

**PIONEER COMMUNITY AUTHORITY BOARD
Weld County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2021

**PIONEER COMMUNITY AUTHORITY BOARD
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YEAR ENDED DECEMBER 31, 2021**

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Board of Directors
Pioneer Community Authority Board
Weld County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Pioneer Community Authority Board (the "District"), as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Pioneer Community Authority Board as of December 31, 2021, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control—related matters that we identified during the audit.

Other Matters

Required Supplemental Information

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

Supplementary 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 supplementary information as listed in the table of contents is presented for the purposes of legal compliance and additional analysis and is not a required part of the basic financial statements. The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, such information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Continuing Disclosure Information

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

In connection with our audit of the basic financial statements, our responsibility is to read the continuing disclosure information and consider whether a material inconsistency exists between the continuing disclosure information and the basic financial statements, or the continuing disclosure information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the continuing disclosure information exists, we are required to describe it in our report.

Wipfli LLP
Wipfli LLP
Lakewood, Colorado

November 10, 2022

BASIC FINANCIAL STATEMENTS

**PIONEER COMMUNITY AUTHORITY BOARD
STATEMENT OF NET POSITION
DECEMBER 31, 2021**

| | Governmental Activities |
|-----------------------------------|----------------------------|
| ASSETS | |
| Cash and Investments | \$ 53,887 |
| Cash and Investments - Restricted | 2,643,356 |
| Receivable from Pioneer Regional | 10,005 |
| Receivable from Resource | 6,849 |
| Due from District No. 2 | 28 |
| Due from District No. 3 | 11 |
| Due from District No. 4 | 50 |
| Due from District No. 5 | 542 |
| Due from Developer | 270 |
| Prepaid Expense | 1,350 |
| Capital Assets | 19,882,073 |
| Total Assets | 22,598,421 |
| LIABILITIES | |
| Accounts Payable | 355,533 |
| Noncurrent Liabilities: | |
| Due in More Than One Year | 26,415,395 |
| Total Liabilities | 26,770,928 |
| NET POSITION | |
| Restricted for: | |
| Emergency Reserves | 7,100 |
| Unrestricted | (4,179,607) |
| Total Net Position | \$ (4,172,507) |

See accompanying Notes to Basic Financial Statements.

**PIONEER COMMUNITY AUTHORITY BOARD
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021**

| | | Program Revenues | | | Net Revenues (Expenses) and Change in Net Position |
|---|----------------------------|--|--|----------------------------|---|
| Expenses | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | Governmental Activities | |
| FUNCTIONS/PROGRAMS | | | | | |
| Primary Government: | | | | | |
| Governmental Activities: | | | | | |
| General Government | \$ 555,338 | \$ - | \$ 233,720 | \$ - | \$ (321,618) |
| Interest and Related Costs on Long-Term Debt | 1,635,553 | - | - | | (1,635,553) |
| Total Governmental Activities | \$ 2,190,891 | \$ - | \$ 233,720 | \$ - | (1,957,171) |
| | | | | | |
| | | | | | GENERAL REVENUES |
| | | | | | Net Investment Income |
| | | | | | 2,186 |
| | | | | | Total General Revenues |
| | | | | | 2,186 |
| | | | | | CHANGE IN NET POSITION |
| | | | | | (1,954,985) |
| | | | | | Net Position - Beginning of Year |
| | | | | | (2,217,522) |
| | | | | | NET POSITION - END OF YEAR |
| | | | | | \$ (4,172,507) |

See accompanying Notes to Basic Financial Statements.

**PIONEER COMMUNITY AUTHORITY BOARD
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2021**

| ASSETS | General | Capital Projects | Total Governmental Funds |
|--------------------------------------|------------|---------------------|--------------------------------|
| Cash and Investments | \$ 30,132 | \$ 23,755 | \$ 53,887 |
| Cash and Investments - Restricted | 7,100 | 2,636,256 | 2,643,356 |
| Receivable from Pioneer Regional | 10,005 | - | 10,005 |
| Receivable from Resources | 6,849 | - | 6,849 |
| Due from Other Funds | - | 51,231 | 51,231 |
| Due from District No. 2 | 28 | - | 28 |
| Due from District No. 3 | 11 | - | 11 |
| Due from District No. 4 | 50 | - | 50 |
| Due from District No. 5 | 542 | - | 542 |
| Due from Developer | - | 270 | 270 |
| Prepaid Expense | 1,350 | - | 1,350 |
| Total Assets | \$ 56,067 | \$ 2,711,512 | \$ 2,767,579 |
| LIABILITIES AND FUND BALANCES | | | |
| LIABILITIES | | | |
| Accounts Payable | \$ 132,821 | \$ 222,712 | \$ 355,533 |
| Due to Other Funds | 51,231 | - | 51,231 |
| Total Liabilities | 184,052 | 222,712 | 406,764 |
| FUND BALANCES | | | |
| Nonspendable for: | | | |
| Prepaid Expenses | 1,350 | - | 1,350 |
| Restricted for: | | | |
| Emergency Reserves | 7,100 | - | 7,100 |
| Assigned for: | | | |
| Subsequent Year's Expenditures | 17,645 | - | 17,645 |
| Capital Projects | - | 2,488,800 | 2,488,800 |
| Unassigned | (154,080) | - | (154,080) |
| Total Fund Balances | (127,985) | 2,488,800 | 2,360,815 |
| Total Liabilities and Fund Balances | \$ 56,067 | \$ 2,711,512 | |

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

Capital assets are recorded as assets on the statement of net position, but are recorded as expenditures in the funds.

