

**PINE BROOK WATER DISTRICT
Boulder, CO**

**FINANCIAL STATEMENTS
For the Year Ended December 31, 2013 and 2012**

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Green & Associates LLC

Certified Public Accountants & Business Consultants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Pine Brook Water District
Boulder, CO

We have audited the accompanying financial statements of the business type activities and each major fund of Pine Brook Water District as of and for the year ended December 31, 2013 and 2012, which collectively comprise the District's basic financial statements as listed in the table of contents and the notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and each major fund, of the Pine Brook Water District as of December 31, 2013 and 2012, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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Other-Matters

Accounting principles generally accepted in the United States of America require that the management's discussion on pages 3 through 6 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Pine Brook Water District's financial statements as a whole. The other supplemental information is presented for purposes of additional analysis and is not a required part of the financial statements. The other supplemental information is the responsibility of management and was derived from and relate 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 of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Handwritten signature in cursive script that reads "G. H. & Associates LLC".

April 9, 2014
Brighton, Colorado

Management's Discussion and Analysis

Pine Brook Water District

Management's Discussion and Analysis

Introduction:

Pine Brook Water District's management discussion and analysis is intended to provide you, the reader and user of our financial statements, with (a) an understanding of the financial issues of the District; (b) an overview of the District's financial activities; (c) an explanation of the changes in the District's financial position; (d) an explanatory analysis of the variations of the annual, approved budget; and, (e) an assessment of any future financial or operating issues of the District.

Important notes are that;

1. The Pine Brook Water District increased their water rates for 2013.
2. The Pine Brook Water District did amend the budget in 2013.
3. The Pine Brook Water District considers it's operations as an Enterprise Fund since it is funded by water sales and no property taxes are used to fund the operational costs.

Because this discussion and analysis is intended to focus on the 2013 activities, resulting changes, and currently known facts and conditions, it should be read in conjunction with, and with reference to, the accompanying audited financial statements and related notes to the financial statements beginning on page 7.

Overview of the Financial Statements of the District:

The audited financial statements of the District are:

- Statement of Net Position
- Statement of Revenues, Expenses, and Changes in Net Position
- Statement of Cash Flows
- Notes to Financial Statements

These statements are on pages 7 through 19. These and the Other Supplementary Information, Budgetary Comparison Schedule of Revenues and Expenditures on page 20 provide information about the District's financial position as of each December 31, its results of operations and the resulting cash flows for each year ended December 31, and information comparing actual revenues and expenditures with budgeted revenues and expenditures for the year. Except for the budgetary comparison schedule, these are presented with current year and prior year comparison.

The **Statement of Net position** provides information about what is owned (assets) by the District, what is owed (liabilities) by the District, and what is the District's equity in assets (net position). Over time, the comparison of changes in net position may provide a useful method of evaluating whether the financial position of the District is improving, deteriorating, or maintaining the status quo.

The **Statement of Revenues, Expenses, and Changes in Net position** provides information about the components – Operating Revenues, Operating Expenses and Non Operating Revenues and Expenses – of the District's annual operating activities and how those activities affected net position.

The **Statement of Cash Flows** provides an analysis about the sources and uses of District cash during the year and how the operating and investment activities affected the District's cash balances.

The **Notes to Financial Statements** provide additional, required disclosures about the District, its accounting policies and practices, its financial position and operating activities, and other required information. The information included in these notes is essential to a full understanding of the information contained in the financial statements.

The **Budgetary Comparison Schedule of Revenues and Expenditures** provides information comparing budgeted revenue and expenditure activities with the actual revenue and expenditure activities. When applicable, this will include a comparison of the originally approved budget with the final amended budget.

