

PAINTED PRAIRIE PUBLIC IMPROVEMENT AUTHORITY

Financial Statements

Year Ended December 31, 2022

with

Independent Auditor's Report

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Board of Directors
Painted Prairie Public Improvement Authority
Arapahoe County, Colorado

Independent Auditor’s Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Painted Prairie Public Improvement Authority (the “Authority”), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Authority’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 Painted Prairie Public Improvement Authority as of December 31, 2022, 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 Authority 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 Authority’s ability to continue as a going concern for 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 Authority'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 Authority'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.

Supplemental Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's financial statements as a whole. The supplemental 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 financial statements. The supplemental information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, such information is fairly stated in all material respects in relation to the financial statements as a whole.

Wipfli LLP

Wipfli LLP
Lakewood, Colorado

September 27, 2023

Painted Prairie Public Improvement Authority

BALANCE SHEET/STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
December 31, 2022

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS						
Cash and investments	\$ 56,065	\$ -	\$ -	\$ 56,065	\$ -	\$ 56,065
Cash and investments - restricted	1,530	13,033,133	29,557,071	42,591,734	-	42,591,734
Receivable - District Nos. 2 - 10	62,586	-	-	62,586	-	62,586
Prepaid expenses	3,141	-	-	3,141	-	3,141
Capital assets not being depreciated	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>50,112,062</u>	<u>50,112,062</u>
Total Assets	<u>\$ 123,322</u>	<u>\$13,033,133</u>	<u>\$ 29,557,071</u>	<u>\$ 42,713,526</u>	<u>50,112,062</u>	<u>92,825,588</u>
LIABILITIES						
Accounts payable	\$ 58,453	\$ -	\$ 2,535,257	\$ 2,593,710	-	2,593,710
Payable to PPO LLC	-	-	138,634	138,634	-	138,634
Payable District No. 2	58,111	-	-	58,111	-	58,111
Retainage payable	-	-	1,326,060	1,326,060	-	1,326,060
Accrued interest	-	-	-	-	581,654	581,654
Long-term liabilities:						
Due in more than one year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>143,319,963</u>	<u>143,319,963</u>
Total Liabilities	<u>116,564</u>	<u>-</u>	<u>3,999,951</u>	<u>4,116,515</u>	<u>143,901,617</u>	<u>148,018,132</u>
FUND BALANCES/NET POSITION						
Fund Balances:						
Nonspendable:						
Prepays	3,141	-	-	3,141	(3,141)	-
Restricted:						
Emergencies	1,530	-	-	1,530	(1,530)	-
Debt service	-	13,033,133	-	13,033,133	(13,033,133)	-
Capital projects	-	-	25,557,120	25,557,120	(25,557,120)	-
Unassigned	<u>2,087</u>	<u>-</u>	<u>-</u>	<u>2,087</u>	<u>(2,087)</u>	<u>-</u>
Total Fund Balances	<u>6,758</u>	<u>13,033,133</u>	<u>25,557,120</u>	<u>38,597,011</u>	<u>(38,597,011)</u>	<u>-</u>
Total Liabilities and Fund Balances	<u>\$ 123,322</u>	<u>\$13,033,133</u>	<u>\$ 29,557,071</u>	<u>\$ 42,713,526</u>		
Net Position:						
Restricted for:						
Emergencies					1,530	1,530
Debt service					12,451,479	12,451,479
Capital projects					25,557,120	25,557,120
Unrestricted					<u>(93,202,673)</u>	<u>(93,202,673)</u>
Total Net Position					<u>\$ (55,192,544)</u>	<u>\$ (55,192,544)</u>