Capital Assets

19,882,073

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds Payable

Accrued Interest on Bonds Payable

Developer Advances Payable

Accrued Interest on Developer Advances

(24,592,000)

(1,804,863)

(17,235)

(1,297)

Net Position of Governmental Activities

\$ (4,172,507)

See accompanying Notes to Basic Financial Statements.

PIONEER COMMUNITY AUTHORITY BOARD
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2021

| | General | Capital Projects | Total Governmental Funds |
|--|--------------|---------------------|--------------------------------|
| REVENUES | | | |
| Net Investment Income | \$ 27 | \$ 2,159 | \$ 2,186 |
| Transfer from Pioneer Metro No. 2 | 6,632 | - | 6,632 |
| Transfer from Pioneer Metro No. 3 | 82,946 | - | 82,946 |
| Transfer from Pioneer Metro No. 4 | 12,786 | - | 12,786 |
| Transfer from Pioneer Metro No. 5 | 131,356 | - | 131,356 |
| Total Revenues | 233,747 | 2,159 | 235,906 |
| EXPENDITURES | | | |
| Current: | | | |
| Accounting | 54,609 | 7,407 | 62,016 |
| Bond Issue Costs | - | 28,350 | 28,350 |
| Dues and Licenses | 2,697 | - | 2,697 |
| Elections | 620 | - | 620 |
| Insurance | 21,520 | - | 21,520 |
| Legal Services | 270,031 | 63,475 | 333,506 |
| District Management | 12,255 | - | 12,255 |
| Paying Agent Fees | - | 7,000 | 7,000 |
| Capital Projects: | | | |
| Capital Outlay | - | 9,887,780 | 9,887,780 |
| Engineering | - | 34,197 | 34,197 |
| Water Conservation Pilot Program | - | 87,374 | 87,374 |
| Total Expenditures | 361,732 | 10,115,583 | 10,477,315 |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES | (127,985) | (10,113,424) | (10,241,409) |
| OTHER FINANCING SOURCES (USES) | | | |
| Developer Advance | - | 17,235 | 17,235 |
| Total Other Financing Sources (Uses) | - | 17,235 | 17,235 |
| NET CHANGE IN FUND BALANCES | (127,985) | (10,096,189) | (10,224,174) |
| Fund Balances - Beginning of Year | - | 12,584,989 | 12,584,989 |
| FUND BALANCES (DEFICITS) - END OF YEAR | \$ (127,985) | \$ 2,488,800 | \$ 2,360,815 |

See accompanying Notes to Basic Financial Statements.

**PIONEER COMMUNITY AUTHORITY BOARD
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021**

Net Change in Fund Balances - Governmental Funds \$ (10,224,174)

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

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

Capital Outlay 9,921,977

Long-term debt (e.g., bonds, Developer advances) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Developer Advances (17,235)

Some expenses 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.

Accrued Interest on Bonds - Change in Liability (1,634,256)

Accrued Interest on Developer Advances - Change in Liability (1,297)

Change in Net Position of Governmental Activities \$ (1,954,985)

**PIONEER COMMUNITY AUTHORITY BOARD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

| | Original Budget | Final Budget | Actual Amounts | Variance with Final Budget Positive (Negative) |
|--|--------------------|-----------------|---------------------|---|
| REVENUES | | | | |
| Net Investment Income | \$ 250 | \$ 27 | \$ 27 | \$ - |
| Transfer from Pioneer Metro No. 2 | 6,949 | 6,632 | 6,632 | - |
| Transfer from Pioneer Metro No. 3 | 10,617 | 79,446 | 82,946 | 3,500 |
| Transfer from Pioneer Metro No. 4 | 12,404 | 12,786 | 12,786 | - |
| Transfer from Pioneer Metro No. 5 | 135,043 | 131,356 | 131,356 | - |
| Total Revenues | <u>165,263</u> | <u>230,247</u> | <u>233,747</u> | <u>3,500</u> |
| EXPENDITURES | | | | |
| Current: | | | | |
| Accounting | 60,000 | 60,000 | 54,609 | 5,391 |
| Audit | 15,000 | 15,000 | - | 15,000 |
| Contingency | 2,000 | - | - | - |
| Dues and Licenses | 3,000 | 3,000 | 2,697 | 303 |
| Election | - | - | 620 | (620) |
| Insurance | 15,000 | 22,000 | 21,520 | 480 |
| Legal Services | 60,000 | 290,000 | 270,031 | 19,969 |
| District Management | 60,000 | 45,000 | - | 45,000 |
| Pond Maintenance | 75,000 | 15,000 | 12,255 | 2,745 |
| Total Expenditures | <u>290,000</u> | <u>450,000</u> | <u>361,732</u> | <u>88,268</u> |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES | (124,737) | (219,753) | (127,985) | 91,768 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Developer Advance | 130,000 | 226,753 | - | (226,753) |
| Total Other Financing Sources (Uses) | <u>130,000</u> | <u>226,753</u> | <u>-</u> | <u>(226,753)</u> |
| NET CHANGE IN FUND BALANCE | 5,263 | 7,000 | (127,985) | (134,985) |
| Fund Balance - Beginning of Year | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| FUND BALANCE (DEFICIT) - END OF YEAR | <u>\$ 5,263</u> | <u>\$ 7,000</u> | <u>\$ (127,985)</u> | <u>\$ (134,985)</u> |

See accompanying Notes to Basic Financial Statements.