Condensed Comparative Financial Information:

Statement of Net position

	<u>2013</u>	<u>2012</u>	<u>2011</u>
Current Assets			
Cash and cash equivalents	\$ 261,942	\$ 384,020	\$ 289,583
Other current assets	406,835	403,096	406,439
	<u>668,777</u>	<u>787,116</u>	<u>696,022</u>
Non Current Assets			
Capital assets – net	7,364,371	7,525,201	7,498,040
Other non current assets	-	-	-
Total Assets	<u>8,033,148</u>	<u>8,312,317</u>	<u>8,194,062</u>
Current Liabilities	325,327	314,671	331,821
Long – Term Debt	4,394,377	4,526,776	4,728,059
Total Liabilities	<u>4,719,704</u>	<u>4,841,447</u>	<u>5,059,880</u>
Deferred Inflows of Resources			
Deferred property taxes	331,029	363,453	364,162
Total Deferred Inflows of Resources	<u>331,029</u>	<u>363,453</u>	<u>364,162</u>
Net Position			
Net investment in capital assets	2,697,594	2,797,142	2,574,866
Restricted	-	-	-
Unrestricted	284,821	310,275	195,154
Total Net Position	<u>\$ 2,982,415</u>	<u>\$ 3,107,417</u>	<u>\$ 2,770,020</u>

Statement of Revenues, Expenses, and Changes in Net Position

	<u>2013</u>	<u>2012</u>	<u>2011</u>
Operating Revenues	\$ 451,640	\$ 475,621	\$ 457,682
Operating Expenses	716,106	576,377	535,866
Operating Income (Loss)	<u>(264,466)</u>	<u>(100,756)</u>	<u>(78,184)</u>
Non Operating Revenues (Expenses)	139,464	438,153	300,506
Change in Net Assets	<u>(125,002)</u>	<u>337,397</u>	<u>222,322</u>
Net Assets, Beginning of Year	3,107,417	2,770,020	2,547,698
Net Assets, End of Year	<u>\$ 2,982,415</u>	<u>\$ 3,107,417</u>	<u>\$ 2,770,020</u>

Statement of Cash Flows

	<u>2013</u>	<u>2012</u>	<u>2011</u>
Cash from (for) Operating Activities	\$ (73,985)	\$ 69,310	\$ 90,219
Cash from Non Capital Financing Activities	478,540	426,045	527,287
Cash from (for) Capital and Related Financing Activities	(526,783)	(401,312)	(658,060)
Cash from (for) Investing Activities	150	394	433
Increase (Decrease)	<u>(122,078)</u>	<u>94,437</u>	<u>(40,121)</u>
Cash and Cash Equivalents, Beginning of Year	384,020	289,583	329,704
Cash and Cash Equivalents, End of Year	<u>\$ 261,942</u>	<u>\$ 384,020</u>	<u>\$ 289,583</u>

This foregoing information is a summary of the financial information contained in the District's financial statements. For more about the information contained in this condensed, comparative financial information, we recommend a close review of the accompanying audited financial statements beginning on page 7.

Analysis of Financial Position and Operating Results:

Net position decreased in 2013 by \$125,002 to \$2,982,415. This is the result of the operating loss of \$264,466, plus net non-operating revenues of \$139,464.

Unrestricted cash, cash equivalents, and investments of the District at December 31, 2013, totaled \$261,942, which represents approximately 37% of the District's current assets and approximately 3.2% of the District's total assets.

Capital Assets, net of accumulated depreciation, of the District at December 31, 2013, totaled \$7,364,371, which represents approximately 91% of the District's total assets. Operating loss for 2013, before depreciation and amortization expense, was \$80,569 compared to an operating income before depreciation and amortization expense for

2012 of \$65,830. This was principally due to increased system operating repairs for the year due to the flooding and decreased water sales.

Net non-operating revenues for 2013 were \$298,689 less than in 2012, due to a gain on the sale of capital assets in 2012 and the costs of debt refinancing in 2013.

For more information about these changes in net position and the operating activities, please review the accompanying audited financial statements beginning on page 6.

Analysis of Budgetary Comparison Schedule of Revenues and Expenditures:

Actual budgetary basis revenues in 2013 were \$256,041 less than the final budgeted revenues for the District. This is principally due to reserves not being required.

The Districts actual budgetary basis expenditures in 2013 were \$291,869 less than the final budgeted expenditures. This is principally due to the reserves not being required.

For more information about the budgeted and actual revenues and expenditures, please review the Budgetary Comparison Schedule of Revenues and Expenditures, which is on page 20 in the accompanying audited financial statements.

