

**PLEASANT VIEW METROPOLITAN DISTRICT**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2020**

**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, 2020, 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, 2020, 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 (statistical information) is presented for purposes of additional analysis and is not a required part of the basic financial statements.

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



**CliftonLarsonAllen LLP**

Greenwood Village, Colorado  
August 20, 2021

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

**PLEASANT VIEW METROPOLITAN DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2020**

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, 2020. 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 \$4,825,595 (net position) as of December 31, 2020. This compares to the previous year when assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$4,792,818, showing an increase of \$32,777.
  
- Total net position is comprised of the following:
  1. Net investment in capital assets of \$3,108,072 includes property and equipment, net of accumulated depreciation.
  2. Net position restricted of \$455,759 is restricted by constraints imposed from outside the District such as debt covenants, laws or regulations and for Net Pension Assets (as required by accounting standards).
  3. Unrestricted net position of \$1,261,764 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, 2020**

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. 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.

**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 schedules 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 schedules 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, 2020**

**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 \$4,825,595. This is a \$32,777 increase over last year's net position of \$4,792,818. The following table provides a summary of the District's net position at December 31:

	<u>2020</u>	<u>2019</u>
Assets		
Current Assets	\$ 2,666,832	\$2,435,419
Net Pension Assets	318,470	-
Capital Assets, Net	<u>3,108,073</u>	<u>3,234,388</u>
Total Assets	6,093,375	5,669,807
Deferred Outflows of Resources	<u>857,846</u>	<u>968,858</u>
Liabilities		
Current Liabilities	58,459	59,750
Long-Term Liabilities	<u>15,454</u>	<u>468,602</u>
Total Liabilities	73,913	528,352
Deferred Inflows of Resources	<u>2,051,712</u>	<u>1,317,495</u>
Total Deferred Inflow of Resources	<u>2,051,712</u>	<u>1,317,495</u>
Net Position		
Net Investment in Capital Assets	3,108,073	3,234,388
Restricted for Emergencies	39,384	36,408
Restricted for Net Pension Assets	318,470	-
Restricted for Parks and Recreation	87,974	64,696
Restricted for Volunteer Firefighters	9,931	9,697
Unrestricted	<u>1,261,763</u>	<u>1,447,629</u>
Total Net Position	<u>\$ 4,825,595</u>	<u>\$ 4,792,818</u>

The District reported a positive balance in net position for governmental activities as seen above.

Assets and liabilities as of December 31, 2020 were fairly consistent with balances as of December 31, 2019 other than the Net Pension Assets and the Long-Term Liabilities categories. These categories changed due to the fact that as of December 31, 2019, the District reported net pension liabilities in the Long-Term Liabilities category for both the Statewide Defined Benefit Plan and the Volunteer Fire Pension plan of \$68,448 and \$380,459, respectively. As of December 31, 2020, these balances flipped to Net Pension Assets for the Statewide Defined Benefit Plan and the Volunteer Fire Pension Plan of \$31,381 and \$287,089, respectively. These balances changed primarily due to an increase in discount rates and increases in actual investment earnings. These changes also impacted deferred outflows and inflows related to pensions.

**PLEASANT VIEW METROPOLITAN DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2020**

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

	2020	2019
Program Revenues		
Charges for Services	\$ 19,286	\$ 38,449
Operating Grants and Contributions	24,372	28,394
Capital Grants and Contributions	3,096	51,374
Total Program Revenues	46,754	118,217
General Revenues		
Property Taxes	1,196,342	1,061,944
Specific Ownership Taxes	90,277	91,406
Interest Income	7,110	22,304
Total General Revenues	1,293,729	1,175,654
Expenses		
General Government	346,632	565,831
Fire Protection	726,153	765,105
Parks and Recreation	234,921	237,892
Interest on Long-Term Debt	-	-
Total Government-Wide Expenses	1,307,706	1,568,828
<b>CHANGE IN NET POSITION</b>	32,777	(274,957)
Net Position - Beginning of Year	4,792,818	5,067,775
<b>NET POSITION - END OF YEAR</b>	\$ 4,825,595	\$ 4,792,818

The increase in net position, as compared to the prior year, is primarily a result of increases in property tax revenues due to an increased assessed valuation and decrease in expenses. In 2020, expenses were \$261,122 lower from prior year primarily due to lower personnel costs, along with lower legal and other general and administrative expenses.

**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, 2020, was \$3,108,072. The total decrease in this investment was 3.91% for governmental activities. Governmental activities capital asset decreased during the year due to annual depreciation and no capital expenditures in 2020. See Note 4 Capital Assets for additional information.

*Long-term Debt*

At the end of 2020, the District held no debt.