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

Painted Prairie Public Improvement Authority

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2022

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	Statement of <u>Activities</u>
EXPENDITURES						
Accounting and audit	\$ 18,652	\$ -	\$ 23,972	\$ 42,624	\$ (23,972)	\$ 18,652
Insurance	3,390	-	-	3,390	-	3,390
Legal	20,484	-	51,620	72,104	(51,620)	20,484
Miscellaneous expenses	1,536	-	50	1,586	-	1,586
Engineering	-	-	2,693,028	2,693,028	(2,693,028)	-
Capital improvements	-	-	24,548,440	24,548,440	(24,548,440)	-
Bond interest expense	-	6,979,850	-	6,979,850	(126,502)	6,853,348
Trustee fees	-	5,000	-	5,000	-	5,000
Transfer to District No. 1	-	-	188,110	188,110	-	188,110
Interest on developer advances	-	-	-	-	5,104	5,104
Total Expenditures	<u>44,062</u>	<u>6,984,850</u>	<u>27,505,220</u>	<u>34,534,132</u>	<u>(27,438,458)</u>	<u>7,095,674</u>
GENERAL REVENUES						
Transfers from Districts Nos. 2-10	50,000	-	-	50,000	-	50,000
Interest income	-	265,855	628,984	894,839	-	894,839
Total General Revenues	<u>50,000</u>	<u>265,855</u>	<u>628,984</u>	<u>944,839</u>	<u>-</u>	<u>944,839</u>
NET CHANGES IN FUND BALANCES	5,938	(6,718,995)	(26,876,236)	(33,589,293)	33,589,293	
CHANGE IN NET POSITION					(6,150,835)	(6,150,835)
FUND BALANCES/NET POSITION:						
BEGINNING OF YEAR	<u>820</u>	<u>19,752,128</u>	<u>52,433,356</u>	<u>72,186,304</u>	<u>(121,228,013)</u>	<u>(49,041,709)</u>
END OF YEAR	<u>\$ 6,758</u>	<u>\$ 13,033,133</u>	<u>\$ 25,557,120</u>	<u>\$ 38,597,011</u>	<u>\$ (93,789,555)</u>	<u>\$ (55,192,544)</u>

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

Painted Prairie Public Improvement Authority

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

For the Year Ended December 31, 2022

	Original & Final		Variance
	<u>Budget</u>	<u>Actual</u>	Favorable <u>(Unfavorable)</u>
REVENUE			
Transfers from Districts Nos. 2-10	\$ 50,000	\$ 50,000	\$ -
Total Revenue	<u>50,000</u>	<u>50,000</u>	<u>-</u>
EXPENDITURES			
Accounting and audit	10,000	18,652	(8,652)
Election expense	3,500	-	3,500
Insurance	2,500	3,390	(890)
Legal	25,000	20,484	4,516
Miscellaneous expenses	5,000	1,536	3,464
Contingency	2,620	-	2,620
Emergency reserve	<u>1,380</u>	<u>-</u>	<u>1,380</u>
Total Expenditures	<u>50,000</u>	<u>44,062</u>	<u>5,938</u>
NET CHANGES IN FUND BALANCE	-	5,938	5,938
FUND BALANCE:			
BEGINNING OF YEAR	<u>7,936</u>	<u>820</u>	<u>(7,116)</u>
END OF YEAR	<u>\$ 7,936</u>	<u>\$ 6,758</u>	<u>\$ (1,178)</u>

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

PAINTED PRAIRIE PUBLIC IMPROVEMENT AUTHORITY

Notes to Financial Statements
December 31, 2022

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Painted Prairie Public Improvement Authority (“Authority”), located in the City of Aurora in Arapahoe County, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The Authority was established on August 22, 2019, as a quasi-municipal organization established under the State of Colorado Special District Act. It was established pursuant to the Painted Prairie Public Improvement Authority Establishment Agreement entered into by Painted Prairie Metropolitan Districts Nos. 1-9 (the “Districts”) for the purpose of owning, operating, maintaining, financing or otherwise providing public improvements for any functions, service or facility lawfully authorized by the Districts. On December 12, 2019, Painted Prairie Metropolitan District No. 10 (“District No. 10”) was included with the approval of the Painted Prairie Public Improvement Authority Amended and Restated Establishment Agreement. The primary revenues of the Authority will be property taxes transferred from the other Districts. The Authority is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the Authority, which is legally separate and financially independent of other state and local governments. The Authority follows the GASB pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization’s elected governing body as the basic criterion for including a possible component governmental organization in a primary government’s legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization’s governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

The Authority is not financially accountable for any other organization. The Authority has no component units as defined by the GASB.

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

Basis of Presentation

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

PAINTED PRAIRIE PUBLIC IMPROVEMENT AUTHORITY

Notes to Financial Statements December 31, 2022

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the Authority. The statement of net position reports all financial and capital resources of the Authority. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the Authority is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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 material sources of revenue subject to accrual is interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The Authority reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the Authority. It is used to account for all financial resources not accounted for and reported in another fund.