**PIONEER COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 1 DEFINITION OF REPORTING ENTITY

The Pioneer Community Authority Board (the Authority or CAB) is a political subdivision and public corporation of the State of Colorado, formed pursuant to that certain First Amended and Restated Pioneer Community Authority Board Establishment Agreement, dated September 30, 2020, effective August 26, 2020 (as amended and restated, the CABEA), as may be further amended from time to time, between Pioneer Regional Metropolitan District (Pioneer Regional), Pioneer Metropolitan District No. 1 (District No. 1), Pioneer Metropolitan District No. 2 (District No. 2), Pioneer Metropolitan District No. 3 (District No. 3), Pioneer Metropolitan District No. 4 (District No. 4), Pioneer Metropolitan District No. 5 (District No. 5) and Pioneer Metropolitan District No. 6 (District No. 6), and together with Pioneer Regional, District No. 1, District No. 2, District No. 3, District No. 4, and District No. 5, the CAB Districts. Pursuant to the CABEA, the CAB will furnish, operate, and plan for the Public Improvements and the CAB Districts shall transfer certain revenues received by it in order to fund the operation and maintenance costs and capital costs of the Public Improvements. Each of the CAB Districts has agreed, and their Service Plans authorize, that the CAB, in its capacity as "Service District" (as contemplated by the Service Plan), will own, operate, maintain, finance, and construct Public Improvements benefiting the CAB Districts, and that the Districts will contribute to the costs of construction, operation and maintenance of such Public Improvements. It is the intent of the CAB Districts that the CAB may, from time to time, issue debt and use proceeds to finance the Public Improvements and that the CAB will enter into contracts to construct the Public Improvements. The CAB's service area is located in Weld County, Colorado.

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

The Authority has no employees, and all operations and administrative functions are contracted.

**PIONEER COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

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

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

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment.

Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are CAB Districts' property taxes, specific ownership taxes, and interest. All other revenue items are considered to be measurable and available only when cash is received by the Authority. The Authority determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

**PIONEER COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation
(Continued)**

The Authority reports the following major governmental funds:

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

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

Budgets

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

The Authority has amended its annual budget for the year ended December 31, 2021.

Pooled Cash and Investments

The Authority follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Property Taxes

Property taxes are levied by the CAB Districts' Boards of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the CAB Districts.

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

**PIONEER COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the Authority as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

Water Rights

The cost of water rights includes acquisition cost, legal and engineering costs related to the development and augmentation of those rights. Since the rights have a perpetual life, they are not amortized. All other costs, including costs incurred for the protection of those rights, are expensed.

Equity

Net Position

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

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned.

Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

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

**PIONEER COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government’s highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

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

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

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

Deficits

The General Fund reported a deficit in the fund financial statements as of December 31, 2021. The deficit is expected to be eliminated with the receipt of developer advances and other appropriate Board actions in 2022.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2021, are classified in the accompanying financial statements as follows:

Statement of Net Position:

| | |
|-----------------------------------|--------------|
| Cash and Investments | \$ 53,887 |
| Cash and Investments - Restricted | 2,643,356 |
| Total Cash and Investments | \$ 2,697,243 |

Cash and investments as of December 31, 2021, consist of the following:

| | |
|--------------------------------------|--------------|
| Deposits with Financial Institutions | \$ 54,169 |
| Investments | 2,643,074 |
| Total Cash and Investments | \$ 2,697,243 |

**PIONEER COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions

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

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

As of December 31, 2021, the Authority's cash deposits had a bank balance and a carrying balance of \$54,169.

Investments

The Authority's policy is to follow state statutes regarding investments.

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

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

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

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

**PIONEER COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

As of December 31, 2021, the Authority had the following investments:

| <u>Investment</u> | <u>Maturity</u> | <u>Amount</u> |
|--|-----------------------------------|---------------|
| Colorado Surplus Asset Fund Trust (CSAFE) | Weighted-Average Under 60 Days | \$ 2,643,074 |

CSAFE

The Authority invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. treasury securities, repurchase agreements collateralized by U.S. treasury securities, certain money market funds, and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard & Poor's. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitment, the redemption frequency is daily, and there is no redemption notice period.

NOTE 4 CAPITAL ASSETS

The following is an analysis of the changes in capital assets for the period ended December 31, 2021:

| | Balance at December 31, 2020 | Increases | Decreases | Balance at December 31, 2021 |
|---|------------------------------------|---------------------|-------------|------------------------------------|
| Capital Assets, Not Being Depreciated: | | | | |
| Water Rights | \$ 9,960,096 | \$ 9,921,977 | \$ - | \$ 19,882,073 |
| Governmental Activities Capital Assets | <u>\$ 9,960,096</u> | <u>\$ 9,921,977</u> | <u>\$ -</u> | <u>\$ 19,882,073</u> |

**PIONEER COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the Authority's long-term obligations for the period ended December 31, 2021.

| | Balance - December 31, 2020 | Additions | Reductions | Balance - December 31, 2021 | Due Within One Year |
|---|-----------------------------------|---------------------|-------------|-----------------------------------|---------------------------|
| General Obligation Bonds: | | | | | |
| Series 2020A | \$ 24,592,000 | \$ - | \$ - | \$ 24,592,000 | \$ - |
| Accrued Interest on Bonds | 170,607 | 1,634,256 | - | 1,804,863 | - |
| Developer Advances | - | 17,235 | - | 17,235 | - |
| Accrued Interest on Developer Advances | - | 1,297 | - | 1,297 | - |
| Total | <u>\$ 24,762,607</u> | <u>\$ 1,652,788</u> | <u>\$ -</u> | <u>\$ 26,415,395</u> | <u>\$ -</u> |

The details of the Authority's long-term obligation is as follows:

Subordinate Special Revenue Bonds, Series 2020A (the 2020A Bonds) and Junior Subordinate Special Revenue Draw-Down Bonds, Series 2020B (the 2020B Bonds, together with the 2020A Bonds, the Bonds).

