**Engine Lease Purchase Agreement 2008**

On June 17, 2008, the District entered into a lease and purchase agreement with Municipal Services Group, Inc. (Municipal Services) for acquisition of a fire engine and related equipment in the amount of \$386,880 at an interest rate of 4.26%. The agreement initially terminated on December 31, 2008 and may be renewed annually for ten successive annual terms. Annual payments of principal and interest are due in the amount of \$48,365. At the end of the term of the lease, all rights, titles, and interest of Wells Fargo in the truck and equipment, are conveyed to the District. The engine has a cost of \$386,880, with accumulated depreciation of \$139,275 as of December 31, 2017.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Annual Debt Service Requirements**

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 46,380	\$ 1,985	\$ 48,365
Total	<u>\$ 46,380</u>	<u>\$ 1,985</u>	<u>\$ 48,365</u>

**Changes in Long-Term Obligations**

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental Activities					
Engine 41 Lease	\$ 90,857	\$ -	\$ (44,477)	\$ 46,380	\$ 46,380
Compensated Absences	50,561	19,678	(32,859)	37,380	32,859
	<u>\$ 141,418</u>	<u>\$ 19,678</u>	<u>\$ (77,336)</u>	<u>\$ 83,760</u>	<u>\$ 79,239</u>

**Authorized and Unissued Debt**

The District has no debt authorized by the electorate which has not been issued as of December 31, 2017.

**NOTE 6 LEASES**

**Jefferson County Land Leases**

The District has entered into three leases with Jefferson County (the County). The District constructs and maintains park improvements and grounds. The County retains ownership of the lands and improvements.

**Orchard Park**

The District entered into the lease for a tract of land known as Orchard Park with the County on October 16, 1980 and amended the lease July 20, 2010. The lease is for a term of ninety-nine years from the original date with rent of \$1 per year.

**Westblade Park**

The District entered into the lease October 17, 1991 for a tract of land known as Westblade Park. The initial term is for twenty-five years at rent of \$1 per year. The lease may be renewed for one additional twenty-five year term upon written approval by the District and the County. As of October 17, 2016 the lease expired. Pursuant to the initial agreement the lease will continue on a month-to-month basis until either party provides 60 day notice of termination.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 6 LEASES (CONTINUED)**

**Camp George West**

The District entered into the lease for a tract of land known as Camp George West with the County on July 13, 1999 and amended the lease on August 28, 2001. The term of the lease is for fifty years with annual rent of \$10. The lease may be renewed for an additional fifty year term.

**NOTE 7 INTERGOVERNMENTAL AGREEMENT**

**Pleasant View Water and Sanitation District**

On March 24, 2004, the District entered into an Intergovernmental Agreement (the IGA) with the Pleasant View Water and Sanitation District (PVWSD) for operations of the jointly owned and occupied property known as the Community Building. The IGA establishes procedures forming a Building Committee which will prepare and approve budgets and expenditures for general operations and upkeep of the Community Building. For the year ending December 31, 2017 the District paid \$22,332 to the Building Committee for the benefit of the Community Building.

**NOTE 8 RETIREMENT PLANS**

**FPPA Statewide Defined Benefit Plan**

**Plan Description and Provisions**

The District contributes to the Statewide Defined Benefit Plan, a cost-sharing multiple-employer defined benefit pension plan administered by the Colorado Fire and Police Pension Association (FPPA). The Statewide Defined Benefit Plan (SWDB) provides retirement benefits for members and beneficiaries. Death and disability coverage is provided for members hired prior to January 1, 1997 through the Statewide Death and Disability Plan, which is also administered by the FPPA.

This is a noncontributory plan. All full-time, paid firefighters of the District are members of the Statewide Defined Benefit Plan and the Statewide Death and Disability Plan. Local revenue sources are responsible for funding of the Death and Disability benefits for firefighters hired on or after January 1, 1997.

Colorado statutes assign the authority to establish benefit provisions to the state legislature. FPPA issues a publicly available annual financial report that includes financial statements and required supplementary information for both the Statewide Defined Benefit Plan and the Statewide Death and Disability Plan. FPPA issues a publicly available comprehensive annual financial report that can be obtained on FPPA's website at <http://www.fppaco.org>.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 8 RETIREMENT PLANS (CONTINUED)**

**Description of Benefits**

A member is eligible for a normal retirement pension once the member has completed twenty-five years of credited service and has attained the age of 55.