PAINTED PRAIRIE PUBLIC IMPROVEMENT AUTHORITY

Notes to Financial Statements December 31, 2022

Debt Service Fund – The Debt Service Fund is used to account for all the financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the State Budget Law of Colorado, 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 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 appropriation is at the total fund expenditures level and lapses at year end.

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

The Authority's financial instruments include cash and investments, accounts receivable and accounts payable. The Authority estimates that the fair value of all financial instruments at December 31, 2022, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Deposits and Investments

The Authority's cash and short-term investments with maturities of three months or less from the date of acquisition, are considered to be cash on hand. Investments for the government are reported at fair value.

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 minimum number of bank accounts. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Estimates

The preparation of these financial statements in conformity with GAAP requires the Authority management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

PAINTED PRAIRIE PUBLIC IMPROVEMENT AUTHORITY

Notes to Financial Statements December 31, 2022

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Authority has no items that qualify for reporting in this category.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Authority has no items that qualify for reporting in this category.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the Authority as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the Authority is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated.

Original Issue Discount and Prepaid Debt Insurance

Original issue premium from the Series 2019 Bonds will be amortized over the term of the bonds using the interest method. Accumulated amortization of original issue premium was \$370,369, at December 31, 2022.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

PAINTED PRAIRIE PUBLIC IMPROVEMENT AUTHORITY

Notes to Financial Statements
December 31, 2022

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

The nonspendable fund balance in the General Fund represents prepaid expenditures.

Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$1,530 of the General Fund balance has been reserved in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$13,033,133 is restricted for the payment of the debt service costs associated with the Special Revenue Bonds Series 2019 (see Note 4).

The restricted fund balance in the Capital Projects Fund in the amount of \$25,557,120 is restricted for capital improvements.

Committed Fund Balance

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

Assigned Fund Balance

Assigned fund balance includes amounts the Authority intends to use for a specific purpose. Intent can be expressed by the Authority's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

Unassigned Fund Balance

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

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

PAINTED PRAIRIE PUBLIC IMPROVEMENT AUTHORITY

Notes to Financial Statements
December 31, 2022

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The Authority can report three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the Authority.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the Authority will use the most restrictive net position first.

Note 2: Cash and Investments

As of December 31, 2022, cash and investments are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and investments	\$ 56,065
Cash and investments - restricted	<u>45,591,734</u>
Total	<u>\$ 42,647,799</u>

Cash and investments as of December 31, 2022, consist of the following:

Deposits	\$ 57,595
COLOTRUST	<u>42,590,204</u>
Total	<u>\$ 42,647,799</u>

PAINTED PRAIRIE PUBLIC IMPROVEMENT AUTHORITY

Notes to Financial Statements December 31, 2022

Deposits

Custodial Credit Risk

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

The Authority follows state statutes for deposits. None of the Authority’s deposits were exposed to custodial credit risk.

Investments

Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The Authority’s investment is not required to be categorized within the fair value hierarchy. This investment’s value is calculated using the net asset value method (NAV) per share.

Credit risk

The Authority has not adopted a formal investment policy; however, the Authority follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

None of the Authority’s investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

PAINTED PRAIRIE PUBLIC IMPROVEMENT AUTHORITY

Notes to Financial Statements
December 31, 2022

As of December 31, 2022, the Authority had the following investments:

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust (“COLOTRUST”), is rated AAAM by Standard & Poor’s with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of \$1.00. The COLOTRUST offers shares in three portfolios, one of which is COLOTRUST PLUS+. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (NAV) of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian’s internal records identify the investments owned by participating governments. There are no unfunded commitments and there is no redemption notice period. On December 31, 2022, the District had \$42,590,204 invested in COLOTRUST PLUS+.

