

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

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2023**

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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 "Authority"), as of and for the year ended December 31, 2023, 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 Pioneer Community Authority Board as of December 31, 2023, 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.

### Supplementary 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 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 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 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.

### 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  
Denver, Colorado

March 18, 2025

## **BASIC FINANCIAL STATEMENTS**

**PIONEER COMMUNITY AUTHORITY BOARD  
STATEMENT OF NET POSITION  
DECEMBER 31, 2023**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 40,963
Cash and Investments - Restricted	15,825,065
Receivable from Pioneer Regional	10,005
Receivable from Resource	6,849
Due from District No. 2	16,482
Due from District No. 3	11
Due from District No. 4	27
Due from District No. 5	2,260
Due from Developer	270
Prepaid Expense	27,178
Capital Assets	56,073,551
Total Assets	72,002,661
<b>LIABILITIES</b>	
Accounts Payable	53,392
Accrued Interest Payable	310,321
Noncurrent Liabilities:	
Due Within One Year	5,000
Due in More Than One Year	83,935,779
Total Liabilities	84,304,492
<b>NET POSITION</b>	
Net Investment in Capital Assets	7,019,478
Restricted for:	
Emergency Reserves	53,500
Unrestricted	(19,374,809)
Total Net Position	\$ (12,301,831)

See accompanying Notes to Basic Financial Statements.

**PIONEER COMMUNITY AUTHORITY BOARD  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

FUNCTIONS/PROGRAMS	Program Revenues			Net Revenues (Expenses) and Change in Net Position
Primary Government: Governmental Activities:	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
General Government	\$ 555,500	\$ 1,324,680	\$ 5,032	\$ 774,212
Interest and Related Costs on Long-Term Debt	6,422,498	1,649,295	-	(4,773,203)
Total Governmental Activities	\$ 6,977,998	\$ 2,973,975	\$ 5,032	(3,998,991)
 <b>GENERAL REVENUES</b>				
Net Investment Income				1,133,146
Total General Revenues				1,133,146
 <b>CHANGE IN NET POSITION</b>				
Net Position - Beginning of Year				(2,865,845)
<b>NET POSITION - END OF YEAR</b>				<b>\$ (12,301,831)</b>

See accompanying Notes to Basic Financial Statements.

**PIONEER COMMUNITY AUTHORITY BOARD  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash and Investments	\$ 40,963	\$ -	\$ -	\$ 40,963
Cash and Investments - Restricted	53,500	11,838,278	3,933,287	15,825,065
Receivable from Pioneer Regional	10,005	-	-	10,005
Receivable from Resource CO W&S District	6,849	-	-	6,849
Due from Other Funds	145,085	-	-	145,085
Due from District No. 2	3,394	13,088	-	16,482
Due from District No. 3	11	-	-	11
Due from District No. 4	27	-	-	27
Due from District No. 5	521	1,739	-	2,260
Due from Developer	-	-	270	270
Prepaid Expense	27,178	-	-	27,178
Total Assets	\$ 287,533	\$ 11,853,105	\$ 3,933,557	\$ 16,074,195
<b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 33,729	\$ 7,500	\$ 12,163	\$ 53,392
Due to Other Funds	-	-	145,085	145,085
Total Liabilities	33,729	7,500	157,248	198,477
<b>FUND BALANCES</b>				
Nonspendable for:				
Prepaid Expenses	27,178	-	-	27,178
Restricted for:				
Emergency Reserves	53,500	-	-	53,500
Debt Service	-	11,845,605	-	11,845,605
Assigned for:				
Capital Projects	-	-	3,776,309	3,776,309
Unassigned	173,126	-	-	173,126
Total Fund Balances	253,804	11,845,605	3,776,309	15,875,718
Total Liabilities and Fund Balances	\$ 287,533	\$ 11,853,105	\$ 3,933,557	

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	56,073,551
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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	(82,013,010)
Bond Discount	1,985,480
Accrued Interest on Bonds Payable	(4,202,280)
Developer Advances Payable	(17,235)
Accrued Interest on Developer Advances	(4,055)
	(82,250,895)