Capital Asset and Long Term Debt Activity:

The 2013 budget authorized \$118,000 in capital spending. Actual capital spending in 2013 was \$23,067, which consisted primarily of upgrades to the water distribution system.

For more information about the District's capital assets see page 16-17 of the Notes to Financial Statements in the accompanying audited financial statements.

Long-Term Debt:

The District refinanced the 2008 series revenue bonds during 2013. The refinancing of the bonds did not result in any additional debt or extend the term of the bonds. The refinancing of the bonds has resulted in a lower interest rate and will generate a net savings to the District over the life of the bonds. The remaining activity was scheduled principal and interest payments. For a complete description see Note 5 on pages 17-18.

Other:

There are no currently known facts, decisions, or conditions, which are expected to or may likely have a significant effect on the financial condition and results of operation in subsequent reporting periods.

Requests for Information. This financial report is designed to provide a general overview of Pine Brook Water District's finances for all those with an interest in the District's finances. Questions concerning any of the information provided in this report or request for additional information should be addressed to the District at 1903 Linden Drive, Boulder, CO 80304.

Basic Financial Statements

**Pine Brook Water District
Statement of Net Position
December 31, 2013 and 2012**

	<u>2013</u>	<u>2012</u>
Assets		
Current Assets		
Cash and investments	\$ 261,942	\$ 384,020
Accounts receivable	29,391	29,794
Grants receivable	35,820	-
Property taxes receivable	331,029	363,453
Prepaid expenses	10,595	9,849
Total Current Assets	<u>668,777</u>	<u>787,116</u>
Noncurrent Assets		
Capital assets		
Nondepreciable	616,571	616,571
Depreciable	9,330,490	9,307,423
Less: Accumulated depreciation	<u>(2,582,690)</u>	<u>(2,398,793)</u>
Net Capital Assets	<u>7,364,371</u>	<u>7,525,201</u>
Total Noncurrent Assets	<u>7,364,371</u>	<u>7,525,201</u>
Total Assets	<u>8,033,148</u>	<u>8,312,317</u>
Liabilities		
Current Liabilities		
Accounts payable	17,218	8,783
Wages payable	12,131	8,565
Compensated absences	4,355	6,193
Other accrued liabilities	6,379	9,615
Accrued interest payable	12,844	80,232
Long-term debt, current portion	<u>272,400</u>	<u>201,283</u>
Total Current Liabilities	<u>325,327</u>	<u>314,671</u>
Noncurrent Liabilities		
Long-term debt	<u>4,394,377</u>	<u>4,526,776</u>
Total Liabilities	<u>4,719,704</u>	<u>4,841,447</u>
Deferred Inflows of Resources		
Deferred property taxes	<u>331,029</u>	<u>363,453</u>
Total Deferred Inflows of Resources	<u>331,029</u>	<u>363,453</u>
Net Position		
Net investment in capital assets	2,697,594	2,797,142
Unrestricted - Restated	<u>284,821</u>	<u>310,275</u>
Total Net Position	<u>\$ 2,982,415</u>	<u>\$ 3,107,417</u>

Pine Brook Water District
Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended December 31, 2013 and 2012

	2013	2012
Operating Revenues		
Water sales	\$ 451,640	\$ 475,621
Total Operating Revenues	451,640	475,621
Operating Expenses		
Administrative and general	92,083	54,594
Water operating expenses	205,139	135,549
Employee and benefit costs	234,987	219,648
Depreciation and amortization	183,897	166,586
Total Operating Expenses	716,106	576,377
Operating Loss	(264,466)	(100,756)
Nonoperating Revenues (Expenses)		
Property and specific ownership taxes	382,079	377,026
Grants	39,659	-
Donations	10,000	-
Investment income	150	394
Connection charges	41,301	40,000
Insurance proceeds	38,633	-
Miscellaneous income	8,150	14,468
Gain on sale of assets	-	224,640
Debt issuance costs	(60,200)	-
County treasurer fees	(5,462)	(5,449)
Interest expense and related fees	(314,846)	(212,926)
Total Nonoperating Revenues (Expenses)	139,464	438,153
Change in Net Position	(125,002)	337,397
Net Position, beginning of year - Restated	3,107,417	2,770,020
Net Position, end of year	\$ 2,982,415	\$ 3,107,417