The annual normal retirement benefit is 2% of the average of the member's highest three years' base salary for each year of credited service up to ten years, plus 2.5% for each year of service thereafter. The benefit earned prior to January 1, 2007 for members of affiliated Social Security employers will be reduced by the amount of Social Security income payable to the member annually. Effective January 1, 2007, members currently covered under Social Security will receive half the benefit when compared to the Statewide Defined Benefit Plan. Benefits paid to retired members are evaluated and may be re-determined every October 1. The amount of any increase is based on the Board's discretion and can range from -0- to the higher of 3% or the Consumer Price Index.

A member is eligible for an early retirement at age 50 or after 30 years of service. The early retirement benefit equals the normal retirement benefit reduced on an actuarially equivalent basis. Upon termination, an employee may elect to have member contributions, along with 5% as interest, returned as a lump sum distribution. Alternatively, a member with at least five years of accredited service may leave contributions with the Plan and remain eligible for a retirement pension at age 55 equal to 2% of the member's average highest three years' base salary for each year of credited service up to ten years, plus 2.5% for each year of service thereafter.

**Contributions**

The Plan sets contribution rates at a level that enables all benefits to be fully funded at the retirement date of all members. Contributions rates for this Plan are set by state statute. Employer contribution rates can only be amended by state statute. Member contribution rates can be amended by state statute or by election of the membership.

Members of this SWDB plan and their employers are contributing at the rate of 9.5% and 8%, respectively, of base salary for a total contribution rate of 17.5% in 2017.

In 2014, the members elected to increase the member contribution rate to the SEDB plan beginning in 2015. Member contribution rates will increase 0.5% annually through 2022 to a total of 12% of base salary. Employer contributions will remain at 8% resulting in a combined contribution rate of 20% in 2022. Contributions to the pension plan from the District were \$19,029 for the year ended December 31, 2017.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 8 RETIREMENT PLANS (CONTINUED)**

**Pension Liability (Asset), Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

At December 31, 2017, the District reported a net pension liability of \$17,817 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2016, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The District's proportion of the net pension liability was based on the District's share of contributions to the pension plan relative to the contributions of all participating entities. At December 31, 2016, the District's proportion was 0.049308%, which was an increase of 0.09209% from its proportion measured as of December 31, 2015.

For the year ended December 31, 2017, the District recognized pension expense of \$25,635. At December 31, 2017, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference Between Expected and Actual Experience	\$ 15,908	\$ 906
Change of Assumptions or Other Inputs	12,170	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	48,092	-
Changes in Proportionate Share of Contributions	143	14,688
Contributions Subsequent to the Measurement Date	19,029	-
	<u>\$ 95,342</u>	<u>\$ 15,594</u>

\$19,029 reported as deferred outflows of resources related to pensions resulting from District contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2018. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ended December 31,</u>	<u>Amortization</u>
2018	\$ 16,670
2019	16,670
2020	15,573
2021	5,336
2022	1,539
Thereafter	4,931
	<u>\$ 60,719</u>

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 8 RETIREMENT PLANS (CONTINUED)**

*Actuarial assumptions.* The total pension liability in the December 31, 2016 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Method	Entry Age Normal
Amortization Method	Level % of Payroll, Open
Amortization Period	30 Years
Long-Term Investment	
Rate of Return*	0.075
Projected Salary Increases	4.0% - 14.0%
Cost of Living	
Adjustments (COLA)	0
*Includes Inflation at	0.025

Effective January 1, 2016, the post-retirement mortality tables for non-disabled retirees is a blend of the Annuitant and Employee RP-2014 generational mortality tables with blue collar adjustment projected with Scale BB. The occupationally disabled post-retirement mortality assumption uses the same table as used for healthy annuitants, except there is a three year set-forward, meaning a disabled member age 70 will be valued as if they were a 73 year old healthy retiree. The totally disabled post-retirement mortality assumption uses the RP-2014 generational mortality tables for disabled annuitants, except an additional provision to apply a minimum 3% mortality probability to males and 2% mortality probability for females is included to reflect substantial impairment for this population. The pre-retirement off-duty mortality tables are adjusted to 55% of the RP-2014 mortality tables for active employees. The on-duty mortality rate is 0.00020.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the Fund's target asset allocation as of December 31, 2016 are summarized in the following table:

Asset Class	Target	Long-Term
Global Equity	36.0%	9.25%
Equity Long / Short	10.0%	7.35%
Illiquid Alternatives	23.0%	10.75%
Fixed Income	15.0%	4.10%
Absolute Return	10.0%	6.55%
Managed Futures	4.0%	5.50%
Cash	2.0%	0.00%
Total	100.0%	

\* While the expected inflation exceeds the expected rate of return for cash, a 0.0% real rate of return is utilized.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 8 RETIREMENT PLANS (CONTINUED)**

**Discount Rate**

The discount rate used to measure the total pension liability was 7.50%. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the FPPA Board's funding policy, which establishes the contractually required rates under Colorado statutes. Based on those assumptions, the SWDB plan fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Sensitivity of the District's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate**

The following presents the District's proportionate share of the net pension liability (asset) calculated using the discount rate of 7.50%, as well as what the District's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (6.50%) or 1-percentage-point higher (8.50%) than the current rate:

	1% Decrease (6.50%)	Current Discount Rate (7.50%)	1% Increase (8.50%)
Proportionate Share of Net Pension Asset (Liability)	\$ 151,593	\$ 17,817	\$ (93,291)

**Pension Plan Fiduciary Net Position**

Detailed information about the SWDB's fiduciary net position is available in FPPA's comprehensive annual financial report, which can be obtained at <http://www.fppaco.org>.

**Volunteer Fire Pension Plan**

**Plan Description and Provisions**

The District, on behalf of its volunteer firefighters, contributes to a defined benefit pension plan which is administered by FPPA. Assets of the plan are commingled for investment purposes in the Fire and Police Member's Benefit Fund, an agent multiple-employer defined benefit pension plan administered by FPPA. The plan provides retirement benefits for members and beneficiaries according to the plan provisions as enacted and governed by the pension fund board of trustees. Colorado Revised Statutes (CRS), as amended, establishes basic benefit provisions under the plan. FPPA issues a publicly available annual financial report that includes the assets of the volunteer plan. That report may be obtained by calling FPPA at 303-770-3772 in the Denver Metro area or 1-800-332-FPPA (3772) from outside the metro area.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 8 RETIREMENT PLANS (CONTINUED)**

*Description of Benefits:* The plan provides normal retirement benefits, disability retirement and survivor benefits. The following benefit provisions were used to determine the District's pension liability at the measurement date of December 31, 2016:

<i>Normal Retirement Benefit at Age 50 with 20 Years of Service (Monthly):</i>	
Regular	\$ 1,400
Extended Services Amount per Year of Service	\$ 70
<i>Vested Retirement Benefit (Monthly):</i>	
With 10 to 20 Years of Service Amount per Year of Service	
Per Minimum Vesting Years	\$ 70
Minimum Vesting Years	\$ 10
<i>Disability Retirement Benefit (Monthly)</i>	
Short Term Disability for Line of Duty Injury	
Amount Payable for Not More than 1 Year	\$ 700
Long Term Disability for Line of Duty Injury Lifetime Benefit	\$ 1,400
<i>Survivor Benefits (Monthly)</i>	
Following Death Before Retirement Eligible: Due to	
Death in Line of Duty as Volunteer Firefighter	\$ 700
Following Death After Normal Retirement	\$ 700
Following Death After Normal Retirement with Extended	
Service Amount Per Year of Service	\$ 35
Following Death after Vested Retirement with 10 to 20 Years of	
Service Amount Per Year of Service per Minimum Vesting Years	\$ 35
Following Death After Disability Retirement	\$ 700
<i>Funeral Benefits (Required Benefit)</i>	
Funeral Benefit Lump Sum, One Time Only	\$ 2,800

**Volunteers Covered by Benefit Terms**

As of January 1, 2017, the latest actuarial valuation date, there were 50 active members, 3 service retirees and beneficiaries, and 3 inactive, nonretired members.

**Contributions**

Contributions are determined by the FPPA actuary, using the entry age normal cost method as of January 1, 2017. Contributions into the pension fund are derived from two sources: contributions directly from the District and contributions from the State based on assessed property values and other formulas. For the year ended December 31, 2017, the District's contributions were \$12,485.