Net Position of Governmental Activities	\$ (12,301,831)
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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, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Net Investment Income	\$ 13,870	\$ 681,865	\$ 437,411	\$ 1,133,146
Other Income	-	-	5,032	5,032
Transfer from Pioneer Metro No. 2	1,141,742	1,412,831	-	2,554,573
Transfer from Pioneer Metro No. 3	3,432	24,821	-	28,253
Transfer from Pioneer Metro No. 4	8,471	-	-	8,471
Transfer from Pioneer Metro No. 5	171,035	211,643	-	382,678
Total Revenues	<u>1,338,550</u>	<u>2,331,160</u>	<u>442,443</u>	<u>4,112,153</u>
<b>EXPENDITURES</b>				
Current:				
Accounting	126,810	-	24,294	151,104
Audit	10,200	-	-	10,200
Dues and Licenses	20,757	-	-	20,757
Elections	4,344	-	-	4,344
Insurance and Bonds	33,664	-	-	33,664
Legal Services	91,982	-	57,801	149,783
Miscellaneous	1,485	-	-	1,485
Pond Maintenance	34,008	-	-	34,008
Utilities	10,059	-	-	10,059
Website	96	-	-	96
Debt Service:				
Bond Interest - Series 2020A	-	1,639,000	-	1,639,000
Bond Interest - Series 2022	-	3,723,850	-	3,723,850
Bond Principal - Series 2022	-	50,000	-	50,000
Bond Issue Costs	-	-	496,260	496,260
Paying Agent Fees	-	7,500	-	7,500
Capital Projects:				
Capital Outlay	-	-	11,728,714	11,728,714
Engineering	-	-	24,285	24,285
Water Conservation Pilot Program	-	-	140,000	140,000
Total Expenditures	<u>333,405</u>	<u>5,420,350</u>	<u>12,471,354</u>	<u>18,225,109</u>
<b>EXCESS (DEFICIENCY) OF REVENUES</b>				
<b>OVER (UNDER) EXPENDITURES</b>	1,005,145	(3,089,190)	(12,028,911)	(14,112,956)
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond Proceeds	-	-	181,010	181,010
Developer Advance	100,000	-	-	100,000
Repay Developer Advance	(269,123)	-	-	(269,123)
Transfers (to) from Other Funds	(322,250)	-	322,250	-
Total Other Financing Sources (Uses)	<u>(491,373)</u>	<u>-</u>	<u>503,260</u>	<u>11,887</u>
<b>NET CHANGE IN FUND BALANCES</b>	513,772	(3,089,190)	(11,525,651)	(14,101,069)
Fund Balances (Deficits) - Beginning of Year	<u>(259,968)</u>	<u>14,934,795</u>	<u>15,301,960</u>	<u>29,976,787</u>
<b>FUND BALANCES (DEFICITS) - END OF YEAR</b>	<u>\$ 253,804</u>	<u>\$ 11,845,605</u>	<u>\$ 3,776,309</u>	<u>\$ 15,875,718</u>

See accompanying Notes to Basic Financial Statements.

**PIONEER COMMUNITY AUTHORITY BOARD  
RECONCILIATION OF THE STATEMENT OF REVENUES,  
EXPENDITURES, AND CHANGES IN FUND BALANCES OF  
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

Net Change in Fund Balances - Governmental Funds \$ (14,101,069)

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 and Engineering 11,752,999

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:

Bond Proceeds	(181,010)
Bond Principal Payment	50,000
Developer Advances	(100,000)
Developer Advances Repayment	269,123

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	(270,515)
Amortization of Bond Discount	(267,712)
Accrued Interest on Developer Advances - Change in Liability	<u>(17,661)</u>

Change in Net Position of Governmental Activities \$ (2,865,845)