Pine Brook Water District
Statement of Cash Flows
For the Year Ended December 31, 2013 and 2012

	2013	2012
Cash Flows From Operating Activities		
Cash received from customers	\$ 452,043	\$ 478,552
Cash paid to suppliers	(354,900)	(241,982)
Cash paid to employees	(171,128)	(167,260)
Net cash provided (used) by operating activities	(73,985)	69,310
Cash Flows From Non-Capital Financing Activities		
Property and specific ownership taxes, net of fees	376,617	371,577
Grant revenue	3,839	-
Connection charges	41,301	40,000
Insurance proceeds	38,633	-
Doantions	10,000	-
Miscellaneous income	8,150	14,468
Net cash provided (used) by non-capital financing activities	478,540	426,045
Cash Flows From Capital And Related Financing Activities		
Acquisitions and construction of capital assets	(23,067)	(193,747)
Proceeds from sale of capital assets	-	203,040
Principal paid on long term debt	(4,201,282)	(195,115)
Proceeds from long term debt	4,140,000	-
Debt issuance costs	(60,200)	-
Interest paid on long term debt	(382,234)	(215,490)
Net cash provided (used) in capital and related financing activities	(526,783)	(401,312)
Cash Flows From Investing Activities		
Investment income received	150	394
Net cash provided (used) by investing activities	150	394
Net increase (decrease) in cash and cash equivalents	(122,078)	94,437
Cash and cash equivalents, beginning of year	384,020	289,583
Cash and cash equivalents, end of year	\$ 261,942	\$ 384,020
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities		
Operating Loss	\$ (264,466)	\$ (100,756)
Adjustments to reconcile operating loss to cash provided / (used) by operating activities		
Depreciation and amortization	183,897	166,586
Changes in assets and liabilities		
Accounts receivable	403	2,931
Prepaid expenses	(746)	(297)
Accounts payable	8,435	(4,522)
Other accrued liabilities	(1,508)	5,368
Net Cash Provided (Used) by Operating Activities	\$ (73,985)	\$ 69,310

**Pine Brook Water District
Notes to Financial Statements
December 31, 2013 and 2012**

Note 1 Summary of Significant Accounting Policies

Pine Brook Water District is a quasi-municipal corporation governed pursuant to provisions of the Colorado Special District Act. The District was established to provide water services within its jurisdictional boundaries.

The financial statements of the Pine Brook Water District have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The District follows all pronouncement issued by GASB. The significant accounting policies are described below.

Financial Reporting Entity

In accordance with governmental accounting standards, the Pine Brook Water District has considered the possibility of inclusion of additional entities in its financial statements. The definition of the reporting entity is based primarily on financial accountability and financial benefits or burdens.

The District is not financially accountable for any other entity, nor is the District a component unit of any other governmental entity; therefore, no other entities are included in the District's financial statements.

Basis of Presentation

Enterprise fund accounting is utilized by the District in accordance with accounting principles generally accepted in the United States of America.

Enterprise funds are accounted for using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recorded when incurred. Depreciation is computed and recorded as an operating expense. Expenditures for capital outlay are recognized as increases in capital assets. Retirement of bonds are recorded as a reduction of liabilities.

The District distinguishes *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services in connection with the District's principal ongoing operations. The principal operating revenues of the District are charges to customers for water sales and service. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Pine Brook Water District
Notes to Financial Statements (Continued)
December 31, 2013 and 2012

Note 1 Summary of Significant Accounting Policies (Continued)

Basis of Accounting (continued)

The District follows the provisions of Governmental Accounting Standards Board (GASB) Statement No. 34 *Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments* as amended by Statement No. 61 *The Financial Reporting Entity: Omnibus—an amendment of GASB Statements No. 14 and No. 34* and Statement No. 63 *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. These statements establishes standards for external financial reporting for all state and local governmental entities which includes a management’s discussion and analysis section; a statement of net position; a statement of revenues, expenses, and changes in net position; and a statement of cash flows. It requires the classification of net position into three components: net investment in capital assets, restricted; and unrestricted.