Bond Proceeds

The Authority issued the 2020A Bonds on November 25, 2020, in the par amount of \$24,592,000.

Proceeds from the sale of the 2020A Bonds were used for the purposes of financing the purchase of certain water rights and the costs of acquiring, constructing, and/or installing certain water and wastewater public improvements to serve the Development. A portion of the 2020A Bonds was also used to fund the costs of issuing the 2020A Bonds and 2020B Bonds.

Series 2020A Bonds Details

The 2020A Bonds bear interest at 6.75%, payable to the extent of Pledged Revenue (revenues pledged by District No. 2 and District No. 5, the "Pledge Districts") available on December 15 each year, commencing on December 15, 2021. Accrued unpaid interest on the 2020A Bonds will compound annually on each December 15, beginning on December 15, 2021, until sufficient Pledged Revenue is available for payment.

The 2020A Bonds are structured as "cash flow" special revenue obligations of the CAB, meaning that no regularly scheduled payments of principal are due on the 2020A Bonds prior to their maturity date. Rather, principal on the 2020A Bonds is payable annually on each December 15 from, and to the extent of, Pledged Revenue on deposit, if any, in the 2020A Bond Fund. The 2020A Bonds mature on December 15, 2050.

The 2020A Bonds are payable from Pledged Revenue on a basis subordinate to the District No. 3 Series 2016 Limited Tax General Obligation Refunding and Improvement Bonds (the 2016 Bonds) for so long as any 2016 Bonds remain outstanding.

**PIONEER COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2020A Bonds Optional Redemption

The 2020A Bonds are subject to redemption prior to maturity, at the option of the Authority, as a whole or in part by lot in integral multiples of \$1,000, on December 15, 2025, and on any date thereafter, upon payment of 100% of principal amount of the 2020A Bonds to be redeemed, plus accrued interest to the redemption date, and a redemption premium equal to a percentage of the principal amount so redeemed, as follows:

| <u>Date of Redemption</u> | <u>Redemption Premium</u> |
|---|-------------------------------|
| December 15, 2025, to December 14, 2026 | 3.00% |
| December 15, 2026, to December 14, 2027 | 2.00 |
| December 15, 2027, to December 14, 2028 | 1.00 |
| December 15, 2028, and thereafter | 0.00 |

Series 2020A Bonds Pledged Revenue

The 2020A Bonds are secured by and payable solely from the Pledged Revenue consisting of the following revenues:

- (a) prior to the defeasance of the 2016 Bonds, excess revenues, if any, and
- (b) on and after the defeasance of the 2016 Bonds, the following revenues pledged to the Authority by the Pledge Districts pursuant to their respective Capital Pledge Agreements, net of any costs of collection:
 - (i.) all Pledge District Property Tax Revenues;
 - (ii.) all Pledge District Specific Ownership Tax Revenues; and
 - (iii.) any other legally available moneys which a Pledge District determines, in its absolute discretion, to transfer to the Trustee for credit to the 2020A Bond Fund established pursuant to the 2020A Indenture.

Pledge District Revenues

The Pledge Districts have each entered into separate Capital Pledge Agreements, pursuant to which, each of the Pledge Districts has pledged the applicable "District Pledged Revenue" (herein, the correlative term for the District No. 2 Pledged Revenue and the District No. 5 Pledged Revenue as defined in the 2020A Indenture and Capital Pledge Agreements) to the repayment of the 2020A Bonds. Pledge District Property Tax Revenues means all moneys derived from imposition by the Pledge districts of the Required Mill Levy of 50.000 mills, as adjusted.

**PIONEER COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2020B Junior Subordinate Bonds Details

On November 25, 2020, the Authority issued the 2020B Bonds in the amount of \$8,935,000. The proceeds from the sale of the 2020B Bonds were used (a) for the purpose of paying certain costs of issuance of the 2020B Bonds on each draw date and (b) to the developer in exchange for (i) the acquisition by the Authority of certain public Improvements, the costs of which have been verified and certified by an engineer as eligible to be financed and/or reimbursed from debt of the CAB Districts which was approved by the election and/or (ii) funds advanced to the Authority by the developer for the design and construction of certain public Improvements.

The 2020B Bonds were dated as of their respective Draw Dates, shall mature on December 15, 2050, and shall bear interest at the rate of 7.00% per annum, payable to the extent of Subordinate Pledged Revenue available on each December 15, beginning on the December 15 next succeeding each Draw Date. Accrued unpaid interest on the 2020B Bonds will compound annually on each December 15 at the rate then borne by the 2020B Bonds. All of the outstanding 2020B Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on December 15, 2060.

The 2020B Bonds are payable solely from and to the extent of the Subordinate Pledged Revenue on a basis subordinate to the 2016 Bonds and any Series 2016 Refunding Bonds, the 2020A Bonds and Parity Bonds (if any). No payments on the 2020B Bonds can be made until the 2016 Bonds and the 2020A Bonds have been fully paid.