**PIONEER COMMUNITY AUTHORITY BOARD  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES – BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Net Investment Income	\$ 3,000	\$ 13,870	\$ 10,870
Transfer from Pioneer Metro No. 2	1,163,443	1,141,742	(21,701)
Transfer from Pioneer Metro No. 3	3,696	3,432	(264)
Transfer from Pioneer Metro No. 4	9,136	8,471	(665)
Transfer from Pioneer Metro No. 5	178,460	171,035	(7,425)
Total Revenues	<u>1,357,735</u>	<u>1,338,550</u>	<u>(19,185)</u>
<b>EXPENDITURES</b>			
Current:			
Accounting	86,250	126,810	(40,560)
Audit	15,000	10,200	4,800
Contingency	18,054	-	18,054
Dues and Licenses	4,000	20,757	(16,757)
Election	2,500	4,344	(1,844)
Insurance and Bonds	30,000	33,664	(3,664)
Legal Services	225,000	91,982	133,018
Miscellaneous	-	1,485	(1,485)
Pond Maintenance	75,000	34,008	40,992
Utilities	5,500	10,059	(4,559)
Website	-	96	(96)
Total Expenditures	<u>461,304</u>	<u>333,405</u>	<u>127,899</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	896,431	1,005,145	108,714
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer Advance	-	100,000	100,000
Repay Developer Advance	(498,696)	(269,123)	229,573
Transfer to Other Fund	-	(322,250)	(322,250)
Total Other Financing Sources (Uses)	<u>(498,696)</u>	<u>(491,373)</u>	<u>7,323</u>
<b>NET CHANGE IN FUND BALANCE</b>	397,735	513,772	116,037
Fund Balance (Deficit) - Beginning of Year	<u>3,700</u>	<u>(259,968)</u>	<u>(263,668)</u>
<b>FUND BALANCE (DEFICIT) - END OF YEAR</b>	<u>\$ 401,435</u>	<u>\$ 253,804</u>	<u>\$ (147,631)</u>

See accompanying Notes to Basic Financial Statements.

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**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, 2023**

**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, 2023**

**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 Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of the governmental funds.

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, 2023.

**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.

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Property Taxes (Continued)**

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.

**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.

**Amortization**

**Original Issue Discount**

In the government-wide financial statements, bond discounts are amortized over the life of the bonds using the effective interest method. In the fund financial statements, government fund types recognize bond discounts during the current period. The face amount of the debt issued is reported as other financing sources. Discounts on debt issuances are reported as other financing uses.

**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.

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Equity (Continued)**

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.

*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.

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2023, are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and Investments	\$ 40,963
Cash and Investments - Restricted	<u>15,825,065</u>
Total Cash and Investments	<u><u>\$ 15,866,028</u></u>

Cash and investments as of December 31, 2023, consist of the following:

Deposits with Financial Institutions	\$ 13,291
Investments	<u>15,852,737</u>
Total Cash and Investments	<u><u>\$ 15,866,028</u></u>

**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, 2023, the Authority's cash deposits had a bank balance and a carrying balance of \$13,291.

**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.

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Investments (Continued)**

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

As of December 31, 2023, 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	\$ 2,658,794
Federated Treasury Money Market Fund	Weighted-Average 397 Days or Less	13,193,943
Total		<u>\$ 15,852,737</u>

**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 currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operates similar to a money market fund, with each share valued at \$1.00. CSAFE CASH FUND may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds, highest rated commercial paper, and any security allowed under Section 24-75-601.1, C.R.S.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**CSAFE (Continued)**

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 CASH FUND is rated AAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the Authority records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**Federated Treasury Money Market Fund**

The debt service money that is included in the trust accounts at BOK Financial is invested in the Federated Treasury Obligations Fund. This portfolio is a money market mutual fund which invests in U.S. Treasury obligations, which are fully guaranteed as to principal and interest by the United States, with maturities of 13 months or less and repurchase agreements collateralized by U.S. Treasury obligations. The Federated Treasury Obligation Fund is rated AAAM by Standard & Poor’s.

**NOTE 4 CAPITAL ASSETS**

The following is an analysis of the changes in capital assets for the year ended December 31, 2023:

	Balance at December 31, 2022	Increases	Decreases	Balance at December 31, 2023
Capital Assets, Not Being Depreciated:				
Water Rights	\$ 44,320,552	\$ 11,752,999	\$ -	\$ 56,073,551
Governmental Activities Capital Assets	\$ 44,320,552	\$ 11,752,999	\$ -	\$ 56,073,551

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 5 LONG-TERM OBLIGATIONS**

The following is an analysis of the changes in the Authority's long-term obligations for the year ended December 31, 2023.