**PLEASANT VIEW METROPOLITAN DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2020**

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

**Governmental Funds**

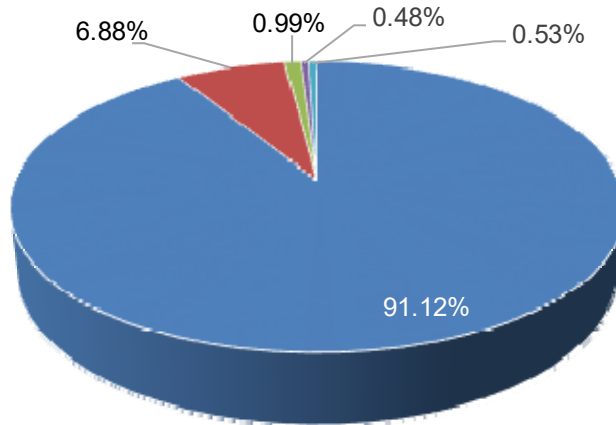
As discussed, governmental funds are reported in the fund statements with a short-term, inflow and outflow of spendable resources focus. This information is useful in assessing resources available at the end of the year in comparison with upcoming financial requirements. Governmental funds reported ending fund balances of \$1,418,990. Of this year-end total, \$1,232,341 was unassigned indicating availability for continuing District service requirements. Restricted fund balances include: \$39,384 for emergencies, \$87,974 for parks and recreation and \$9,931 for Volunteer firefighters. Nonspendable fund balances were reported as \$49,360. The year end fund balances of the governmental funds show an increase from 2019 of \$226,002 from \$1,192,988 to \$1,418,990.

**General Fund Revenues and Expenditures**

**Revenues**

In 2020 property tax revenue made up 91% of general fund revenue and Specific Ownership tax equal 7%. The remaining 2% of general fund revenue came from rental activity, and investment earnings. Below is a summary of the District's General Fund revenues for 2020.

**2020 General Fund Revenue Allocation**



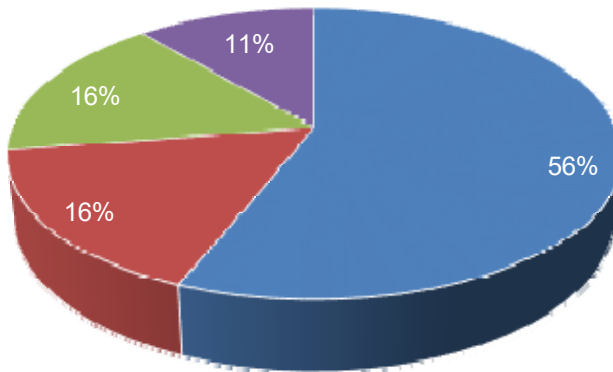
- Property Tax
- Specific Ownership Tax
- Fire Protection & Prevention
- Park Activities & Rentals
- Investment Earnings

**PLEASANT VIEW METROPOLITAN DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2020**

**Expenditures**

The expenditures of the District's General Fund activities included Fire Operations at 11%, Park and Recreation Operations at 16%, Payroll and Benefits at 56%, and General and Administrative at 16%. Total General Fund expenditures were \$1,113,481 a decrease of 23% or \$334,426 from 2019 to 2020 due primarily to the decrease in capital outlay for 2020. The following chart shows those expenditure percentages for 2020.

**2020 General Fund Expenditure Allocations**



- Payroll and Benefits
- Parks and Recreation Operations
- Capital Outlay
- General and Administrative
- Fire Operations

**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.

**PLEASANT VIEW METROPOLITAN DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2020**

In the General Fund, the revenue and other financing sources were \$31,077 lower than budgeted amount. The expenditures were less than the budgeted amount by \$224,046. Revenue was lower than budgeted due to reduced other revenues recognized in the current year. Expenditures were lower than budget due to no capital outlay spending in the current year.

In the Volunteer Firefighters fund, the revenue was \$34 more than the budgeted amount and expenditures were under budget by \$700.

The Special Revenue Fund ended the year over budget in revenues and respective expenditures by \$4,278.

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

Pleasant View Metro District continues to be fiscally responsible in following the 2021 budget. District projections for income and expenses continue to stay in line with the available funds needed. The board of directors continues to maintain a position to set aside each year from the budget the 3% required by law as well as 7% additional for any unexpected expenses that may arise. It is the board's continued responsibility to maintain a healthy financial position through budgeting and oversight.

**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, 2020**

**ASSETS**

Cash and Investments	\$ 1,396,875
Property Tax Receivable	1,213,511
Due from County Treasurer	7,086
Prepaid Expenses	49,360
Net Pension Asset - Statewide Defined Benefit Plan	31,381
Net Pension Asset - Volunteer Pension Plan	287,089
Capital Assets - Not Being Depreciated	1,206,812
Capital Assets - Net of Accumulated Depreciation	<u>1,901,261</u>
Total Assets	<u>6,093,375</u>

**DEFERRED OUTFLOWS OF RESOURCES**

Pension Related Deferred Outflows	
Statewide Defined Benefit Plan	201,253
Volunteer Pension Plan	<u>656,593</u>
Total Deferred Outflows of Resources	<u>857,846</u>

**LIABILITIES**

Accounts Payable	4,410
Payroll Liabilities	29,921
Accrued Compensated Absences	
Current	24,128
Due in More Than One Year	<u>15,454</u>
Total Liabilities	<u>73,913</u>

**DEFERRED INFLOWS OF RESOURCES**

Property Tax Revenue	1,213,511
Pension Related Deferred Inflows	
Statewide Defined Benefit Plan	85,435
Volunteer Pension Plan	<u>752,766</u>
Total Deferred Inflows of Resources	<u>2,051,712</u>

**NET POSITION**

Investment in Capital Assets	3,108,073
Restricted for Emergencies	39,384
Restricted for Net Pension Assets	318,470
Restricted for Parks and Recreation	87,974
Restricted for Volunteer Firefighters	9,931
Unrestricted	<u>1,261,763</u>
Total Net Position	<u>\$ 4,825,595</u>

See accompanying Notes to Financial Statements.