Series 2020B Bonds Pledged Revenue

Subordinate Pledged Revenue means the District No. 2 Subordinate Pledged Revenue and the District No. 5 Subordinate Pledged Revenue, each consisting of the following revenues:

- a. prior to the defeasance of the 2016 Bonds, the Pledge District excess revenues and
- b. on and after the defeasance of the Series 2016 Bonds, the following revenues being pledged pursuant to the Pledge District Capital Pledge Agreement, net of any costs of collection:
 - (i.) all Pledge District Subordinate Property Tax Revenues;
 - (ii.) all Pledge District Subordinate Specific Ownership Tax Revenues; and
 - (iii.) any other legally available moneys which a Pledge District determines, in its absolute discretion, to transfer to the Trustee for credit to the 2020B Bond Fund established pursuant to the 2020B Indenture.

**PIONEER COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 6 NET POSITION

The Authority has net position consisting of two components – restricted and unrestricted.

Restricted net assets include net position that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2021, as follows:

| | Governmental Activities |
|-----------------------------|----------------------------|
| Restricted Net Assets: | |
| Emergency Reserves | \$ 7,100 |
| Total Restricted Net Assets | \$ 7,100 |

The Authority has a deficit in unrestricted net position.

NOTE 7 RELATED PARTIES

The members of the Board of Directors are employees, owners or are otherwise associated with Pioneer Holdco, LLC (the Property Owner) and/or Greenleaf Acres LLC and/or Gateway American Resources, LLC (the Developer). The Property Owner and the Developer may have conflicts of interest in dealing with the Authority.

NOTE 8 AGREEMENTS

Agricultural Water Conservation Pilot Program

Pioneer Regional intended to provide retail water and wastewater services within the Pioneer communities, including the service area of the Authority. A Planned Unit Development (PUD) was approved for the Pioneer Communities in 2013, which zoning document approved certain agricultural uses within the Pioneer Communities. Since Pioneer Regional was anticipated to provide water services, it determined that implementation of a water conservation program by the agricultural users within the Pioneer Communities would benefit all of the residents and inhabitants in the Pioneer Communities. In May 2013, the Board of Directors of Pioneer Regional adopted the Pioneer Regional Agricultural Water Conservation Pilot Program (Program). The Program was created to promote and incentivize on-farm physical improvements, soils amendment, crop selection, irrigation management practices and water measurement that promote water conservation and increase crop density and yield (Conservation Measures). The Program objective is to ensure water is being used efficiently and that it is being put to beneficial use. Under the Program, financial incentives are made available to farmers and ranchers (Growers) for a 12-year period beginning in 2013. In order to participate in the Program, a Grower must meet certain eligibility requirements, including, but not limited to actively farming or ranching within the Program Area a total of not less than 500 acres for commercial purposes only. In addition, the Conservation Measures to be implemented must be located within the taxing boundaries of one of the Pioneer Metropolitan District Nos. 2 through 5. At this time, one participation agreement under the Program has been executed, as described below.

**PIONEER COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 8 AGREEMENTS (CONTINUED)

Agricultural Water Conservation Pilot Program (Continued)

Responsibility for the Program was assigned from Pioneer Regional to the CAB on September 21, 2020.

Pioneer Regional Metropolitan District Participation Agreement Agricultural Water Conservation Pilot Program – Greenleaf Acres, LLC

On July 8, 2013, Pioneer Regional entered into its first participation agreement under the Program with Greenleaf Acres, LLC (Greenleaf) (the Greenleaf Participation Agreement). Pursuant to the Greenleaf Participation Agreement, Greenleaf has elected to participate in the Program with respect to 920 acres of its property. Greenleaf must make an annual election of the Conservation Measures it intends to implement in any particular growing season (the Plan). If Greenleaf fulfills its Plan in accordance with the Program requirements, then Greenleaf will be entitled to certain incentive payments.

On August 26, 2020, Pioneer Regional assigned the Greenleaf Participation Agreement to the CAB, and the CAB assumed all obligations thereunder. On September 21, 2020, the CAB adopted a resolution acknowledging and adopting the Agricultural Water Pilot Conservation Pilot Program. Under the Greenleaf Participation Agreement, in the event the total assessed valuation of real property located within Pioneer Metropolitan District Nos. 2 through 5 decreases in any year from the total assessed valuation for collection year 2013, the Greenleaf Participation Agreement provides that the CAB has the right to decrease the amount of the incentive payment by an amount that is proportionate to the decrease in total assessed valuation.

On October 23, 2020, the CAB and Greenleaf Acres, LLC entered into that certain First Amendment to Participation Agreement to extend the 12-year term of the Greenleaf Participation Agreement by two years to July 8, 2027.

The scheduled cash payment for 2021 was \$100,000. The total assessed valuation decreased by 56.57% from 2013 collection year to 2021 collection year. Accordingly, the cash payment due for 2021 was \$43,428. The CAB did not deliver 200 acre feet of water to Greenleaf in 2021. Accordingly, the cash payment due for the year 2021 was \$39,520. The CAB paid Greenleaf \$82,948 for its obligation for 2021 and \$4,426 due for an adjustment for the 2020 collection year.