**Net Pension Asset**

The total pension liability is based on an actuarial valuation performed as of January 1, 2017 and a measurement date of December 31, 2016. This measurement date is within two years of the plan sponsor's fiscal year-end of December 31, 2017 and may be used for December 31, 2017 reporting purposes.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 8 RETIREMENT PLANS (CONTINUED)**

*Actuarial assumptions.* The total pension liability in the January 1, 2017 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Dollar, Open*
Remaining Amortization Period	20 Years*
Asset Valuation Method	5-Year Smoothed Market
Inflation	0.025
Salary Increases	N/A
Investment Rate of Return	0.075
Retirement Age	50% per year of eligibility until 100% at age 65
Mortality	Pre-retirement; RP-2014 Mortality Tables For Blue Collar Employees, 55% multiplier for off duty mortality. Increased by 0.00020 for on-duty related Fire and Police Post-Retirement; For ages less than 55, RP-2014 Mortality Tables for Blue Collar Employees. For ages 65 and older, RP-2014 Mortality Tables for Blue Collar Healthy Annuitants. For ages 55 - 64, a blend of previous tables. Disabled; RP-2014 Disabled Generational Mortality Table Table generationally projected with a min 3% male rate and 2% female rate. All Tables Projected with Scale BB.

All tables were projected and based on Scale AA.

\*Plans that are heavily weighted with retiree liabilities use an amortization period based on the expected remaining lifetime of the participants.

*Changes in assumptions.* Assumptions used in the valuation as of the measurement date of December 31, 2016 differ from the assumptions used as of the measurement date of December 31, 2015 as follows:

- Inflation – 2.5%
- Pre-retirement: RP-2014 Mortality Tables for Blue Collar Employees, projected with Scale BB, 55% multiplier for off-duty mortality. Increased by 0.00020 for on-duty related Fire and Police experience.
- Post-retirement: For ages less than 55, RP-2014 Mortality Tables for Blue Collar Employees. For ages 65 and older, RP-2014 Mortality Tables for Blue Collar Healthy Annuitants. For ages 55 through 64, a blend of the previous tables. All tables are projected with Scale BB.
- Disabled: RP-2014 Disabled Generational Mortality Tables generationally projected with Scale BB with a minimum 3% rate for males and 2% rate for females.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 8 RETIREMENT PLANS (CONTINUED)**

For the purpose of this valuation, the long-term expected rate of return on pension plan investments is 7.50%; the municipal bond rate is 3.78% (based on the weekly rate closest to but not later than the measurement date of the “state & local bonds” rate from Federal Reserve statistical release (H.15)); and the resulting Single Discount Rate is 7.5%.

Projected benefit payments are required to be discounted to their actuarial present values using a Single Discount Rate that reflects (1) a long-term expected rate of return on pension plan investments (to the extent that the plan’s fiduciary net position is projected to be sufficient to pay benefits) and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the plan’s projected fiduciary net position is not sufficient to pay benefits). Being that the plan’s fiduciary net position is projected to be sufficient to pay benefits, the long-term expected rate of return of 7.5% was used as the discount rate.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return which eliminates the 2.5% inflation assumption, for each major asset class included in the Fund’s target asset allocation as of December 31, 2016 are summarized in the following table:

<u>Asset Class</u>	<u>Target</u>	<u>Long-Term</u>
Global Equity	36%	6.75%
Equity Long/Short	10%	4.85%
Illiquid Alternatives	23%	8.25%
Fixed Income	15%	0.50%
Absolute Return	10%	4.05%
Managed Futures	4%	3.00%
Cash	2%	0.00%
Total	100%	

\*While expected inflation exceeds the expected rate of return for cash, a 0.0% real rate of return is utilized.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 8 RETIREMENT PLANS (CONTINUED)**

**Changes in the Net Pension Asset**

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability/(Asset)
Balance at December 31, 2015	\$ 1,198,512	\$ 1,733,221	\$ (534,709)
Changes for the Year			
Service Cost	71,554	-	71,554
Interest	91,162	-	91,162
Difference Between Expected and Actual Experience	4,049	-	4,049
Benefit Terms	-	-	-
Change of Assumptions	9,169	-	9,169
Contributions - Employer	-	12,485	(12,485)
Contributions - Employee	-	-	-
Net Investment Income	-	93,187	(93,187)
Benefit Payments, Including Refunds of Employee Contributions	(36,960)	(36,960)	-
Administrative Expenses	-	(3,034)	3,034
State of Colorado Supplemental Discretionary Payment	-	1,200	(1,200)
Net Changes	<u>138,974</u>	<u>66,878</u>	<u>72,096</u>
Balance at December 31, 2016	<u>\$ 1,337,486</u>	<u>\$ 1,800,099</u>	<u>\$ (462,613)</u>