**PLEASANT VIEW METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2020**

		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	\$ 346,632	\$ 6,263	\$ -	\$ 3,096	\$ (337,273)
Fire Protection	726,153	7,152	1,234	-	(717,767)
Parks and Recreation	234,921	5,871	23,138	-	(205,912)
Total Governmental Activities	\$ 1,307,706	\$ 19,286	\$ 24,372	\$ 3,096	(1,260,952)
		General Revenues			
		Taxes			
					1,196,342
					90,277
					7,110
					1,293,729
					<b>CHANGE IN NET POSITION</b>
					32,777
					Net Position - Beginning of Year
					\$4,792,818
					<b>NET POSITION - END OF YEAR</b>
					\$ 4,825,595

**PLEASANT VIEW METROPOLITAN DISTRICT  
BALANCE SHEETS  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2020**

	General Fund	Special Revenue Fund	Volunteer Firefighter Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash and Investments	\$ 1,298,970	\$ 87,974	\$ 9,931	\$ 1,396,875
Due From County Treasurer	7,086	-	-	7,086
Property Tax Receivable	1,213,511	-	-	1,213,511
Prepaid Expenses	49,360	-	-	49,360
Total Assets	<u>\$ 2,568,927</u>	<u>\$ 87,974</u>	<u>\$ 9,931</u>	<u>\$ 2,666,832</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 3,810	\$ -	\$ -	\$ 3,810
Payroll Liabilities	29,921	-	-	29,921
Deposits	600	-	-	600
Total Liabilities	<u>34,331</u>	<u>-</u>	<u>-</u>	<u>34,331</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Property Tax Revenue	1,213,511	-	-	1,213,511
Total Deferred Inflows of Resources	<u>1,213,511</u>	<u>-</u>	<u>-</u>	<u>1,213,511</u>
<b>FUND BALANCES</b>				
Nonspendable	49,360	-	-	49,360
Restricted for				
Emergencies	39,384	-	-	39,384
Parks and Recreation	-	87,974	-	87,974
Volunteer Firefighters	-	-	9,931	9,931
Unassigned	1,232,341	-	-	1,232,341
Total Fund Balances	<u>1,321,085</u>	<u>87,974</u>	<u>9,931</u>	<u>1,418,990</u>
Total Liabilities, Deferred Inflow of Resources, and Fund Balances	<u>\$ 2,568,927</u>	<u>\$ 87,974</u>	<u>\$ 9,931</u>	<u>\$ 2,666,832</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, 2020**

<b>Total Fund Balance - Governmental Funds</b>	\$ 1,418,990
<p>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:</p>	
Capital Assets	4,811,793
Accumulated Depreciation	<u>(1,703,720)</u>
	3,108,073
<p>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:</p>	
Net Pension Asset - Statewide Defined Benefit Plan	31,381
Net Pension Asset - Volunteer Pension Plan	287,089
Deferred Outflows of Resources - Statewide Defined Benefit Plan	201,253
Deferred Outflows of Resources - Volunteer Pension Plan	656,593
Deferred Inflows of Resources - Statewide Defined Benefit Plan	(85,435)
Deferred Inflows of Resources - Volunteer Pension Plan	<u>(752,766)</u>
	338,115
<p>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:</p>	
Accrued Compensated Absences	<u>(39,582)</u>
Net Position of Governmental Activities	<u><u>\$ 4,825,596</u></u>

See accompanying Notes to Financial Statements.

**PLEASANT VIEW METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2020**

	General Fund	Special Revenue Fund	Volunteer Firefighter Fund	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ 1,196,342	\$ -	\$ -	\$ 1,196,342
Specific Ownership Taxes	90,277	-	-	90,277
Lottery Proceeds	-	23,138	-	23,138
Net Investment Earnings	6,970	140	-	7,110
Charges for Services	13,023	-	-	13,023
Other	6,263	-	1,234	7,497
Total Revenues	<u>1,312,875</u>	<u>23,278</u>	<u>1,234</u>	<u>1,337,387</u>
<b>EXPENDITURES</b>				
General government	624,020	-	-	624,020
General and Administrative	182,967	-	1,000	183,967
Fire Protection	125,639	-	-	125,639
Parks and Recreation	180,855	-	-	180,855
Total Expenditures	<u>1,113,481</u>	<u>-</u>	<u>1,000</u>	<u>1,114,481</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	199,394	23,278	234	222,906
<b>OTHER FINANCING SOURCES (USES)</b>				
Insurance Proceeds	3,096	-	-	3,096
Net Other Financing Sources (Uses)	<u>3,096</u>	<u>-</u>	<u>-</u>	<u>3,096</u>
<b>NET CHANGE IN FUND BALANCES</b>	202,490	23,278	234	226,002
Fund Balances - Beginning of Year	<u>1,118,595</u>	<u>64,696</u>	<u>9,697</u>	<u>1,192,988</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 1,321,085</u>	<u>\$ 87,974</u>	<u>\$ 9,931</u>	<u>\$ 1,418,990</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  
YEAR ENDED DECEMBER 31, 2020**