**PIONEER COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 8 AGREEMENTS (CONTINUED)

Assignment and Assumption of Project Management Services Agreement

District No. 3, the Authority and Gateway American Resources (GAR) entered into the Assignment and Assumption of Project Management Services Agreement effective as of August 26, 2020, pursuant to which the Authority will assume District No. 3's responsibilities under the Project Management Services Agreement, which was entered into on January 1, 2013, between District No. 3 and GAR (the Project Agreement). Pursuant to which District No. 3 engaged GAR as an independent contractor for the purpose of providing management services to the Districts related to the coordination, implementation, and completion of certain projects. The parties agreed that the services required for each such project will be set forth in a separate work authorization form, substantially in the form of an exhibit to the Project Agreement, to be executed between GAR and the Authority. Projects commissioned pursuant to the Project Agreement are generally expected to relate to the acquisition of water rights, easements, and rights of way, visioning of Authority programming, and the process of construction of Public Improvements. GAR and the Authority agreed that management services for such projects may include, without limitation, the design and engineering of Public Improvements, procurement services, construction phase services, post-construction phase services, contract compliance services, finance services under the direction of the Authority, acquisitions of interests in real property necessary to complete the Public Improvements, and operations and maintenance services.

The parties to the Project Agreement agreed that compensation for the services performed by GAR related to each project will be set forth in the work authorization form for such project, and that any delinquent amounts related to such compensation will accrue interest at the rate of 6% per annum. GAR also agreed that it will not be entitled to any reimbursement of expenses incurred in connection with any project except as set forth in the applicable work authorization form. The Project Agreement states that the Authority does not intend to create a multiple fiscal year direct or indirect debt or other financial obligation thereby, and that any obligation of the Authority under the Project Agreement is subject to annual budgeting and appropriation.

As of December 31, 2021, \$-0- is outstanding under the Project Management Services Agreement.

Memorandum of Understanding, dated September 21, 2020

The Authority entered into a Memorandum of Understanding (the MOU) as of September 21, 2020 by and between Resource Colorado Water and Sanitation Metropolitan District (Resource Colorado). Resource Colorado anticipates a shortfall in funding necessary to fund Resource Colorado's General Fund expenditures for budget years 2020 and 2021 (the Resource Shortfall). The Authority will be entitled to collect the Regional Mill Levy imposed by the Pioneer Districts for budget years 2020 and 2021, the proceeds of which will be retained by the Authority. Pursuant to the MOU, the Authority agrees to fund the Resource Shortfall in order to allow Resource Colorado to remain in good standing and to enable Resource Colorado to serve as the wholesale water and sewer provider to the Pioneer Community.

**PIONEER COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 8 AGREEMENTS (CONTINUED)

Water and Wastewater Service Agreement

Resource Colorado, District No. 3 and the Authority entered into the Water and Wastewater Service Agreement, with an effective date of October 23, 2020 (the Water and Wastewater Service Agreement), in order to set forth each party's rights and obligations concerning Resource Colorado's provision of water and wastewater services to the Authority as a wholesale service provider, the Authority's provision of water and wastewater services to its customers as a retail service provider and the Authority's financing, construction, ownership, operation and maintenance of the Water and Wastewater Improvements. Pursuant to the Water and Wastewater Agreement, the Authority contracted with Resource Colorado for the Authority to provide water and wastewater service to the Authority Service Area, subject to the terms and conditions of the Water and Wastewater Service Agreement. The Authority agreed to adopt rules and regulations that incorporate the Authority Fees and Charges relating to the water and wastewater services (the Authority Rules and Regulations) before the first customer connection to the Water and Wastewater Improvements. The Authority has agreed to enforce the Authority Rules and Regulation, including any Rules and Regulations adopted by Resource Colorado incorporated into the Authority Rules and Regulations.

Pursuant to the Water and Wastewater Service Agreement, the Water and Wastewater Improvements will be financed, designed, constructed, and owned by the Authority. The Authority is responsible initially for the operation, maintenance, repair, and replacement of the Water and Wastewater Improvements until the same are conveyed to the Town in accordance with the Service Plans, the Annexation Agreement, and any future Town IGA.

On October 23, 2020, Resource Colorado adopted a resolution setting its fees to be charged to the Authority at \$50,000 to be paid each year on June 1 in the full amount. The Authority has agreed to establish, and from time to time may amend, the remainder of the fees and charges relating to its financing, construction, operation, and maintenance of the Water and Wastewater Improvements.

On October 23, 2020, the Authority Board adopted a resolution authorizing the imposition of such fees and charges (the Authority Fees Resolution). Pursuant to the Authority Fee Resolution, the Authority Board's may increase the Authority Fees and Charges in its sole discretion. The Authority Board adopted resolutions updating these fees and charges on November 9, 2020 and October 18, 2021.

**PIONEER COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 8 AGREEMENTS (CONTINUED)

Operation Funding Agreement

The Authority and the Developer entered into the Operation Funding Agreement, with an effective date of October 23, 2020 (the Authority Operation Funding Agreement). Pursuant to the Authority Operation Funding Agreement, the parties agreed that the Authority would own, operate, maintain, finance and construct the Public Improvements benefitting the Development, and provide administrative and operation and maintenance services on behalf of itself and the Districts (collectively, "Authority Services") in reliance upon the agreement of the Developer to advance funding therefor from time to time in fiscal year 2020 (such advances, "Operation Advances"), up to an amount of \$100,000 (the Operation Shortfall Amount). The Authority Operation Funding Agreement permitted the Authority to request, and required the Developer to provide, additional Operation Advances in excess of the Operation Shortfall Amount, and provided that any such additional funds will be deemed to be added to the Operation Shortfall Amount.