Budgets and Budgetary Accounting

Budgets are adopted on a cash basis except for accrual of current vendor invoices and utility billings. Annual appropriated budgets are adopted for the fund. All annual appropriations lapse at fiscal year end.

The District adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

- Budgets are required by state law for all General and Special Revenue funds. The budget includes proposed expenditures and the means of financing them. All budgets lapse at year-end.
- Prior to December 31, the budget is adopted by formal resolution.
- Budgets are required to be filed with the State of Colorado within thirty days after the beginning of the fiscal year.
- Expenditures may not legally exceed appropriations at the fund level.
- The District Board must approve revisions that alter the total expenditures of any fund.
- Budgeted amounts reported in the accompanying financial statements are as originally adopted by the District Board or revised by the District Board.

Property Taxes

The County Treasurer collects and remits property taxes to the District monthly. Property taxes attach as an enforceable lien on property as of January 1. Taxes are levied for the current year prior to December 31 and are payable in full on April 30 of the subsequent year, or in two installments on February 28 and June 15.

Property taxes are recorded as receivables and deferred revenue when levied. As taxes are collected, the receivable and deferral are reduced and income is recognized.

Allowance of Doubtful Accounts

No allowance is made for bad debts in the accompanying financial statements as substantially all revenues of the district originate from charges to the owners of the District, and the District has the ability to place liens on the property.

**Pine Brook Water District
Notes to Financial Statements (Continued)
December 31, 2013 and 2012**

Note 1 Summary of Significant Accounting Policies (Continued)

Revenue Recognition

Revenues are recognized when earned. Metered water accounts are read and billed once a month on 30 day cycles.

Prepaid Expense

Certain payments to vendors reflect cost applicable to future accounting periods and are recorded as prepaid items in the financial statements.

Assets and Liabilities

Investments – investments are recorded at fair value, which approximates cost.

Receivables – all receivables are reported at their book value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

Capital assets – capital assets purchased or acquired with an original cost of \$5,000 or more are reported at historical cost. Expenditures for maintenance and repairs are charge to operations as incurred. Property replacements and improvements which extend the lives of assets are capitalized and subsequently depreciated. Contributed assets are reported at their fair market value at the date received.

Property and equipment of the District is depreciated using the straight line method over the following useful lives.

<u>Description</u>	<u>Estimated Lives</u>
Reservoir	100 years
Wells and water systems	5-60 years
Firehouse	10-40 years
Meter-read equipment	7 years
Transportation	5-10 years
Office Equipment	3-7 years

Accrued vacation and sick pay - In accordance with the provisions of the Governmental Accounting Standards Board Statement No. 16, *Accounting for Compensated Absences*, vested or accumulated vacation pay that is expected to be liquidated with expendable available financial resources is reported as an expense and a liability

The District has recorded a liability of \$4,355 and \$6,193 at December 31, 2013 and 2012, respectively.

Deferred Inflows of Resources

Deferred revenues – deferred revenues include property taxes, which have been certified but not yet collected.

**Pine Brook Water District
Notes to Financial Statements (Continued)
December 31, 2013 and 2012**

Note 1 Summary of Significant Accounting Policies (Continued)

Contributions in Aid of Construction

Contributions of cash, transmission lines and water rights to the District by developers, customers or by agreements with others are treated as capital contributions on the District's statement of revenues, expenses and changes in net position. None were received during 2013 and 2012.

Net position

Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets – consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position – consists of net position with constraints placed on the use either by (1) external groups, such as creditors, grantors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The District utilizes restricted net position before utilizing unrestricted net position when an expense is incurred for both purposes.
- c. Unrestricted net position – all other net position that do not meet the definition of “restricted” or “net investment in capital assets.” These net position are available for future operations or distributions.

New Accounting Pronouncements and Deferred Outflows / Inflows of Resources

Effective January 1, 2012 the District implemented the provisions of GASB No. 63 Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources and Net Position (GASB 63) and on January 1, 2013 it implemented the provisions of GASB No. 65 Items Previously Reported as Assets and Liabilities (GASB 65). As a result in addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources and deferred inflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period (deferred outflow) or the acquisition of net position that applies to future periods (deferred inflows). In accordance with GASB 65 the District changed the reporting of debt issuance costs. The District now reports such costs as an outflow of resources in the period they are incurred and not as an amortizable asset. The effect of this treatment is as follows:

Net Position - December 31, 2012 as originally stated	\$ 3,207,342
Restatement related to debt issuance costs	<u>99,925</u>
Net Position - December 31, 2012 as restated	<u>\$ 3,107,417</u>

Cash Equivalents

For purposes of the statement of cash flows, cash equivalents are defined as investments (including restricted assets) with maturity of three months or less at date of acquisition.