**Net Changes in Fund Balances - Total Governmental Funds**  
**(Statement of Revenues, Expenditures, and Changes in Fund Balances)** \$ 226,002

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

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:

Depreciation Expense	(126,316)
	(126,316)

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.	4,994
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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	6,068
Pension Expense Volunteer Plan	(104,971)
Contributions subsequent to the measurement date Volunteer Plan	27,000
	(71,903)

Change in Net Position of Governmental Activities	\$ 32,777
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**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**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 governmental activities.

**Government-wide Financial Statements**

In the government-wide Statement of Net Position, the governmental activities are 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 – 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, 2020**

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

**Fund Financial Statements (Continued)**

The District reports the following major governmental funds:

The *General Fund* is the District's primary operating fund. It accounts for all financial resources of the 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 accounting. 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.

**New Accounting Pronouncements**

In January 2017, GASB issued Statement No. 84, *Fiduciary Activities*, which was originally effective for fiscal year 2019, but deferred to fiscal year 2020 due to the pandemic. The scope of this statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. For the District, this implementation has determined there is no fiduciary activity required to be reported under GASB Statement No. 84.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

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

**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, 2020 all accounts were considered collectible.

**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.

Capital Assets are depreciated using the straight-line method over the following estimated useful lives:

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

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

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

**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 liabilities (assets), 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.

**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 liabilities (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 (assets), 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 certain types of items that qualify for reporting in this category. Accordingly, property taxes levied for subsequent periods are recognized as an inflow of resources. Additionally, collective deferred inflows related to the District's net pension liabilities are reported on the Statement of Net Position. See Note 8.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

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

**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.

*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. There were no interfund transfers in fiscal year ended December 31, 2020.

**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.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

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

**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:

For the 2020 budget year, prior to August 25, 2019, 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, 2019 the County Assessor sent the final recertified assessed valuation to the District:

- 1) On or before October 15, 2019, 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 2020 budget, prior to December 15, 2019, 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 2020 budget, the final budget and appropriating resolution was adopted prior to December 31, 2019.

Taxes levied in one year are collected in the succeeding year. Thus, taxes certified in 2019 were collected in 2020 and taxes certified in 2020 will be collected in 2021. 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.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**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 applicable	\$ 461,850	Not applicable	
Investments				
Local Government Investment Pool	AAAm	935,025	935,025	-
Total		\$ 1,396,875	\$ 935,025	\$ -

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 \$461,850 at year end.

**Investments**

At December 31, 2020 the District had invested \$935,025 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+.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

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

**Investments (Continued)**

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.

**NOTE 4 CAPITAL ASSETS**

Capital asset activity for the year ended December 31, 2020 was as follows:

	<u>Beginning Balance</u>	<u>Increases/ Transfers</u>	<u>Decreases/ Transfers</u>	<u>Ending Balance</u>
Capital Assets Not Being Depreciated				
Land and Improvements	\$ 1,206,812	\$ -	\$ -	\$ 1,206,812
Capital Assets Being Depreciated				
Buildings	2,031,216	-	-	2,031,216
Equipment	580,692	-	-	580,692
Apparatus and Vehicles	993,073	-	-	993,073
Total Capital Assets Being Depreciated	<u>3,604,981</u>	<u>-</u>	<u>-</u>	<u>3,604,981</u>
	643,277			
Accumulated Depreciation				
Buildings	643,277	64,129	-	707,406
Equipment	361,131	21,638	-	382,769
Apparatus and Vehicles	572,996	40,549	-	613,545
Accumulated Depreciation	<u>1,577,404</u>	<u>126,316</u>	<u>-</u>	<u>1,703,720</u>
Total Capital Assets Being Depreciated, Net	<u>2,027,577</u>	<u>(126,316)</u>	<u>-</u>	<u>1,901,261</u>
Governmental Activities Capital Assets, Net	<u>\$ 3,234,389</u>	<u>\$ (126,316)</u>	<u>\$ -</u>	<u>\$ 3,108,073</u>

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 4 CAPITAL ASSETS (CONTINUED)**

Depreciation expense was charged to functions/programs as follows:

Governmental Activities	
General Government	\$ 15,446
Fire Protection	56,804
Parks and Recreation	54,066
	<u>\$ 126,316</u>

**NOTE 5 LONG-TERM OBLIGATIONS**

**Annual Debt Service Requirements**

The District has no outstanding debt service requirements as of December 31, 2020.