On November 9, 2020, the Authority and the Developer entered into a First Amendment to the Operations Funding Agreement, with an effective date of November 9, 2020, which extends the term of the Authority Operation Funding Agreement through fiscal year 2021 and increases the Operation Shortfall Amount to \$175,000. Pursuant to the Authority Operation Funding Agreement, Operation Advances accrue simple interest at a rate of 8% per annum until paid.

According to the Authority, as of December 31, 2021, the Developer has advanced \$0- and \$0- is outstanding under the Authority Operation Funding Agreement.

Capital Construction, Reimbursement and Bond Purchase Agreement

On November 9, 2020, the Authority and the Developer entered into the Capital Construction, Reimbursement and Bond Purchase Agreement (Pioneer Village/Planning Areas 1-21 Improvements), with an effective date of November 9, 2020 (the Authority Reimbursement Agreement) in connection with the issuance of the Series 2020B Junior Subordinate Bonds. Pursuant to the Authority Reimbursement Agreement, the parties agreed that the Developer will enter into a Waiver and Release of Reimbursement Rights Agreement with every Homebuilder (each, a "Waiver and Release of Reimbursement Rights Agreement"), under which the applicable Homebuilder will agree to design, construct, and fund certain of the Public Improvements to be located in tracts, easements or other licensed areas owned, operated, and/or maintained by the Authority or the Town or other appropriate accepting jurisdictions. Pursuant to these Waiver and Release of Reimbursement Rights Agreements, the Homebuilder will finance, design and construct the Public Improvements or have the Developer advance the funds to the Authority to do so.

**PIONEER COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 8 AGREEMENTS (CONTINUED)

Capital Construction, Reimbursement and Bond Purchase Agreement (continued)

The Authority Reimbursement Agreement states that the Developer may, at the Developer's election, determine to advance funds to the Authority for the design, acquisition and construction of certain of the Public Improvements and will provide written notice to the Authority of its election to do so (the Funding Notice). The Funding Notice will include a specific description of the Public Improvements to be funded (the Subject Public Improvements) and will identify whether the Subject Public Improvements are a part of a previously executed Waiver and Release of Reimbursement Rights Agreement. Within 30 days of receipt of a Funding Notice, the Authority will provide the Developer a scope, budget and timeline for the design and/or construction or the acquisition of water rights of the Subject Public Improvements. Once the Developer has signed off on the scope, budget and timeline for the Subject Public Improvements, the Authority will proceed with the Subject Public Improvements and the Developer will advance funds to the Authority as described in the Authority Reimbursement Agreement, such advances to be referred to herein as "Funding Advances."

According to the Authority, as of December 31, 2021, the Developer has advanced \$17,235 and \$17,235 is outstanding under the Authority Operation Funding Agreement.

NOTE 9 RISK MANAGEMENT

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

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

The Authority pays annual premiums to the Pool for liability, property, and public officials' liability, and workers compensation 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.

**PIONEER COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, referred to as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations, which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The Authority's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, will require judicial interpretation.

SUPPLEMENTARY INFORMATION

**PIONEER COMMUNITY AUTHORITY BOARD
CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

| | Original and Final Budget | Actual Amounts | Variance with Final Budget Positive (Negative) |
|--|---------------------------------|----------------------------|---|
| REVENUES | | | |
| Net Investment Income | \$ - | \$ 2,159 | \$ 2,159 |
| Total Revenues | <u>-</u> | <u>2,159</u> | <u>2,159</u> |
| EXPENDITURES | | | |
| Current: | | | |
| Accounting | 10,000 | 7,407 | 2,593 |
| Paying Agent Fees | - | 7,000 | (7,000) |
| Capital Outlay | 32,499,322 | 9,887,780 | 22,611,542 |
| Bond Issue Costs | - | 28,350 | (28,350) |
| Engineering | 50,000 | 34,197 | 15,803 |
| Legal Services | 5,000 | 63,475 | (58,475) |
| Water Conservation Pilot Program | 64,680 | 87,374 | (22,694) |
| Total Expenditures | <u>32,629,002</u> | <u>10,115,583</u> | <u>22,513,419</u> |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES | (32,629,002) | (10,113,424) | 22,515,578 |
| OTHER FINANCING SOURCES (USES) | | | |
| Developer Advance | - | 17,235 | 17,235 |
| Total Other Financing Sources (Uses) | <u>-</u> | <u>17,235</u> | <u>17,235</u> |
| NET CHANGE IN FUND BALANCE | (32,629,002) | (10,096,189) | 22,532,813 |
| Fund Balance - Beginning of Year | <u>32,629,002</u> | <u>12,584,989</u> | <u>(20,044,013)</u> |
| FUND BALANCE - END OF YEAR | <u><u>\$ -</u></u> | <u><u>\$ 2,488,800</u></u> | <u><u>\$ 2,488,800</u></u> |

**CONTINUING DISCLOSURE
(UNAUDITED)**

**PIONEER COMMUNITY AUTHORITY BOARD
HISTORY OF THE PIONEER METROPOLITAN DISTRICT NO. 2
ASSESSED VALUATION AND MILL LEVIES
DECEMBER 31, 2021**

| <u>Levy/Collection Year</u> | <u>Assessed Valuation</u> | <u>General Fund</u> | <u>Debt Service Fund</u> | <u>Regional Improvements Mill Levy</u> | <u>Refunds and Abatements</u> | <u>Total Mill Levy</u> |
|-----------------------------|---------------------------|---------------------|--------------------------|--|-------------------------------|------------------------|
| 2015/2016 | \$ 953,300 | 10.000 | 50.000 | 5.000 | 6.783 | 58.217 |
| 2016/2017 | 612,070 | 10.000 | 50.000 | 5.000 | - | 65.000 |
| 2017/2018 | 639,200 | 10.000 | 50.000 | 5.000 | - | 65.000 |
| 2018/2019 | 513,290 | 10.000 | 50.000 | 5.000 | - | 65.000 |
| 2019/2020 | 435,790 | 10.000 | 50.000 | 5.000 | - | 65.000 |
| 2020/2021 | 447,610 | 10.000 | 50.000 | 5.000 | - | 65.000 |
| 2021/2022 | 557,680 | 10.000 | 50.000 | 5.000 | - | 65.000 |