Pine Brook Water District
Notes to Financial Statements (Continued)
December 31, 2013 and 2012

Note 1 Summary of Significant Accounting Policies (Continued)

Use of Estimates in the Preparation of Financial Statements

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Note 2 Cash and Investments

Cash Deposits

As of December 31, 2013 and 2012, the District's cash deposits had a carrying balance of \$29,395 and \$32,940 and a corresponding bank balance of \$31,921 and \$33,331, respectively. The balance on deposit was insured by the Federal Deposit Insurance Corporation in the amount of \$31,921 and \$33,331 for the year ended December 31, 2013 and 2012, respectively.

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 regulations. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is specified under 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 equal to 102% of the uninsured deposits.

The Colorado Divisions of Banking 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.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District's deposit policy is in accordance with CRS 11-10.5-1-1, the Colorado Public Deposit Protection Act ("PDPA"), which governs the investment of public funds. As of December 31, 2013, none of the District's deposits were exposed to custodial credit risk.

Interest Rate Risk

Colorado Revised Statutes limit investment maturities to 5 years or less from the date of purchase. This limit on investment maturities is a means of limiting exposure to fair values arising from increasing interest rates. The District does not have a formal written investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

**Pine Brook Water District
Notes to Financial Statements (Continued)
December 31, 2013 and 2012**

Note 2 Cash and Investments (Continued)
Investments

Colorado statutes specify in which investment instruments the units of local government may invest:

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

A summary of cash and investments at December 31, 2013, is as follows:

	<u>2013</u>	<u>2012</u>
Cash with County Treasurer	\$ 1,456	\$ 1,456
Cash deposits	29,395	32,940
Money markets	<u>231,091</u>	<u>349,624</u>
Total cash and cash equivalents	<u>\$ 261,942</u>	<u>\$ 384,020</u>

The money market accounts were not rated as of December 31, 2013 and 2012.

Note 3 Accounts Receivable

Accounts receivable balance at December 31, 2013 and 2012, was comprised of the following:

	<u>2013</u>	<u>2012</u>
Water customers	\$ 29,391	\$ 29,794
Less: Allowance for doubtful accounts	<u>-</u>	<u>-</u>
Net receivables	<u>\$ 29,391</u>	<u>\$ 29,794</u>

Pine Brook Water District
Notes to Financial Statements (Continued)
December 31, 2013 and 2012

Note 4 Capital Assets

A summary of changes to capital assets for 2013 and 2012 is as follows:

	Balance at 12/31/2012	Additions	Deletions	Balance at 12/31/2013
Nondepreciable				
Water rights	\$ 616,571	\$ -	\$ -	\$ 616,571
Total Nondepreciable	<u>616,571</u>	<u>-</u>	<u>-</u>	<u>616,571</u>
Depreciable				
Reservoir	5,284,824	-	-	5,284,824
Wells and water systems	3,684,205	23,067	-	3,707,272
Firehouse	137,437	-	-	137,437
Meter-read equipment	82,254	-	-	82,254
Transportation	87,655	-	-	87,655
Office equipment	31,048	-	-	31,048
Total Depreciable	<u>9,307,423</u>	<u>23,067</u>	<u>-</u>	<u>9,330,490</u>
TOTAL	<u>9,923,994</u>	<u>23,067</u>	<u>-</u>	<u>9,947,061</u>
Less Accumulated Depreciation				
Reservoir	(368,880)	(53,382)	-	(422,262)
Wells and water systems	(1,828,990)	(110,889)	-	(1,939,879)
Firehouse	(56,604)	(4,363)	-	(60,967)
Meter-read equipment	(82,350)	(2,958)	-	(85,308)
Transportation	(32,177)	(11,955)	-	(44,132)
Office equipment	(29,792)	(350)	-	(30,142)
Total Accumulated Depreciation	<u>(2,398,793)</u>	<u>(183,897)</u>	<u>-</u>	<u>(2,582,690)</u>
Net Capital Assets	<u>\$ 7,525,201</u>	<u>\$ (160,830)</u>	<u>\$ -</u>	<u>\$ 7,364,371</u>