**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>
Compensated Absences	44,576	25,605	(30,599)	39,582	24,128
	<u>\$ 44,576</u>	<u>\$ 25,605</u>	<u>\$ (30,599)</u>	<u>\$ 39,582</u>	<u>\$ 24,128</u>

**Authorized and Unissued Debt**

The District has no debt authorized by the electorate which has not been issued as of December 31, 2020.

**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, 2020**

**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, 2020 the District paid \$25,174 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>.

**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. Effective January 1, 2021, a member may also qualify for a normal retirement pension if the member's combined years of service and age equals at least 80, with a minimum age of 50 (Rule of 80).

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 8 RETIREMENT PLANS (CONTINUED)**

**Description of Benefits (Continued)**

The annual normal retirement benefit is 2 percent 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 percent 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 percent or the Consumer Price Index or the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W).

A member is eligible for an early retirement at age 50 with at least five years of credited service 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 percent 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 percent of the member's average highest three years' base salary for each year of credited service up to ten years, plus 2.5 percent 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. Contribution rates for the SWDB 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 election of the membership. Effective January 1, 2021, contribution rates for employers and members may be increased equally by the FPPA Board of Directors upon approval through an election by both the employers and members.

Members of the SWDB plan and their employers are contributing at the rate of 11.0 percent and 8.0 percent, respectively, of base salary for a total contribution rate of 19.0 percent in 2020. In 2014, the members elected to increase the member contribution rate to the SWDB plan beginning in 2015. Member contribution rates will increase 0.5 percent annually through 2022 to a total of 12 percent of pensionable earnings. Employer contributions will increase 0.5 percent annually beginning in 2021 through 2030 to a total of 13 percent of pensionable earnings. Contributions to the SWDB plan from the District were \$28,698 for the year ended December 31, 2020.

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

At December 31, 2020, the District reported an asset of \$31,381 for its proportionate share of the net pension asset. The net pension asset was measured as of December 31, 2019, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of January 1, 2020. The District's proportion of the net pension asset was based on the District's share of contributions to the pension plan relative to the contributions

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 8 RETIREMENT PLANS (CONTINUED)**

of all participating entities. At December 31, 2019, the District's proportion was 0.0554860 percent, which was an increase of 0.0013457 percent from its proportion measured as of December 31, 2018.

For the year ended December 31, 2020, the District recognized pension expense of \$23,623. At December 31, 2020, 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	\$106,199	\$614
Change of Assumptions or Other Inputs	59,586	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	49,331
Changes in Proportionate Share	6,770	35,490
Contributions Subsequent to the Measurement Date	28,698	-
	<u>\$ 201,253</u>	<u>\$ 85,435</u>

\$28,698 in total reported as deferred outflows of resources related to pension resulting from District contributions subsequent to measurement date will be recognized as an addition to the net pension asset in the year ended December 31, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Amortization
2021	\$ 6,981
2022	2,709
2023	18,758
2024	(2,059)
2025	18,983
Thereafter	41,748
	<u>\$ 87,120</u>

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

	<b>Total Pension Liability</b>	<b>Actuarial Determined Contributions</b>
Actuarial Valuation Date	January 1, 2020	January 1, 2019
Actuarial Method	Entry Age Normal	Entry Age Normal
Amortization Method	N/A	Level % of Payroll, Open
Amortization Period	N/A	30 Years
Long-Term Investment Rate of Return*	7.0%	7.0%
Projected Salary Increases	4.25% - 11.25%	4.25% - 11.25%
Cost of Living Adjustments (COLA)	0.0%	0.0%
*Includes Inflation at	2.5%	2.5%

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 8 RETIREMENT PLANS (CONTINUED)**

For determining the total pension liability and actuarially determined contributions, the post-retirement mortality tables for non-disabled retirees uses the 2006 central rates from the RP-2014 Annuitant Mortality Tables projected to 2018 using the MP-2017 projection scales, and the projected prospectively using the ultimate rates of the scale for all years. The preretirement off-duty mortality tables are adjusted to 50% of the RP-2014 mortality tables for active employees. The on-duty mortality rate is 0.00015.

At least every five years the FPPA's Board of Directors, in accordance with best practices, reviews its economic and demographic actuarial assumptions. At its July 2018 meeting, the Board of Directors reviewed and approved recommended changes to the actuarial assumptions. The recommendations were made by the FPPA's actuaries, Gabriel, Roeder, Smith & Co., based upon their analysis of past experience and expectations of the future. The assumption changes were effective for actuarial valuations beginning January 1, 2019. The actuarial assumptions impact actuarial factors for benefit purposes such as purchases of service credit and other benefits where actuarial factors are used.