Note 3: Capital Assets

An analysis of the changes in capital assets for the year ended December 31, 2022 follows:

<u>Governmental Type Activities:</u>	<u>Balance 1/1/2022</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 12/31/2022</u>
<u>Capital assets not being depreciated:</u>				
Construction in progress	\$ 22,795,002	\$ 27,317,060	\$ -	\$ 50,112,062
Total capital assets not being depreciated	<u>22,795,002</u>	<u>27,317,060</u>	<u>-</u>	<u>50,112,062</u>
Government type assets, net	<u>\$ 22,795,002</u>	<u>\$ 27,317,060</u>	<u>\$ -</u>	<u>\$ 50,112,062</u>

Upon completion and acceptance, all capital assets will be conveyed by the Authority to other local governments including Painted Prairie Metropolitan District No. 1. The Authority will not be responsible for maintenance. Upon completion and acceptance by other entities the Authority will own no capital assets.

PAINTED PRAIRIE PUBLIC IMPROVEMENT AUTHORITY

Notes to Financial Statements
December 31, 2022

Note 4: Long-Term Obligations

A description of the long-term obligations as of December 31, 2022, is as follows:

\$140,735,000 Special Revenue Bonds, Series 2019

On December 27, 2019, the Authority issued \$140,735,000 of Special Revenue Bonds, Series 2019 (“Series 2019 Bonds”), dated December 27, 2019, for the purpose of paying or reimbursing public improvement costs related to the Districts, funding capitalized interest on the Series 2019 Bonds, funding the Initial Surplus Fund Deposit Amount and paying the costs of issuance on the Series 2019 Bonds.

The Series 2019 Bonds bear interest at rates from 4.00% to 5.00%, payable semiannually on each June 1 and December 1, commencing on June 1, 2020 and mature on December 1, 2049. The Series 2019 Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2027 and are subject to redemption prior to maturity, at the option of the Authority, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, commencing on December 1, 2024, upon payment of par, accrued interest, and a redemption premium that ranges between 0% and 3%.

The Series 2019 Bonds are Special Revenue Bonds of the Authority and are secured by a) the Commercial/Multi-Family District Pledged Revenues of Painted Prairie Metropolitan District Nos. 6, 7, 8 and 9, b) the Residential District Pledged Revenues of Painted Prairie Metropolitan District Nos. 3, 4, 5 and 10, c) the PILOT Revenues, d) the PIF Revenues, and e) the District No. 2 Pledged Revenues of Painted Prairie Metropolitan District No. 2. The Series 2019 Bonds are also secured by the Capitalized Interest Fund and the Surplus Fund.

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2019 Bonds.

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ -	\$ 6,979,850	\$ 6,979,850
2024	-	6,979,850	6,979,850
2025	-	6,979,850	6,979,850
2026	-	6,979,850	6,979,850
2027	1,105,000	6,979,850	8,084,850
2028-2032	13,960,000	33,606,450	47,566,450
2033-2037	21,095,000	29,460,000	50,555,000
2038-2042	29,825,000	23,358,750	53,183,750
2043-2047	40,995,000	14,842,500	55,837,500
2048-2049	33,755,000	2,859,000	36,614,000
	<u>\$ 140,735,000</u>	<u>\$ 139,025,950</u>	<u>\$ 279,760,950</u>

PAINTED PRAIRIE PUBLIC IMPROVEMENT AUTHORITY

Notes to Financial Statements
December 31, 2022

The following is an analysis of changes in long-term debt for the period ending December 31, 2022:

	Balance 1/1/2022	Additions	Deletions	Balance 12/31/2022	Current Portion
Special Revenue Bonds Series 2019	\$ 140,735,000	\$ -	\$ -	\$ 140,735,000	\$ -
Premium on Series 2019 Bonds	2,646,183	-	126,502	2,519,681	-
Developer advance	53,268	-	-	53,268	-
Developer advance - interest	6,910	5,104	-	12,014	-
Total	<u>\$ 143,441,361</u>	<u>\$ 5,104</u>	<u>\$ 126,502</u>	<u>\$ 143,319,963</u>	<u>\$ -</u>

Debt Authorization

Pursuant to Section 29-1-203.5, C.R.S., bonds, notes, or other financial obligations issued under paragraph (a) of Section 29-1-203.5(3) of the Authority Act (such as the Bonds), which are payable solely from the revenue received under contracts entered into by the Issuer, are not an indebtedness of the Issuer within the meaning of any provision or limitation specified in the State constitution or law. Consequently, because the Bonds are payable solely from revenue received from the Districts in accordance with the Pledge Agreements, the Authority was not required to receive voter approval for the issuance of the Bonds and the Bonds do not constitute an indebtedness of the Authority within the meaning of any provision of limitation specified in the State constitution or law.