Pine Brook Water District
Notes to Financial Statements (Continued)
December 31, 2013 and 2012

Note 4 Capital Assets (Continued)

	Balance at 12/31/2011	Additions	Deletions	Balance at 12/31/2012
Nondepreciable				
Water rights	\$ 607,259	\$ 9,312	\$ -	\$ 616,571
Construction in progress	9,312	-	(9,312)	-
Total Nondepreciable	<u>616,571</u>	<u>9,312</u>	<u>(9,312)</u>	<u>616,571</u>
Depreciable				
Reservoir	5,284,824	-	-	5,284,824
Wells and water systems	3,490,458	193,747	-	3,684,205
Firehouse	137,437	-	-	137,437
Meter-read equipment	82,254	-	-	82,254
Transportation	87,655	-	-	87,655
Office equipment	31,048	-	-	31,048
Total Depreciable	<u>9,113,676</u>	<u>193,747</u>	<u>-</u>	<u>9,307,423</u>
TOTAL	<u>9,730,247</u>	<u>203,059</u>	<u>(9,312)</u>	<u>9,923,994</u>
Less Accumulated Depreciation				
Reservoir	(315,498)	(53,382)	-	(368,880)
Wells and water systems	(1,732,644)	(96,346)	-	(1,828,990)
Firehouse	(52,241)	(4,363)	-	(56,604)
Meter-read equipment	(82,254)	(96)	-	(82,350)
Transportation	(20,128)	(12,049)	-	(32,177)
Office equipment	(29,442)	(350)	-	(29,792)
Total Accumulated Depreciation	<u>(2,232,207)</u>	<u>(166,586)</u>	<u>-</u>	<u>(2,398,793)</u>
Net Capital Assets	<u>\$ 7,498,040</u>	<u>\$ 36,473</u>	<u>\$ (9,312)</u>	<u>\$ 7,525,201</u>

Depreciation expense for the year ended December 31, 2013 and 2012 was \$183,897 and \$166,586, respectively.

Note 5 Long-term Debt

The District's long-term debt is as follows:

\$5,400,000 general obligation bond dated May 4, 2004, for construction of a water reservoir and related facilities. The interest rate on the bond varies from 2.1% to 4.62% and the final bond payment is due August 1, 2029. The District is authorized to collect up to \$420,000 annually for the purpose of paying the costs of the District debt issued for the water reservoir purposes. The mill levy shall be increased in any year without limitation as to rate, but only in an amount sufficient to pay the principal and interest of such debt. These bonds were refunded in 2013 with the issuance of the 2013 Series bonds.

**Pine Brook Water District
Notes to Financial Statements (Continued)
December 31, 2013 and 2012**

Note 5 Long-term Debt (Continued)

On May 23, 2008, the District issued an Enterprise Revenue Note Series 2008 in the amount of \$685,039. The note is a limited and special obligation of the District payable from all legally available revenues of the District from operations. The note is a twenty year obligation, which accrues interest at 4.65%, and is payable annually in the amount of \$52,000 principal and interest beginning November 1, 2008.

\$4,140,000 general obligation bond dated December 5, 2013. The proceeds of the bonds were used for refunding of the 2004 series general obligation bonds. The interest rate on the bonds is 2.99% and the final bond payment is due August 1, 2029. The District is authorized to collect up to \$420,000 annually for the purpose of paying the costs of the District debt issued for the bonds. The mill levy shall be increased in any year without limitation as to rate, but only in an amount sufficient to pay the principal and interest of such debt.