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 (assumed at 2.5 percent). 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, 2019 are summarized in the following table:

Asset Class	Target	Long-Term
Global Equity	38.0%	7.00%
Equity Long / Short	8.0%	6.00%
Illiquid Alternatives	25.0%	9.20%
Fixed Income	15.0%	5.20%
Absolute Return	8.0%	5.50%
Managed Futures	4.0%	5.00%
Cash	2.0%	2.52%
Total	100.0%	

**Discount Rate**

The discount rate used to measure the total pension liability was 7.00 percent. 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.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 8 RETIREMENT PLANS (CONTINUED)**

**Sensitivity of the District's Proportionate Share of the Net Pension Liability/(Asset) 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 7.00 percent, 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 (6.00 percent) or 1-percentage-point higher (8.00 percent) than the current rate:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Proportionate Share of Net Pension Liability (Asset)	190,269	(31,381)	(215,210)

**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>.

**Changes Between the Measurement Date of the Net Pension Asset and December 31, 2020**

House Bill 20-1044 was signed into law on April 1, 2020. Included in the bill is a provision to increase the benefits of the members of the Statewide Defined Benefit Plan through a Rule of 80 provision effective January 1, 2021. This provision provides for a normal retirement as early as age 50 if the member's age combined with years of service totals at least 80. The impact of this change was not included in the Total Pension Liability or the Collective Pension Expense as of the December 31, 2019 measurement period. This will be reflected in the December 31, 2020 measurement period. The impact of the benefit adjustment is approximately \$53 million to the SWBD Plan.

**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, 2020**

**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, 2019:

<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, 2020, the latest actuarial valuation date, there were 32 active members, 4 service retirees and beneficiaries, and 7 inactive, nonretired members.

**Contributions**

Contributions are determined by the FPPA actuary, using the entry age normal cost method as of January 1, 2019. 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, 2020, the District's contributions were \$27,000.

**Net Pension Liability**

The total pension liability is based on an actuarial valuation performed as of January 1, 2020 and a measurement date of December 31, 2019.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 8 RETIREMENT PLANS (CONTINUED)**

*Actuarial assumptions.* The total pension liability in the January 1, 2020 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	2.50%
Salary Increases	N/A
Investment Rate of Return	7.00%
Retirement Age	50% per year of eligibility until 100% at age 65
Mortality	Pre-retirement: 2006 central rates from the RP-2014 Employee Mortality Tables projected to 2018 using the MP-2017 projection scales, and then projected prospectively using the ultimate rates of the scale for all years, 50% multiplier for off-duty mortality. Post-retirement: 2006 central rates from the RP-2014 Annuitant Mortality Tables projected to 2018 using the MP-2017 projection scales, and then projected prospectively using the ultimate rates of the scale for all years. Disabled: 2006 central rates from the RP-2014 Disabled Mortality Tables projected to 2018 using the MP-2017 projection scales, and then projected prospectively using the ultimate rates of the scale for all years.

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

For the purpose of this valuation, the long-term expected rate of return on pension plan investments is 7.00%; the municipal bond rate is 2.75% (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 6.81%.

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. (The funding policy results in the expectation that the plan’s assets will be able to fully pay for promised benefits through at least 2085).

The resulting Single Discount Rate at the beginning of the measurement period was 5.24%. The decrease in the Total Pension Liability due to the increase from 5.24% at the beginning of the measurement period to 6.81% at the end of the measurement period is shown as a change in assumptions.

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 8 RETIREMENT PLANS (CONTINUED)**

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 nominal rates of return for each major asset class included in the Fund's target asset allocation as of December 31, 2019 are summarized in the following table:

Asset Class	Target	Long-Term
Global Equity	38%	7.00%
Long Short	8%	6.00%
Private Capital	25%	9.20%
Fixed Income	15%	5.20%
Absolute Return	8%	5.50%
Managed Futures	4%	5.00%
Cash	2%	2.52%
Total	<u>100%</u>	

**Changes in the Net Pension Liability**

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability/(Asset)
Balance at December 31, 2018	\$ 2,375,079	\$ 1,994,620	\$ 380,459
Changes for the Year			
Service Cost	120,646	-	120,646
Interest	126,271	-	126,271
Difference Between Expected and Actual Experience	-	-	-
Change of Assumptions	(619,416)	-	(619,416)
Contributions - Employer	-	20,000	(20,000)
Net Investment Income	-	284,292	(284,292)
Benefit Payments, Including Refunds of Employee Contributions	(50,400)	(50,400)	-
Administrative Expenses	-	(10,443)	10,443
State of Colorado Supplemental Discretionary Payment	-	1,200	(1,200)
Net Changes	<u>(422,899)</u>	<u>244,649</u>	<u>(667,548)</u>
Balance at December 31, 2019	<u>\$ 1,952,180</u>	<u>\$ 2,239,269</u>	<u>\$ (287,089)</u>

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 8 RETIREMENT PLANS (CONTINUED)**

*Sensitivity of the net pension asset to changes in the discount rate.* The following represent the plan's net pension liability, calculated using the discount rate of 6.81%, as well as what the plan's net pension (asset)/liability would be if it were calculated using a discount rate that is 1% lower or 1% higher:

	1% Decrease (5.81%)	Current Discount Rate (6.81%)	1% Increase (7.81%)
Net Pension Liability/(Asset)	\$ 57,491	\$ (287,089)	\$ (634,273)

*Pension plan fiduciary net position.* Detailed information about the pension plan's fiduciary net position is available in the separately issued FPPA financial report at <https://fppaco.org/annual-reports.html>.