*Sensitivity of the net pension asset to changes in the discount rate.* The following represent the plan's net pension asset, calculated using the discount rate of 7.50%, as well as what the plan's net pension asset would be if it were calculated using a discount rate that is 1% lower or 1% higher:

	1% Decrease (6.50%)	Current Discount Rate (7.50%)	1% Increase (8.50%)
Net Pension Asset	\$ (183,666)	\$ (462,613)	\$ (677,339)

*Pension plan fiduciary net position.* Detailed information about the pension plan's fiduciary net position is available in the separately issued FPPA financial report.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 8 RETIREMENT PLANS (CONTINUED)**

**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

For the year ended December 31, 2017 the District recognized pension expense of \$67,820 for the Volunteer Pension Plan. At December 31, 2017, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference Between Expected and Actual Experience	\$ 13,258	\$ -
Net Difference Between Projected and Actual		
Earnings on Pension Plan Investments	91,574	-
Difference due to Changes in Assumptions	8,089	-
Contributions Subsequent to the Measurement Date	12,485	-
	\$ 125,406	\$ -

Contributions subsequent to the measurement date, which are reported as deferred outflows of resources related to pensions, will be recognized as a reduction of the net pension liability in the year ended December 31, 2018. Other amounts reported as deferred outflow of resources and deferred inflow of resources related to pensions will be recognized as a component of pension expense in future years as follows:

Year Ended December 31,	Amortization
2018	\$ 32,295
2019	32,295
2020	30,177
2021	10,621
2022	3,453
Thereafter	4,080
	\$ 112,921

**NOTE 9 DEFINED CONTRIBUTION PENSION PLANS**

**Retirement Plans – Defined Contribution Pension Plan – Section 401(a)**

The District is a member of Colorado County Officials & Employees Retirement Association (CCOERA). COERA was established to provide retirement benefits to employees of Colorado local governments. As a member, the District participates in the CCOERA retirement plan created in accordance with Internal Revenue Code Section 401(a) (the 401(a) Plan), which is a defined contribution pension plan. Employees of the District who are not firefighters may participate in the 401(a) beginning on the first day of paid employment. Each eligible employee is required to contribute 6% of gross wages to the 401(a) Plan.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 9 DEFINED CONTRIBUTION PENSION PLANS (CONTINUED)**

**Retirement Plans – Defined Contribution Pension Plan – Section 401(a) (Continued)**

The District matches employee contributions at the same rate and these matched dollars have a vesting period of 5 years. The District is neither the trustee nor the administrator for the 401(a) Plan. The seven-member governing board of CCOERA makes all necessary rules and is responsible for administration of the funds in the 401(a) Plan. Benefits payable at retirement, death, termination, or other unforeseen circumstance are based on the accumulated account balance of each employee. Upon termination of service with the District, any unvested amounts will be forfeited and may be used to pay plan expenses or Employer's contributions to the 401(a) Plan.

During 2017, the District recognized \$5,337 of expense under this plan. The District has no forfeitures included in the 2017 401(a) Plan expense. The District had a no liability due to the 401(a) Plan at December 31, 2017.

**Retirement Plans – Defined Contribution Pension Plans – Section 457**

The District also participates in the CCOERA and FPPA retirement plans created in accordance with Internal Revenue Code Section 457 (the 457 Plans), which are deferred compensation plans. The 457 Plans permit employees to defer a portion of their salary until future years. All contributions to the 457 Plans and all income attributable to those amounts are to be held in trust for the exclusive benefit of the plan participants and their beneficiaries. Plan investment purchases are determined by the plan participant and therefore, the plan's investment concentration varies between participants.

The District has agreed to make contributions to the 457 Plans. The District recognized pension expense of \$1,615 and \$6,000 related to the CCOERA and FPPA 457 Plans, respectively, during 2017 and had no liability to the 457 Plans at December 31, 2017.

**NOTE 10 RISK MANAGEMENT**

**Colorado Special Districts Property and Liability Pool**

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; or injuries to employees. The District is insured for such risks as a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property and general liability, automobile physical damage and liability, public officials liability and boiler and machinery coverage to its members.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 10 RISK MANAGEMENT (CONTINUED)**

**Colorado Special Districts Property and Liability Pool (Continued)**

The District pays annual premiums to the Pool for workers compensation, liability, property and public official's 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. No claims have exceeded coverage level for the past three fiscal years.