	Balance - December 31, 2022	Additions	Reductions	Balance - December 31, 2023	Due Within One Year
<b>Bonds Payable</b>					
General Obligation Subordinate Bonds					
Series 2020A	\$ 24,592,000	\$ -	\$ -	\$ 24,592,000	\$ -
Accrued Interest on Series 2020A Bonds	3,621,444	1,899,490	1,639,000	3,881,934	-
Special Revenue Bonds Series 2022	57,290,000	-	50,000	57,240,000	5,000
Bond Discount Series 2022	(2,253,192)	-	267,712	(1,985,480)	-
Junior Subordinate Special Revenue					
Draw-Down Bonds Series 2023	-	181,010	-	181,010	-
Accrued Interest on Series 2023 Bonds	-	10,025	-	10,025	-
Subtotal of Bonds Payable	<u>83,250,252</u>	<u>2,090,525</u>	<u>1,956,712</u>	<u>83,919,489</u>	<u>5,000</u>
<b>Other Debts</b>					
Developer Advances - Operating	145,189	100,000	245,189	-	-
Developer Advances - Capital	17,235	-	-	17,235	-
Accrued Interest on Operating Advances	7,652	16,282	23,934	-	-
Accrued Interest on Capital Advances	2,676	1,379	-	4,055	-
Subtotal of Other Debts	<u>172,752</u>	<u>117,661</u>	<u>269,123</u>	<u>21,290</u>	<u>-</u>
Total Long-Term Obligations	<u>\$ 83,423,004</u>	<u>\$ 2,208,186</u>	<u>\$ 2,225,835</u>	<u>\$ 83,940,779</u>	<u>\$ 5,000</u>

The details of the Authority's long-term obligations are as follows:

**Series 2020A and Series 2020B Bonds**

**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).

**2020A Subordinate Bonds Details**

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.

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.

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Series 2020A and Series 2020B Bonds (Continued)**

**2020A Subordinate Bonds Details (Continued)**

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.

The 2020A Bonds are not subject to acceleration and no assets have been pledged as collateral on the Bonds.

**Events of Default on the 2020A Bonds**

Events of default occur if the Pledge Districts fail or refuse to impose the Pledge District Required Mill Levies or to remit the Pledged Revenue as required by the Capital Pledge Agreements, and do not comply with other customary terms and conditions consistent with normal municipal financing as described in the Capital Pledge Agreements. Failure to pay principal and interest on the 2020A Bonds when due does not constitute an event of default so long as the Authority and Pledge Districts are otherwise in compliance with the respective 2020A Indenture covenants and the Capital Pledge Agreements and other provisions relating to the Pledged Revenue.

**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%

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Series 2020A and Series 2020B Bonds (Continued)**

**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.

**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, 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 were cancelled on March 17, 2023 with the issuance of the 2023B Bonds. No draws had been made against the 2022B Bonds at the time of issuance of the 2023B Bonds.

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Series 2020A and Series 2020B Bonds (Continued)**

**2020B Junior Subordinate Bonds Details (Continued)**

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.

The 2020B Bonds are not subject to acceleration and no assets have been pledged as collateral on the bonds.

**Events of Default on the 2020B Bonds**

Events of default occur if the Pledge Districts fail or refuse to impose the Pledge District Required Mill Levies or to remit the Pledged Revenue as required by the Capital Pledge Agreements, and do not comply with other customary terms and conditions consistent with normal municipal financing as described in the Capital Pledge Agreements. Failure to pay principal and interest on the 2020B Bonds when due does not constitute an event of default so long as the Authority and Pledge Districts are otherwise in compliance with the respective 2020B Indenture covenants and the Capital Pledge Agreements and other provisions relating to the Pledged Revenue.

**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.

**Special Revenue Bonds, Series 2022**

**2022 Bonds Details**

The Authority issued the Special Revenue Bonds, Series 2022 (the 2022 Bonds) on July 20, 2022, in the par amount of \$57,290,000. Proceeds from the sale of the 2022 Bonds were used to: (i) finance the Project Costs; (ii) fund capitalized interest on the 2022 Bonds; (iii) fund the 2022 Reserve Fund, and (iv) pay the costs of issuing the 2022 Bonds. The 2022 Bonds bear interest at a rate of 6.500% and mature on December 1, 2034. Interest is payable semiannually on June 1 and December 1, beginning on December 1, 2022. Principal payments are due on December 1, beginning on December 1, 2024. The 2022 Bonds were issued at a discount of \$2,350,609.