Changes in Long-term Debt during 2013 and 2012 were as follows:

	Balance 12/31/2012	Additions	Reductions	Balance 12/31/2013	Amounts Due Within One Year
2004 A Bond	\$ 4,175,000	\$ -	\$ 4,175,000	\$ -	\$ -
2008 revenue note	553,059	-	26,282	526,777	27,505
2013 Series Bond	-	4,140,000	-	4,140,000	244,895
Total Long-term Debt	<u>\$ 4,728,059</u>	<u>\$ 4,140,000</u>	<u>\$ 4,201,282</u>	<u>\$ 4,666,777</u>	<u>\$ 272,400</u>

	Balance 12/31/2011	Additions	Reductions	Balance 12/31/2012	Amounts Due Within One Year
2004 A Bond	\$ 4,345,000	\$ -	\$ 170,000	\$ 4,175,000	\$ 175,000
2008 revenue note	578,174	-	25,115	553,059	26,283
Total Long-term Debt	<u>\$ 4,923,174</u>	<u>\$ -</u>	<u>\$ 195,115</u>	<u>\$ 4,728,059</u>	<u>\$ 201,283</u>

Future debt service requirements are as follows:

Year ending December 31,	Principal	Interest	Total
2014	272,400	105,644	378,044
2015	238,364	139,680	378,044
2016	245,968	132,036	378,004
2017	253,823	124,221	378,044
2018	261,936	116,108	378,044
2019-2023	1,441,036	449,184	1,890,220
2024-2028	1,636,042	202,177	1,838,219
2029	<u>317,208</u>	<u>46,481</u>	<u>363,689</u>
Total	<u>\$ 4,666,777</u>	<u>\$ 1,315,531</u>	<u>\$ 5,982,308</u>

Pine Brook Water District
Notes to Financial Statements (Continued)
December 31, 2013 and 2012

Note 6 Tax, Spending, and Debt Limitation

Article X, Section 20 of the Colorado Constitution, The Taxpayer's Bill of Rights (TABOR), contains several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments. TABOR is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of TABOR. The District has created a Water statutory enterprise operation in compliance with Colorado law, which exempts certain business-like operations from Article X, Section 20 of the Colorado Constitution.

Note 7 Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disaster. The District carries commercial insurance for all risks of loss, including worker's compensation and employee health and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

Note 8 Reclassifications

Certain items have been reclassified from the previous year to conform with the presentation of the current years financial statements.

Other Supplementary Information

Pine Brook Water District
Budgetary Comparison Schedule - Non GAAP Basis
For the Year Ended December 31, 2013

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues				
Water sales	\$ 500,000	\$ 500,000	\$ 451,640	\$ (48,360)
Property and specific ownership taxes	383,453	383,453	382,079	(1,374)
Donations	-	-	10,000	10,000
Investment income	200	200	150	(50)
Grants	-	-	39,659	39,659
Miscellaneous income	-	-	8,150	8,150
Connection fees	40,000	40,000	41,301	1,301
Insurance proceeds	-	-	38,633	38,633
Bond proceeds	-	4,201,282	4,201,282	-
Reserves available for use	304,000	304,000	-	(304,000)
Total Revenues	<u>1,227,653</u>	<u>5,428,935</u>	<u>5,172,894</u>	<u>(256,041)</u>
Expenses				
Employee and benefit expenses	215,000	215,000	234,987	(19,987)
Water operating expenses	178,000	178,000	205,139	(27,139)
General and administrative	34,500	34,500	92,083	(57,583)
County treasurer fees	5,500	5,500	5,462	38
Debt Service and related expenditures				
Principal payments	201,283	4,408,658	4,201,282	207,376
Interest and related fees	214,170	214,170	314,846	(100,676)
Capital expenditures	118,000	118,000	23,067	94,933
Bond issuance costs	-	-	60,200	(60,200)
Reserves	261,200	255,107	-	255,107
Total Expenses	<u>1,227,653</u>	<u>5,428,935</u>	<u>5,137,066</u>	<u>\$ 291,869</u>
Revenues (under) Expenditures	<u>\$ -</u>	<u>\$ -</u>	35,828	
Reconciliation of GAAP basis				
Depreciation and amortization			(183,897)	
Principal payments			4,201,282	
Bond proceeds			(4,201,282)	
Capital outlay			23,067	
Transfers from reserves			-	
Net Income GAAP Basis			<u>\$ (125,002)</u>	