Note 4: Agreements

Capital Pledge Agreement (District No. 2)

On December 1, 2019, the Authority and Painted Prairie Metropolitan District No. 2 (“District No. 2”) and UMB Bank as Trustee (“Trustee”) entered into the Capital Pledge Agreement whereby District No. 2 pledged any remaining revenues after repayment of its 2018 Bonds (and any refunding thereof) to the Authority for repayment of the Series 2019 Bonds of the Authority. District No. 2 was also required to impose a mill levy of 50.000 mills for payment of the Series 2019 Bonds.

Capital Pledge Agreement (Residential- District Nos. 3, 4, 5 and 10)

On December 1, 2019, the Authority and Painted Prairie Metropolitan District Nos. 3, 4, 5 and 10 (“Residential Districts”) and UMB Bank as Trustee (“Trustee”) entered into the Capital Pledge Agreement the Residential Districts agreed to impose certain mill levies for debt service purposes.

PAINTED PRAIRIE PUBLIC IMPROVEMENT AUTHORITY

Notes to Financial Statements December 31, 2022

Capital Pledge Agreement (Commercial/Multi-Family - District Nos. 6, 7, 8 and 9)

On December 1, 2019, the Authority and Painted Prairie Metropolitan District Nos. 6, 7, 8 and 9 (“Commercial Districts”) and UMB Bank as Trustee (“Trustee”) entered into the Capital Pledge Agreement whereby the Commercial Districts agreed to impose certain mill levies for debt service purposes.

Assignment of Facilities Funding and Acquisition Agreement

On December 12, 2019, the Districts and the Authority entered into the Assignment of Facilities Funding and Acquisition Agreement whereby the Districts assigned all of their respective rights, obligations, title and interest related to payment of the Developer Advances (as defined in the Facilities Funding Agreements) to the Authority, and the Authority accepted such rights, obligations, title and interest related to the payment of Developer Advances.

Painted Prairie Public Improvement Authority Establishment Agreement

The Authority was organized on August 22, 2019 pursuant to the Painted Prairie Improvement Authority Establishment Agreement (“Establishment Agreement”) as amended and restated on December 12, 2019 among the Districts. The Authority was established in accordance with the Establishment Agreement to (i) provide ongoing financing, planning, designing, constructing, installing, repairing, maintaining, relocating and redeveloping of Public Improvements and facilities, including, but not limited to certain street, traffic and safety controls, water, sanitation, stormwater, parks and recreation, as further set forth in the Service Plan; and (ii) incur financial obligation on behalf of the Districts as may be identified and agreed upon by the Districts from time to time.

The Establishment Agreement also provides the Authority certain enumerated powers, which may be exercised by the Authority to the extent permitted by law and subject to the limitations of the Establishment Agreement. These powers are described in the Establishment Agreement. The Authority will be governed by a Board of Directors, in which all of the legislative power of the Authority is vested and which shall exercise and perform all the powers, rights and duties vested in and imposed on the Authority by the Establishment Agreement and applicable law.

Infrastructure Acquisition and Funding Agreement .

On December 12, 2019, the Authority and PPO LLC entered into an Infrastructure Acquisition and Funding Agreement (the “Infrastructure Acquisition Agreement”). The Infrastructure Acquisition and Funding Agreement provides that PPO LLC will either (i) advance funds to the Issuer to construct, install and complete certain Public Improvements, or (ii) may construct, install and complete certain Public Improvements and then transfer such Public Improvements to District No. 1 or other governmental entity for public use. It is anticipated that the Infrastructure Acquisition and Funding Agreement will govern the financing and construction of Public Improvements on behalf of the Issuer, and the reimbursement to PPO LLC for such related costs.