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

For the year ended December 31, 2020 the District recognized pension expense of \$104,971 for the Volunteer Pension Plan. At December 31, 2020, 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	\$ 6,139	\$ 62,300
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	97,352	168,258
Difference due to Changes in Assumptions	526,102	522,208
Contributions Subsequent to the Measurement Date	27,000	-
	\$ 656,593	\$ 752,766

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, 2021. 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
2021	\$ (33,686)
2022	(40,852)
2023	(16,826)
2024	(47,092)
2025	(18,682)
Thereafter	33,965
	\$ (123,173)

**PLEASANT VIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**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.

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 2020, the District recognized \$3,714 of expense under this plan. The District has no forfeitures included in the 2020 401(a) Plan expense. The District had a no liability due to the 401(a) Plan at December 31, 2020.

**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 \$6,131 related to the FPPA 457 Plan during 2020 and had no liability to the 457 Plans at December 31, 2020.

**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, 2020**

**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, 2020 year-end fund balance in the governmental funds for emergencies as required under TABOR in the amount of \$39,384, the approximate required reserve at December 31, 2020.

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, 2020**

**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, 2020**

	Original Budget	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)
<b>REVENUES</b>				
Property Taxes	\$ 1,207,562	\$ 1,207,562	\$ 1,196,342	\$ (11,220)
Specific Ownership Taxes	92,000	92,000	90,277	(1,723)
Net Investment Earnings	17,500	17,500	6,970	(10,530)
Charges for Services	8,766	8,766	13,023	4,257
Other	21,220	21,220	6,263	(14,957)
Total Revenues	<u>1,347,048</u>	<u>1,347,048</u>	<u>1,312,875</u>	<u>(34,173)</u>
<b>EXPENDITURES</b>				
Personnel	648,162	648,162	624,020	24,142
General and Administrative	209,372	209,372	182,967	26,405
Fire Protection	196,703	196,703	125,639	71,064
Parks and Recreation	145,954	145,954	180,855	(34,901)
Capital Outlay	137,336	137,336	-	137,336
Total Expenditures	<u>1,337,527</u>	<u>1,337,527</u>	<u>1,113,481</u>	<u>224,046</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	9,521	9,521	199,394	189,873
<b>OTHER FINANCING SOURCES (USES)</b>				
Insurance Proceeds	-	-	3,096	3,096
Transfers In	50,000	50,000	-	(50,000)
Transfers Out	-	-	-	-
Total Other Financing Sources (Uses)	<u>50,000</u>	<u>50,000</u>	<u>3,096</u>	<u>(46,904)</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ 59,521</u>	<u>\$ 59,521</u>	202,490	<u>\$ 142,969</u>
Fund Balance - Beginning of Year			<u>1,118,595</u>	
<b>FUND BALANCE - END OF YEAR</b>			<u>\$ 1,321,085</u>	

**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, 2020**

	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)
<b>REVENUES</b>			
Lottery Proceeds	\$ 19,000	\$ 23,138	\$ 4,138
Net Investment Earnings	-	140	140
Total Revenues	19,000	23,278	4,278
 <b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	 19,000	 23,278	 4,278
 <b>OTHER FINANCING SOURCES (USES)</b>			
Transfers Out	(50,000)	-	50,000
Total Other Financing Sources (Uses)	(50,000)	-	50,000
 <b>NET CHANGE IN FUND BALANCE</b>	 \$ (31,000)	 23,278	 \$ 54,278
 Fund Balance - Beginning of Year		64,696	
 <b>FUND BALANCE - END OF YEAR</b>		 \$ 87,974	

**PLEASANT VIEW METROPOLITAN DISTRICT  
REQUIRED SUPPLEMENTARY INFORMATION  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET TO ACTUAL  
VOLUNTEER FIREFIGHTERS FUND  
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)
<b>REVENUES</b>			
Donations and Fundraising	\$ 1,200	\$ 1,234	\$ 34
Total Revenues	1,200	1,234	34
<b>EXPENDITURES</b>			
Firefighter Appreciation	1,700	1,000	700
Total Expenditures	1,700	1,000	700
<b>NET CHANGE IN FUND BALANCE</b>	\$ (500)	234	\$ 734
Fund Balance - Beginning of Year		9,697	
<b>FUND BALANCE - END OF YEAR</b>		\$ 9,931	

**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>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
District's Portion of the Net Pension Asset/(Liability)	0.055486%	0.054140%	0.040969%	0.049308%	0.040099%	0.036113%
District's Proportionate Share of the Net Pension Asset/(Liability)	\$ 31,381	\$ (68,448)	\$ 58,940	\$ (17,817)	\$ 707	\$ 40,756
District's Covered Payroll	\$ 394,100	\$ 379,150	\$ 237,863	\$ 252,350	\$ 194,388	\$ 162,400
District's Proportionate Share of the Net Pension Asset/(Liability) as a Percentage of its Covered Payroll	7.96%	-18.05%	24.78%	-7.06%	0.36%	25.10%
Plan Fiduciary Net Position as a Percentage of the Total Net Pension Asset	101.90%	95.20%	106.30%	98.21%	100.10%	106.80%