**PIONEER COMMUNITY AUTHORITY BOARD  
 NOTES TO BASIC FINANCIAL STATEMENTS  
 DECEMBER 31, 2023**

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

**Special Revenue Bonds, Series 2022 (Continued)**

**2022 Bonds Details (Continued)**

To the extent principal of the 2022 Bonds is not paid when due, such principal shall remain outstanding until paid. Any unpaid principal amount on the maturity date may remain outstanding until paid and is not subject to termination or discharge on any date certain.

To the extent interest on the 2022 Bonds is not paid when due, such interest shall compound on each interest payment date at the rate then borne by the 2022 Bonds, provided however that the Authority shall not be obligated to pay more than the amount permitted by law and the electoral authorization of District No. 2 in repayment of the 2022 Bonds.

The 2022 Bonds are not subject to acceleration and no assets have been pledged as collateral on the bonds.

**Events of Default on the 2022 Bonds**

Events of default occur if the Authority or the Pledge District fails or refuses to remit the Facilities Fees as required by the Capital Pledge Agreement, and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Capital Pledge Agreement and the 2022 Indenture. Failure to pay principal and interest on the 2022 Bonds when due does not constitute an event of default so long as the Authority and Pledge District are otherwise in compliance with the respective 2022 Indenture covenants and the Capital Pledge Agreement and other provisions relating to the Facilities Fees.

**2022 Bonds Optional Redemption**

The 2022 Bonds are subject to redemption prior to maturity, at the option of the Authority, on June 1, 2029, and on any date thereafter, upon payment of par, accrued interest, 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>
June 1, 2029 to May 31, 2030	3.00%
June 1, 2030 to May 31, 2031	2.00%
June 1, 2031 to May 31, 2032	1.00%
June 1, 2032 and thereafter	0.00%

**2022 Bonds Special Mandatory Redemption**

The 2022 Bonds are subject to special mandatory redemption on December 1 of each year, commencing December 1, 2022, to the extent of moneys on deposit, if any, in the Special Mandatory Redemption Account at a redemption price equal to the principal amount (with no redemption premium) plus accrued interest to the redemption date.

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Special Revenue Bonds, Series 2022 (Continued)**

**2022 Bonds Pledged Revenue**

The 2022 Bonds are secured by and payable solely from the Pledged Revenue consisting of the following revenues:

- (a) all Facilities Fees; and,
- (b) any other legally available moneys which the Authority determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

**Additional Security for the 2022 Bonds**

The 2022 Bonds are additionally secured by capitalized interest which was funded from proceeds of the 2022 Bonds in the amount of \$10,664,530, by the 2022 Reserve Fund which was funded from the proceeds of the 2022 Bonds in the amount of \$5,493,939, and by amounts, if any, on deposit in the 2022 Surplus Fund, which was not funded from the proceeds of the 2022 Bonds.

The Authority's 2022 Bonds will mature as follows:

<u>Year Ending December 31,</u>	<u>Governmental Activities</u>		<u>Total</u>
	<u>Principal</u>	<u>Interest</u>	
2024	\$ 5,000	\$ 3,723,850	\$ 3,728,850
2025	5,000	3,723,525	3,728,525
2026	4,880,000	3,723,200	8,603,200
2027	5,200,000	3,406,000	8,606,000
2028	5,540,000	3,068,000	8,608,000
2029-2033	33,580,000	9,448,075	43,028,075
2034	8,080,000	525,200	8,605,200
Total	<u>\$ 57,290,000</u>	<u>\$ 27,617,850</u>	<u>\$ 84,907,850</u>

**Junior Subordinate Special Revenue Draw-Down Bonds, Series 2023B**

**2023B Bonds Details**

The Authority issued the Junior Subordinate Special Revenue Draw-Down Bonds, Series 2023B (the 2023B Bonds) on March 17, 2023, in the par amount of \$32,225,000. The proceeds from the sale of the 2023B Bonds were used (a) for the purpose of paying certain costs of issuance of the 2023B 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.