**NOTE 11 CONTINGENCIES**

**TABOR**

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20; commonly known as the Taxpayer's Bill of Rights (TABOR). TABOR contains revenue, spending, tax and debt limitations which apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government.

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

TABOR also requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. These reserves are required to be 3% or more of fiscal year spending (excluding bonded debt service). The District has restricted a portion of its December 31, 2017 year-end fund balance in the governmental funds for emergencies as required under TABOR in the amount of \$33,105, the approximate required reserve at December 31, 2017.

The District's voters approved the following TABOR ballot question May 4, 2004:

*Shall Pleasant View Metropolitan District be authorized to collect, retain and spend all revenues, grants and other funds received from all sources, including without limitation the District's general operating property tax levy of 4.984 mills, which tax levy shall not be increased in excess of the rate of 4.984 mill in any year without voter approval, commencing January 1, 2004 and continuing thereafter until repealed, to be spent for general operations and capital improvements as a voter-approved revenue change, offset and exception to the limits which would otherwise apply under Article X, Section 20 of the Colorado Constitution or any other law, and as a permanent waiver of the 5.5% limitation under section 29-1-301 C.R.S.?*

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE 11 CONTINGENCIES (CONTINUED)**

**TABOR (Continued)**

The District's voters approved the following TABOR ballot question on May 6, 2008:

*Shall Pleasant View Metropolitan District taxes be increased \$273,690 annually in the first full fiscal year or by such amount as may be raised by the imposition of an additional ad valorem property tax rate of 2.016 mills, commencing January 1, 2009, and continuing thereafter, for the purposes of hiring up to six (6) paid firefighters for guaranteed coverage for the community, the purchase and maintenance of a fire engine and apparatus, and general operations, resulting in a total District mill levy rate, exclusive of refunds, abatements, or debt service, not to exceed 7.000 mills; and shall the District be authorized to collect, retain and spend the tax revenue collected from such additional property tax rate, commencing January 1, 2009, and continuing thereafter, as a voter-approved revenue change, offset and exception to the limits which would otherwise apply under Article X, Section 20 of the Colorado Constitution, or any other law, and as a permanent waiver of the 5.5% limitation under Section 29-1-301, C.R.S?*

The District's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions including how to calculate fiscal year spending limits and qualification as an enterprise will require judicial interpretation.

**REQUIRED SUPPLEMENTARY INFORMATION**

**PLEASANT VIEW METROPOLITAN DISTRICT  
REQUIRED SUPPLEMENTARY INFORMATION  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET TO ACTUAL  
GENERAL FUND  
YEAR ENDED DECEMBER 31, 2017**

	2017			Final Budget Variance Positive (Negative)
	Original Budget	Final Budget	Actual	
<b>REVENUES</b>				
Property Taxes	\$ 966,420	\$ 966,420	\$ 964,306	\$ (2,114)
Specific Ownership Taxes	64,000	64,000	94,131	30,131
Net Investment Earnings	1,750	1,750	10,050	8,300
Charges for Services	8,150	8,150	6,283	(1,867)
Other	19,830	19,830	28,735	8,905
Total Revenues	1,060,150	1,060,150	1,103,505	43,355
<b>EXPENDITURES</b>				
Personnel	589,145	589,145	498,610	90,535
General and Administrative	151,879	151,879	219,332	(67,453)
Fire Protection	136,515	136,515	111,746	24,769
Parks and Recreation	85,816	85,816	145,263	(59,447)
Capital Outlay	38,500	113,638	197,741	(84,103)
Debt Service	48,365	48,365	48,366	(1)
Reserves	96,642	96,642	-	96,642
Total Expenditures	1,146,862	1,222,000	1,221,058	942
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	(86,712)	(161,850)	(117,553)	44,297
<b>OTHER FINANCING SOURCES (USES)</b>				
Insurance Proceeds	-	-	130,650	130,650
Transfers In	50,000	50,000	-	(50,000)
Total Other Financing Sources (Uses)	50,000	50,000	130,650	80,650
<b>NET CHANGE IN FUND BALANCE</b>	\$ (36,712)	\$ (111,850)	13,097	\$ 124,947
Fund Balance - Beginning of Year			1,369,309	
<b>FUND BALANCE - END OF YEAR</b>			\$ 1,382,406	

**PLEASANT VIEW METROPOLITAN DISTRICT  
REQUIRED SUPPLEMENTARY INFORMATION  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET TO ACTUAL  
SPECIAL REVENUE FUND  
YEAR ENDED DECEMBER 31, 2017**