\*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/(ASSET) AND RELATED RATIOS  
VOLUNTEER PENSION FUND  
FIRE AND POLICE PENSION ASSOCIATION OF COLORADO  
LAST 10 FISCAL YEARS\***

Measurement Period Ending December 31,	2019	2018	2017	2016	2015	2014
Total Pension Liability						
Service Cost	\$ 120,646	\$ 139,253	\$ 104,298	\$ 71,554	\$ 71,554	\$ 64,968
Interest on the Total Pension Liability	126,271	119,619	102,791	91,162	82,389	73,388
Difference Between Expected and Actual Experience	-	(81,900)	-	4,049	-	15,374
Changes of Assumptions	(619,416)	435,923	295,860	9,169	-	-
Benefit Payments	(50,400)	(41,291)	(36,960)	(36,960)	(36,960)	(36,960)
Net Change in Total Pension Liability	(422,899)	571,604	465,989	138,974	116,983	116,770
Total Pension Liability - Beginning of Year	<u>2,375,079</u>	<u>1,803,475</u>	<u>1,337,486</u>	<u>1,198,512</u>	<u>1,081,529</u>	<u>964,759</u>
Total Pension Liability - End of Year (a)	<u>1,952,180</u>	<u>2,375,079</u>	<u>1,803,475</u>	<u>1,337,486</u>	<u>1,198,512</u>	<u>1,081,529</u>
Plan Fiduciary Net Position						
Employer Contributions	20,000	32,485	-	12,485	3,500	3,500
Pension Plan Net Investment Income	284,292	50	261,846	93,187	31,241	112,679
Benefit Payments	(50,400)	(41,291)	(36,960)	(36,960)	(36,960)	(36,960)
Pension Plan Administrative Expense	(10,443)	(11,185)	(11,624)	(3,034)	(3,924)	(2,963)
State of Colorado Supplemental Discretionary Payment	1,200	-	1,200	1,200	1,200	1,200
Net Change in Plan Fiduciary Net Position	<u>244,649</u>	<u>(19,941)</u>	<u>214,462</u>	<u>66,878</u>	<u>(4,943)</u>	<u>77,456</u>
Plan Fiduciary Net Position - Beginning of Year	<u>1,994,620</u>	<u>2,014,561</u>	<u>1,800,099</u>	<u>1,733,221</u>	<u>1,738,164</u>	<u>1,660,708</u>
Plan Fiduciary Net Position - End of Year (b)	<u>2,239,269</u>	<u>1,994,620</u>	<u>2,014,561</u>	<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>\$ (287,089)</u>	<u>\$ 380,459</u>	<u>\$ (211,086)</u>	<u>\$ (462,613)</u>	<u>\$ (534,709)</u>	<u>\$ (656,635)</u>
Plan Fiduciary Net Position as a Percentage of						
Total Pension Liability	114.71%	83.98%	111.70%	134.59%	144.61%	160.71%
Covered Payroll	N/A	N/A	N/A	N/A	N/A	N/A
Net Pension Liability as a Percentage of						
Covered Payroll	N/A	N/A	N/A	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>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Contractually Required Contribution	\$ 28,698	\$ 31,528	\$ 30,332	\$ 19,029	\$ 20,188	\$ 15,551	\$ 12,992
Contributions in Relation to the Contractually Required Contribution	<u>(28,698)</u>	<u>(31,528)</u>	<u>(30,332)</u>	<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>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
District's Covered Payroll	358,728	394,100	379,150	237,863	252,350	194,388	162,400
Contributions as a Percentage of Covered Payroll	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%

**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>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Actuarially Determined Contribution	\$ 53,074	\$ 61,842	\$ 61,842	\$ 13,685	\$ 13,685	\$ 4,564	\$ 4,564
Actual Contribution**	<u>(28,698)</u>	<u>(21,200)</u>	<u>(32,485)</u>	<u>(1,200)</u>	<u>(13,685)</u>	<u>(4,700)</u>	<u>(4,700)</u>
Contribution Deficiency (Excess)	<u>\$ 24,376</u>	<u>\$ 40,642</u>	<u>\$ 29,357</u>	<u>\$ 12,485</u>	<u>\$ -</u>	<u>\$ (136)</u>	<u>\$ (136)</u>
District's Covered Payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Contributions as a Percentage of Covered Payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

## **STATISCAL INFORMATION**

**PLEASANT VIEW METROPOLITAN DISTRICT  
STATISTICAL 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	
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%
2018	160,821,020	7.000	1,125,747	1,112,641	98.84%
2019	153,240,630	7.000	1,072,684	1,061,418	98.95%
2020	172,508,918	7.000	1,207,562	1,195,651	99.01%
Estimated for Year Ending December 31, 2021	\$ 173,358,682	7.000	\$ 1,213,511		

**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.