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Series 2023B Bonds (Continued)**

**2023B Bonds Details (Continued)**

The 2023B Bonds, dated as of their respective Draw Dates, shall mature on December 15, 2053, and shall bear interest at the rate of 7.000% per annum, payable to the extent of Junior Subordinate Pledged Revenue available on each December 15, beginning on the December 15 next succeeding each Draw Date. Accrued unpaid interest on the 2023B Bonds will compound annually on each December 15 at the rate then borne by the 2023B Bonds. All of the outstanding 2023B Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on December 16, 2060. Draws in the amount of \$181,010 were made on the 2023B Bonds during 2023.

The 2023B Bonds are payable solely from and to the extent of the Junior 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 2023B Bonds can be made until the 2016 Bonds and the 2020A Bonds have been fully paid.

The 2023B Bonds are not subject to acceleration and no assets have been pledged as collateral on the bonds.

**Events of Default on the 2023B Bonds**

Events of default occur if the Pledge Districts fail or refuse to impose the Pledge District Required Mill Levies or to remit the Pledged Revenue as required by the Capital Pledge Agreements, and do not comply with other customary terms and conditions consistent with normal municipal financing as described in the Capital Pledge Agreements. Failure to pay principal and interest on the 2023B Bonds when due does not constitute an event of default so long as the Authority and Pledge Districts are otherwise in compliance with the respective 2023B Indenture covenants and the Capital Pledge Agreements and other provisions relating to the Pledged Revenue.

**2023B Bonds Pledged Revenue**

Junior Subordinate Pledged Revenue means the District No. 2 Junior Subordinate Pledged Revenue and the District No. 5 Junior 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 2023B Bond Fund established pursuant to the 2023B Indenture.

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 6 NET POSITION**

The Authority has net position consisting of three components – net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2023, the Authority has net investment in capital assets calculated as follows:

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	\$ 56,073,551
Noncurrent Portion of Outstanding Long-term Obligations	(59,947,476)
Unspent Bond Proceeds	10,893,403
Net Investment in Capital Assets	\$ 7,019,478

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 Authority had restricted net position as of December 31, 2023, as follows:

	Governmental Activities
Restricted Net Assets:	
Emergency Reserves	\$ 53,500
Total Restricted Net Assets	\$ 53,500

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.

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
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**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.

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.

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 8 AGREEMENTS (CONTINUED)**

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

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 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 2023 was \$100,000. The total assessed valuation increased from 2013 collection year to 2023 collection year. Accordingly, the cash payment due for 2023 was \$100,000. The CAB did not deliver 200 acre feet of water to Greenleaf in 2023. Accordingly, the cash payment due for the year 2023 was \$40,000. The CAB paid Greenleaf \$140,000 for its obligation for 2023.

**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.

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 8 AGREEMENTS (CONTINUED)**

**Assignment and Assumption of Project Management Services Agreement (Continued)**

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, 2023, \$-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 the Resource Colorado 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.

**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.

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 8 AGREEMENTS (CONTINUED)**

**Water and Wastewater Service Agreement (Continued)**

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 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, October 18, 2021, April 25, 2022 and June 23, 2022.

**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 Operation 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.

On March 21, 2022, the Authority and the Developer entered into a Second Amendment to the Operation Funding Agreement, which extends the term of the Authority Operation Funding Agreement through fiscal year 2022 and increases the Operation Shortfall Amount to \$500,000.

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 8 AGREEMENTS (CONTINUED)**

**Operation Funding Agreement (Continued)**

Effective January 1, 2023, the Authority and the Developer entered into a Third Amendment to the Operation Funding Agreement, which extends the term of the Authority Operation Funding Agreement through fiscal year 2023.

According to the Authority, as of December 31, 2023, the Developer has advanced \$245,189. As of December 31, 2023, \$-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.

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, 2023, the Developer has advanced \$17,235. As of December 31, 2023, \$17,235 in principal and \$4,055 in interest is outstanding under the Authority Reimbursement Agreement.