PAINTED PRAIRIE PUBLIC IMPROVEMENT AUTHORITY

Notes to Financial Statements December 31, 2022

Construction Funding Agreement

On September 8, 2020, the Authority and PPO LLC entered into a Construction Funding Agreement (“CFA”) to provide for the shared funding of certain earthwork grading and erosion control (“Project”). The funding and payment of 41% of Project costs which is allocable to private improvements will be by PPO LLC, while 59% of the Project costs allocable to public improvements will be paid and funded by the Authority. The Authority’s engineer determined the allocable share. PPO LLC agreed to deposit with the Authority \$2,851,971 with the Authority. Upon completion of the Project a final accounting will be prepared, and an engineer will provide a report. Upon completion and approval of the report the Authority will refund to PPO LLC any remaining funds. As of December 31, 2022, the Authority was holding funds under this agreement in the amount of \$138,634.

Note 5: Related Parties

All of the Board of Directors are employees, owners or are otherwise associated with the Developer and may have conflicts of interest in dealing with the Authority. Management believes that all potential conflicts, if any, have been disclosed to the Board.

Note 6: Tax, Spending and Debt Limitations

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

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

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

The 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.

PAINTED PRAIRIE PUBLIC IMPROVEMENT AUTHORITY

Notes to Financial Statements
December 31, 2022

Note 7: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the Authority may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The Authority has elected to participate in the Colorado Special Districts Property and Liability Pool (“Pool”) which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The Authority pays annual premiums to the Pool for auto, public officials’ liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the Authority may be called upon to make additional contributions to the Pool on the basis proportionate to other members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

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

The Governmental Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements:

- 1) capital improvements used in government activities are not financial resources and, therefore are not reported in the funds; and
- 2) long-term liabilities such as bonds payable and accrued bond interest payable are not due and payable in the current period and, therefore, are not in the funds.

PAINTED PRAIRIE PUBLIC IMPROVEMENT AUTHORITY

Notes to Financial Statements
December 31, 2022

The Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have the following elements:

- 1) governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are held as construction in process pending transfer to other governmental entities or depreciated over their useful lives;
- 2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities;
- 3) governmental funds report developer advances and/or bond proceeds as revenue; and,
- 4) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

Painted Prairie Public Improvement Authority

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

For the Year Ended December 31, 2022

	Original & Final		Variance
	<u>Budget</u>	<u>Actual</u>	Favorable <u>(Unfavorable)</u>
REVENUE			
Interest income	\$ 300,000	\$ 265,855	\$ (34,145)
Total Revenue	<u>300,000</u>	<u>265,855</u>	<u>(34,145)</u>
EXPENDITURES			
Bond interest expense	6,979,850	6,979,850	-
Trustee fees	<u>20,000</u>	<u>5,000</u>	<u>15,000</u>
Total Expenditures	<u>6,999,850</u>	<u>6,984,850</u>	<u>15,000</u>
NET CHANGES IN FUND BALANCE	(6,699,850)	(6,718,995)	(19,145)
FUND BALANCE:			
BEGINNING OF YEAR	<u>19,752,960</u>	<u>19,752,128</u>	<u>(832)</u>
END OF YEAR	<u>\$ 13,053,110</u>	<u>\$ 13,033,133</u>	<u>\$ (19,977)</u>

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

Painted Prairie Public Improvement Authority

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
CAPITAL PROJECTS FUND

For the Year Ended December 31, 2022

	Original & Final		Variance
	<u>Budget</u>	<u>Actual</u>	<u>Favorable</u> <u>(Unfavorable)</u>
REVENUES			
Interest income	\$ 200,000	\$ 628,984	\$ 428,984
Total Revenues	<u>200,000</u>	<u>628,984</u>	<u>428,984</u>
EXPENDITURES			
Accounting and audit	-	23,972	(23,972)
Legal	-	51,620	(51,620)
Capital improvements	57,905,072	24,548,440	33,356,632
Engineering	-	2,693,028	(2,693,028)
Miscellaneous expenses	-	50	(50)
Transfer to District No. 1	-	188,110	(188,110)
Total Expenditures	<u>57,905,072</u>	<u>27,505,220</u>	<u>30,399,852</u>
NET CHANGES IN FUND BALANCE	(57,705,072)	(26,876,236)	30,828,836
FUND BALANCE:			
BEGINNING OF YEAR	<u>57,705,072</u>	<u>52,433,356</u>	<u>(5,271,716)</u>
END OF YEAR	<u>\$ -</u>	<u>\$ 25,557,120</u>	<u>\$ 25,557,120</u>

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