	2017			Final Budget Variance Positive (Negative)
	Original Budget	Final Budget	Actual	(Negative)
<b>REVENUES</b>				
Lottery Proceeds	\$ 24,140	\$ 24,140	\$ 21,747	\$ (2,393)
Net Investment Earnings	-	-	164	164
Total Revenues	24,140	24,140	21,911	(2,229)
<b>EXPENDITURES</b>				
Park Improvements	-	-	-	-
Total Expenditures	-	-	-	-
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	24,140	24,140	21,911	(2,229)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers Out	(50,000)	(50,000)	-	50,000
Total Other Financing Sources (Uses)	(50,000)	(50,000)	-	50,000
<b>NET CHANGE IN FUND BALANCE</b>	\$ (25,860)	\$ (25,860)	21,911	\$ 47,771
Fund Balance - Beginning of Year			88,363	
<b>FUND BALANCE - END OF YEAR</b>			\$ 110,274	

**PLEASANT VIEW METROPOLITAN DISTRICT  
REQUIRED SUPPLEMENTARY INFORMATION  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET (GAAP BASIS) TO ACTUAL  
VOLUNTEER FIREFIGHTERS FUND  
YEAR ENDED DECEMBER 31, 2017**

	2017			
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)
<b>REVENUES</b>				
Donations and Fundraising	\$ 2,600	\$ 2,600	\$ 1,626	\$ (974)
Total Revenues	2,600	2,600	1,626	(974)
<b>EXPENDITURES</b>				
Firefighter Appreciation	2,600	2,600	1,016	1,584
Other	-	-	654	(654)
Total Expenditures	2,600	2,600	1,670	930
<b>NET CHANGE IN FUND BALANCE</b>	\$ -	\$ -	(44)	\$ (44)
Fund Balance - Beginning of Year			6,886	
<b>FUND BALANCE - END OF YEAR</b>			\$ 6,842	

**PLEASANT VIEW METROPOLITAN DISTRICT  
REQUIRED SUPPLEMENTARY INFORMATION  
SCHEDULE OF EMPLOYER'S PROPORTIONATE SHARE OF NET PENSION ASSET/LIABILITY  
STATEWIDE DEFINED BENEFIT PLAN  
FIRE AND POLICE PENSION ASSOCIATION OF COLORADO  
LAST 10 FISCAL YEARS\***

	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
District's Portion of the Net Pension Asset	0.049308%	0.040099%	0.036113%	0.036332%
District's Proportionate Share of the Net Pension Asset/(Liability)	\$ (17,817)	\$ 707	\$ 40,756	\$ 32,488
District's Covered-Employee Payroll	\$ 252,350	\$ 182,953	\$ 193,001	\$ 162,400
District's Proportionate Share of the Net Pension Asset/(Liability) as a Percentage of its Covered-Employee Payroll	-7.06%	0.39%	21.12%	20.00%
Plan Fiduciary Net Position as a Percentage of the Total Net Pension Asset	98.21%	100.10%	106.80%	105.80%

\*The amounts presented for each fiscal year were determined as of the calendar year-end that occurred one year prior. Information is only available beginning in fiscal year 2013 for the employer plan.

**PLEASANT VIEW METROPOLITAN DISTRICT  
REQUIRED SUPPLEMENTARY INFORMATION  
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS  
VOLUNTEER PENSION FUND  
FIRE AND POLICE PENSION ASSOCIATION OF COLORADO  
LAST 10 FISCAL YEARS\***