**PIONEER COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 8 AGREEMENTS (CONTINUED)**

**Well Acquisition and Reimbursement Agreement**

On March 29, 2022, the Authority entered into that certain Well Acquisition and Reimbursement Agreement with the Developer and VP Fruition Holdings, LLC (VP Fruition Holdings). Thereunder, the parties thereto acknowledged that the Authority requires certain Water Assets (therein defined), which cost \$4,892,500, in order to provide water and wastewater services for the Property (therein defined). The parties thereto also acknowledge that the Authority lacked the funds necessary to acquire the Water Assets. Accordingly, the Developer agreed to advance funds to the Authority, which in part included funds loaned from VP Fruition Holdings to the Developer, in order to allow the Authority to purchase the Water Assets. The Authority agreed to reimburse the Developer or VP Fruition Holdings with simple interest accruing at a rate of 8% per annum, as directed by the Developer and VP Fruition Holdings pursuant to a mutual written instruction to the Authority, using proceeds from the CAB Revenue Bonds (therein defined) in accordance with the terms of the Well Acquisition and Reimbursement Agreement. The Well Acquisition and Reimbursement Agreement terminates on December 31, 2062, as will the Authority's obligation to reimburse any amounts owing thereunder at that time. The Authority's obligations under the Well Acquisition and Reimbursement Agreement are subject to annual appropriation and do not constitute debt or indebtedness of the Authority. The Authority's obligations have been paid in full.

**NOTE 9 INTERFUND TRANSFERS**

The District transferred \$322,500 from the General Fund to the Debt Service Fund for the purpose of paying issuance costs for the 2023B Bonds.

**NOTE 10 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, 2023**

**NOTE 11 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  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES – BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Net Investment Income	\$ -	\$ 681,865	\$ 681,865
Transfer from Pioneer Metro No. 2	1,473,778	1,412,831	(60,947)
Transfer from Pioneer Metro No. 3	-	24,821	24,821
Transfer from Pioneer Metro No. 5	233,283	211,643	(21,640)
Total Revenues	<u>1,707,061</u>	<u>2,331,160</u>	<u>624,099</u>
<b>EXPENDITURES</b>			
Current:			
Bond Interest - Series 2020A	1,707,061	1,639,000	68,061
Bond Interest - Series 2022	3,723,850	3,723,850	-
Bond Principal - Series 2022	-	50,000	(50,000)
Paying Agent Fees	7,500	7,500	-
Contingency	6,589	-	6,589
Total Expenditures	<u>5,445,000</u>	<u>5,420,350</u>	<u>24,650</u>
<b>NET CHANGE IN FUND BALANCE</b>	(3,737,939)	(3,089,190)	648,749
Fund Balance - Beginning of Year	<u>14,799,401</u>	<u>14,934,795</u>	<u>135,394</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 11,061,462</u>	<u>\$ 11,845,605</u>	<u>\$ 784,143</u>

**PIONEER COMMUNITY AUTHORITY BOARD  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES – BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>				
Net Investment Income	\$ 13,632	\$ 13,632	\$ 437,411	\$ 423,779
Other Income	-	-	5,032	5,032
Total Revenues	<u>13,632</u>	<u>13,632</u>	<u>442,443</u>	<u>428,811</u>
<b>EXPENDITURES</b>				
Current:				
Accounting	10,000	10,000	24,294	(14,294)
Bond Issue Costs	412,600	475,000	496,260	(21,260)
Capital Outlay	50,768,768	56,946,368	11,728,714	45,217,654
Contingency	13,632	13,632	-	13,632
Engineering	100,000	100,000	24,285	75,715
Legal Services	5,000	5,000	57,801	(52,801)
Water Conservation Pilot Program	140,000	140,000	140,000	-
Total Expenditures	<u>51,450,000</u>	<u>57,690,000</u>	<u>12,471,354</u>	<u>45,218,646</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	(51,436,368)	(57,676,368)	(12,028,911)	45,647,457
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers from Other Fund	-	-	322,250	322,250
Bond Proceeds	26,260,000	32,500,000	181,010	(32,318,990)
Total Other Financing Sources (Uses)	<u>26,260,000</u>	<u>32,500,000</u>	<u>503,260</u>	<u>(31,996,740)</u>
<b>NET CHANGE IN FUND BALANCE</b>	(25,176,368)	(25,176,368)	(11,525,651)	13,650,717
Fund Balance - Beginning of Year	<u>25,176,368</u>	<u>25,176,368</u>	<u>15,301,960</u>	<u>(9,874,408)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,776,309</u>	<u>\$ 3,776,309</u>

**PIONEER COMMUNITY AUTHORITY BOARD  
SCHEDULE OF DEBT SERVICE OBLIGATIONS AND INTEREST  
REQUIREMENTS TO MATURITY  
DECEMBER 31, 2023**