**PIONEER COMMUNITY AUTHORITY BOARD
HISTORY OF THE PIONEER METROPOLITAN DISTRICT NO. 5
ASSESSED VALUATION AND MILL LEVIES
DECEMBER 31, 2021**

| <u>Levy/Collection Year</u> | <u>Assessed Valuation</u> | <u>General Fund</u> | <u>Debt Service Fund</u> | <u>Regional Improvements Mill Levy</u> | <u>Total Mill Levy</u> |
|-----------------------------|-------------------------------|-------------------------|----------------------------------|--|----------------------------|
| 2015/2016 | \$ 10,693,660 | 10.000 | 50.000 | 5.000 | 65.000 |
| 2016/2017 | 28,552,010 | 10.000 | 50.000 | 5.000 | 65.000 |
| 2017/2018 | 18,188,040 | 10.000 | 50.000 | 5.000 | 65.000 |
| 2018/2019 | 17,460,060 | 10.000 | 50.000 | 5.000 | 65.000 |
| 2019/2020 | 14,465,950 | 10.000 | 50.000 | 5.000 | 65.000 |
| 2020/2021 | 8,698,370 | 10.000 | 50.000 | 5.000 | 65.000 |
| 2021/2022 | 6,526,190 | 10.000 | 50.000 | 5.000 | 65.000 |

**PIONEER COMMUNITY AUTHORITY BOARD
 ASSESSED AND ACTUAL VALUATION OF
 CLASSES OF PROPERTY IN DISTRICT NO. 2
 DECEMBER 31, 2021**

| Class | Assessed Valuation | Percentage Assessed Valuation | Actual Valuation | Percentage Actual Valuation |
|----------------|-----------------------|-------------------------------------|---------------------|-----------------------------------|
| Residential | \$ 25,950 | 4.66% | \$ 362,969 | 16.91% |
| Agriculture | 12,380 | 2.22% | 42,637 | 1.99% |
| Oil and Gas | 207,530 | 37.21% | 665,699 | 31.01% |
| State Assessed | 311,820 | 55.91% | 1,075,260 | 50.09% |
| Total | <u>\$ 557,680</u> | <u>100.00%</u> | <u>\$ 2,146,565</u> | <u>100.00%</u> |

**PIONEER COMMUNITY AUTHORITY BOARD
 ASSESSED AND ACTUAL VALUATION OF
 CLASSES OF PROPERTY IN DISTRICT NO. 5
 DECEMBER 31, 2021**

| Class | Assessed Valuation | Percentage Assessed Valuation | Actual Valuation | Percentage Actual Valuation |
|----------------|-----------------------|-------------------------------------|----------------------|-----------------------------------|
| Agriculture | \$ 281,720 | 4.32% | \$ 971,391 | 5.87% |
| Oil and Gas | 5,031,780 | 77.10% | 10,845,095 | 65.53% |
| Residential | 52,400 | 0.80% | 732,874 | 4.43% |
| State Assessed | 1,160,290 | 17.78% | 4,001,003 | 24.17% |
| Total | <u>\$ 6,526,190</u> | <u>100.00%</u> | <u>\$ 16,550,363</u> | <u>100.00%</u> |

**PIONEER COMMUNITY AUTHORITY BOARD
HISTORY OF DISTRICT NO. 2 PROPERTY TAX COLLECTIONS
DECEMBER 31, 2021**

| <u>Levy/Collection Year</u> | <u>Total Taxes Levied</u> | <u>Total Taxes Collected</u> | <u>Percentage of Levy Collected</u> |
|-----------------------------|-------------------------------|----------------------------------|---|
| 2015/2016 | \$ 67,139 | \$ 60,795 | 90.55% |
| 2016/2017 | 39,785 | 39,785 | 100.00% |
| 2017/2018 | 41,548 | 41,548 | 100.00% |
| 2018/2019 | 33,364 | 33,364 | 100.00% |
| 2019/2020 | 28,326 | 28,326 | 100.00% |
| 2020/2021 | 29,095 | 27,702 | 95.21% |

**PIONEER COMMUNITY AUTHORITY BOARD
HISTORY OF DISTRICT NO. 5 PROPERTY TAX COLLECTIONS
DECEMBER 31, 2021**

| Levy/Collection Year | Total Taxes Levied | Total Taxes Collected | Percentage of Levy Collected |
|----------------------|-----------------------|--------------------------|------------------------------------|
| 2015/2016 | \$ 695,088 | \$ 695,088 | 100.00% |
| 2016/2017 | 1,855,881 | 1,855,881 | 100.00% |
| 2017/2018 | 1,182,223 | 1,182,223 | 100.00% |
| 2018/2019 | 1,134,904 | 1,133,782 | 99.90% |
| 2019/2020 | 940,287 | 940,287 | 100.00% |
| 2020/2021 | 565,395 | 549,368 | 97.17% |