Measurement Period Ending December 31,	<u>2016</u>	<u>2015</u>	<u>2014</u>
Total Pension Liability			
Service Cost	\$ 71,554	\$ 71,554	\$ 64,968
Interest on the Total Pension Liability	91,162	82,389	73,388
Difference Between Expected and Actual Experience	4,049	-	15,374
Changes of Assumptions	9,169	-	-
Benefit Payments	<u>(36,960)</u>	<u>(36,960)</u>	<u>(36,960)</u>
Net Change in Total Pension Liability	138,974	116,983	116,770
Total Pension Liability - Beginning of Year	<u>1,198,512</u>	<u>1,081,529</u>	<u>964,759</u>
Total Pension Liability - End of Year (a)	1,337,486	1,198,512	1,081,529
Plan Fiduciary Net Position			
Employer Contributions	12,485	3,500	3,500
Pension Plan Net Investment Income	93,187	31,241	112,679
Benefit Payments	(36,960)	(36,960)	(36,960)
Pension Plan Administrative Expense	(3,034)	(3,924)	(2,963)
State of Colorado Supplemental Discretionary Payment	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>
Net Change in Plan Fiduciary Net Position	66,878	(4,943)	77,456
Total Pension Liability - Beginning of Year	<u>1,733,221</u>	<u>1,738,164</u>	<u>1,660,708</u>
Total Pension Liability - End of Year (b)	<u>1,800,099</u>	<u>1,733,221</u>	<u>1,738,164</u>
Net Pension Liability/(Asset) - End of Year (a) - (b)	<u>\$ (462,613)</u>	<u>\$ (534,709)</u>	<u>\$ (656,635)</u>
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	134.59%	144.61%	160.71%
Covered-Employee Payroll	N/A	N/A	N/A
Net Pension Liability as a Percentage of Covered-Employee Payroll	N/A	N/A	N/A

\*This schedule is presented to illustrate the requirement to show information for 10 years. Information is only available beginning in fiscal year 2014 for the employer plan.

**PLEASANT VIEW METROPOLITAN DISTRICT  
REQUIRED SUPPLEMENTARY INFORMATION  
SCHEDULE OF DISTRICT CONTRIBUTIONS  
STATEWIDE DEFINED BENEFIT PLAN  
FIRE AND POLICE PENSION ASSOCIATION OF COLORADO  
LAST 10 FISCAL YEARS\***

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Contractually Required Contribution	\$ 19,029	\$ 20,188	\$ 15,551	\$ 12,992
Contributions in Relation to the Contractually Required Contribution	<u>(19,029)</u>	<u>(20,188)</u>	<u>(15,551)</u>	<u>(12,992)</u>
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
District's Covered-Employee Payroll	237,863	252,350	194,388	162,400
Contributions as a Percentage of Covered-Employee Payroll	8.00%	8.00%	8.00%	8.00%

\*The amounts presented for each fiscal year were determined as of the calendar year-end that occurred one year prior. Information is only available beginning in fiscal year 2014 for the employer plan.

**PLEASANT VIEW METROPOLITAN DISTRICT  
 REQUIRED SUPPLEMENTARY INFORMATION  
 SCHEDULE OF DISTRICT CONTRIBUTIONS  
 VOLUNTEER PENSION PLAN  
 FIRE AND POLICE PENSION ASSOCIATION OF COLORADO  
 LAST 10 FISCAL YEARS\***

	<u>2016</u>	<u>2015</u>	<u>2014</u>
Actuarially Determined Contribution	\$ 13,685	\$ 4,564	\$ 4,564
Actual Contribution**	<u>(13,685)</u>	<u>(4,700)</u>	<u>(4,700)</u>
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ (136)</u>	<u>\$ (136)</u>
District's Covered-Employee Payroll	N/A	N/A	N/A
Contributions as a Percentage of Covered-Employee Payroll	N/A	N/A	N/A

\*The amounts presented for each fiscal year were determined as of the calendar year-end that occurred one year prior. Information is only available beginning in fiscal year 2014 for the employer plan.

\*\*Includes both plan sponsor and State of Colorado Supplemental Discretionary Payment.

**SUPPLEMENTARY INFORMATION**

**PLEASANT VIEW METROPOLITAN DISTRICT  
SUPPLEMENTARY INFORMATION  
HISTORY OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED**

Calendar Year Ended December 31	Prior Year Assessed Valuation for Current Year Property Tax Levy	All Funds Mills Levied	Property Taxes Total All Funds		Percent Collected to Levied
			Levied	Collected	
2007	\$ 133,961,660	4.984	\$ 667,665	\$ 663,254	99.34%
2008	135,759,510	4.984	676,625	673,619	99.56%
2009	133,658,890	7.000	935,612	904,987	96.73%
2010	127,253,850	7.000	890,777	838,978	94.18%
2011	120,340,950	7.000	842,387	833,122	98.90%
2012	117,324,044	7.000	821,268	812,611	98.95%
2013	116,960,312	7.000	818,722	816,062	99.68%
2014	117,703,947	7.000	823,928	823,135	99.90%
2015	120,757,868	7.000	845,305	840,628	99.45%
2016	138,707,031	7.000	970,949	961,462	99.02%
2017	137,620,122	7.000	963,341	962,811	99.94%

**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.