Bonds and Interest Maturing in the Year Ending December 31,	<b>\$57,290,000</b> Special Revenue Bonds Series 2022 Dated July 20, 2022 Interest Rate of 6.500% Interest Due June 1 and December 1 Principal Due December 1		
	Principal	Interest	Total
2024	\$ 5,000	\$ 3,723,850	\$ 3,728,850
2025	5,000	3,723,525	3,728,525
2026	4,880,000	3,723,200	8,603,200
2027	5,200,000	3,406,000	8,606,000
2028	5,540,000	3,068,000	8,608,000
2029	5,900,000	2,707,900	8,607,900
2030	6,280,000	2,324,400	8,604,400
2031	6,690,000	1,916,200	8,606,200
2032	7,125,000	1,481,350	8,606,350
2033	7,585,000	1,018,225	8,603,225
2034	8,080,000	525,200	8,605,200
Total	\$ 57,290,000	\$ 27,617,850	\$ 84,907,850

**CONTINUING DISCLOSURE  
(UNAUDITED)**

**PIONEER COMMUNITY AUTHORITY BOARD  
HISTORY OF PIONEER METROPOLITAN DISTRICT NO. 2  
ASSESSED VALUATION AND MILL LEVIES  
DECEMBER 31, 2023**

<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
2022/2023	74,222,890	10.000	50.003	5.000	-	65.003
2023/2024	51,529,470	10.006	50.031	5.003	-	65.040

**PIONEER COMMUNITY AUTHORITY BOARD  
HISTORY OF PIONEER METROPOLITAN DISTRICT NO. 5  
ASSESSED VALUATION AND MILL LEVIES  
DECEMBER 31, 2023**

<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
2022/2023	11,374,410	10.000	50.145	5.014	65.159
2023/2024	13,764,410	10.129	50.646	5.064	65.839

**PIONEER COMMUNITY AUTHORITY BOARD  
 ASSESSED AND ACTUAL VALUATION OF  
 CLASSES OF PROPERTY IN DISTRICT NO. 2  
 DECEMBER 31, 2023**

Class	Assessed Valuation	Percentage Assessed Valuation	Actual Valuation	Percentage Actual Valuation
Residential	\$ 31,980	0.06%	\$ 477,310	0.75%
Industrial	5,380	0.01%	19,290	0.03%
Agricultural	12,650	0.02%	47,883	0.08%
Oil and Gas	51,326,770	99.61%	62,092,828	98.27%
State Assessed	152,690	0.30%	547,285	0.87%
Total	<u>\$ 51,529,470</u>	<u>100.00%</u>	<u>\$ 63,184,596</u>	<u>100.00%</u>

**PIONEER COMMUNITY AUTHORITY BOARD  
 ASSESSED AND ACTUAL VALUATION OF  
 CLASSES OF PROPERTY IN DISTRICT NO. 5  
 DECEMBER 31, 2023**

Class	Assessed Valuation	Percentage Assessed Valuation	Actual Valuation	Percentage Actual Valuation
Agricultural	\$ 343,430	2.50%	\$ 1,300,801	4.89%
Oil and Gas	12,917,200	93.84%	22,787,073	85.66%
Residential	62,470	0.45%	932,317	3.50%
State Assessed	441,310	3.21%	1,581,776	5.95%
Total	<u>\$ 13,764,410</u>	<u>100.00%</u>	<u>\$ 26,601,967</u>	<u>100.00%</u>

**PIONEER COMMUNITY AUTHORITY BOARD  
HISTORY OF DISTRICT NO. 2 PROPERTY TAX COLLECTIONS  
DECEMBER 31, 2023**

Levy/Collection Year	Total Taxes Levied	Total Taxes Collected	Percentage of Levy Collected
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%
2021/2022	36,248	37,668	103.92%
2022/2023	4,824,710	4,820,219	99.91%

**PIONEER COMMUNITY AUTHORITY BOARD  
HISTORY OF DISTRICT NO. 5 PROPERTY TAX COLLECTIONS  
DECEMBER 31, 2023**

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%
2021/2022	424,203	424,203	100.00%
2022/2023	741,145	721,577	97.36%