

**PINE BROOK WATER DISTRICT  
Boulder, CO**

**FINANCIAL STATEMENTS  
For the Year Ended December 31, 2014 and 2013**

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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, 2014 and 2013, 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, 2014 and 2013, 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.

A handwritten signature in cursive script that reads "Gurn & Associates LLP".

March 7, 2015  
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 did not increase their water rates for 2014.
2. The Pine Brook Water District did not amend the budget in 2014.
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 2014 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 17. These and the Other Supplementary Information, Budgetary Comparison Schedule of Revenues and Expenditures on page 18 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:**

	<b>Statement of Net position</b>		
	<b>2014</b>	<b>2013</b>	<b>2012</b>
Current Assets			
Cash and cash equivalents	\$ 295,584	\$ 261,942	\$ 384,020
Other current assets	410,756	406,835	403,096
	<u>706,340</u>	<u>668,777</u>	<u>787,116</u>
Non Current Assets			
Capital assets – net	7,183,722	7,364,371	7,525,201
Other non current assets	-	-	-
Total Assets	<u>7,890,062</u>	<u>8,033,148</u>	<u>8,312,317</u>
Current Liabilities	307,691	325,327	314,671
Long – Term Debt	4,156,013	4,394,377	4,526,776
Total Liabilities	<u>4,463,704</u>	<u>4,719,704</u>	<u>4,841,447</u>
Deferred Inflows of Resources			
Deferred property taxes	332,094	331,029	363,453
Total Deferred Inflows of Resources	<u>332,094</u>	<u>331,029</u>	<u>363,453</u>
Net Position			
Net investment in capital assets	2,789,345	2,697,594	2,797,142
Restricted	-	-	-
Unrestricted	304,919	284,821	310,275
Total Net Position	<u>\$ 3,094,264</u>	<u>\$ 2,982,415</u>	<u>\$ 3,107,417</u>

### Statement of Revenues, Expenses, and Changes in Net Position

	<u>2014</u>	<u>2013</u>	<u>2012</u>
Operating Revenues	\$ 495,928	\$ 451,640	\$ 475,621
Operating Expenses	907,865	716,106	576,377
Operating Income (Loss)	<u>(411,937)</u>	<u>(264,466)</u>	<u>(100,756)</u>
Non Operating Revenues (Expenses)	523,786	139,464	438,153
Change in Net Assets	111,849	(125,002)	337,397
Net Assets, Beginning of Year	2,982,415	3,107,417	2,770,020
Net Assets, End of Year	<u>\$ 3,094,264</u>	<u>\$ 2,982,415</u>	<u>\$ 3,107,417</u>

### Statement of Cash Flows

	<u>2014</u>	<u>2013</u>	<u>2012</u>
Cash from (for) Operating Activities	\$ (235,186)	\$ (73,985)	\$ 69,310
Cash from Non Capital Financing Activities	635,965	478,540	426,045
Cash from (for) Capital and Related Financing Activities	(367,244)	(526,783)	(401,312)
Cash from (for) Investing Activities	107	150	394
Increase (Decrease)	33,642	(122,078)	94,437
Cash and Cash Equivalents, Beginning of Year	261,942	384,020	289,583
Cash and Cash Equivalents, End of Year	<u>\$ 295,584</u>	<u>\$ 261,942</u>	<u>\$ 384,020</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 increased in 2014 by \$111,849 to \$3,094,264. This is the result of the operating loss of \$411,937, plus net non-operating revenues of \$523,786. Unrestricted cash, cash equivalents, and investments of the District at December 31, 2014, totaled \$295,584, which represents approximately 44% of the District's current assets and approximately 4% of the District's total assets.

Capital Assets, net of accumulated depreciation, of the District at December 31, 2014, totaled \$7,183,722, which represents approximately 91% of the District's total assets. Operating loss for 2014, before depreciation and amortization expense, was \$231,288 compared to an operating loss before depreciation and amortization expense for 2013 of \$80,569. This was principally due to increased system operating repairs for the year due to the flooding.

Net non-operating revenues for 2014 were \$384,322 more than in 2013, due increase grants in 2014 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 2014 were \$1,052,649 less than the final budgeted revenues for the District. This is principally due to reserves not being required and lower than expected grant revenue.

The Districts actual budgetary basis expenditures in 2014 were \$1,072,747 less than the final budgeted expenditures. This is principally due to the reserves not being required and lower than expected capital outlay.

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 2014 budget authorized \$60,000 in capital spending. Actual capital spending in 2014 was \$0. For more information about the District's capital assets see page 15-16 of the Notes to Financial Statements in the accompanying audited financial statements.

**Long-Term Debt:**

The only activity relating to long term debt in 2014 was scheduled principal and interest payments. For a complete description see Note 5 on pages 16-17.

**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  
Statements of Net Position  
December 31, 2014 and 2013**

	<b>2014</b>	<b>2013</b>
<b>Assets</b>		
<b>Current Assets</b>		
Cash and investments	\$ 295,584	\$ 261,942
Accounts receivable	39,621	29,391
Grants receivable	28,446	35,820
Property taxes receivable	332,094	331,029
Prepaid expenses	10,595	10,595
Total Current Assets	706,340	668,777
<b>Noncurrent Assets</b>		
Capital assets		
Nondepreciable	616,571	616,571
Depreciable	9,330,490	9,330,490
Less: Accumulated depreciation	(2,763,339)	(2,582,690)
Net Capital Assets	7,183,722	7,364,371
Total Noncurrent Assets	7,183,722	7,364,371
Total Assets	7,890,062	8,033,148
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Accounts payable	21,511	17,218
Wages payable	8,710	12,131
Compensated absences	8,729	4,355
Other accrued liabilities	7,465	6,379
Accrued interest payable	12,112	12,844
Deposits received	10,800	-
Long-term debt, current portion	238,364	272,400
Total Current Liabilities	307,691	325,327
<b>Noncurrent Liabilities</b>		
Long-term debt	4,156,013	4,394,377
Total Liabilities	4,463,704	4,719,704
<b>Deferred Inflows of Resources</b>		
Deferred property taxes	332,094	331,029
Total Deferred Inflows of Resources	332,094	331,029
<b>Net Position</b>		
Net investment in capital assets	2,789,345	2,697,594
Unrestricted	304,919	284,821
Total Net Position	\$ 3,094,264	\$ 2,982,415

**Pine Brook Water District**  
**Statements of Revenues, Expenses and Changes in Net Position**  
**For the Year Ended December 31, 2014 and 2013**

	<b>2014</b>	<b>2013</b>
<b>Operating Revenues</b>		
Water sales	\$ 495,928	\$ 451,640
Total Operating Revenues	495,928	451,640
<b>Operating Expenses</b>		
Administrative and general	51,506	92,083
Water operating expenses	445,801	205,139
Employee and benefit costs	229,909	234,987
Depreciation and amortization	180,649	183,897
Total Operating Expenses	907,865	716,106
Operating Loss	(411,937)	(264,466)
<b>Nonoperating Revenues (Expenses)</b>		
Property and specific ownership taxes	348,005	382,079
Grants	278,438	39,659
Donations	-	10,000
Investment income	107	150
Connection charges	-	41,301
Insurance proceeds	2,700	38,633
Miscellaneous income	4,405	8,150
Debt issuance costs	-	(60,200)
County treasurer fees	(4,957)	(5,462)
Interest expense and related fees	(104,912)	(314,846)
Total Nonoperating Revenues (Expenses)	523,786	139,464
<b>Change in Net Position</b>	111,849	(125,002)
Net Position, beginning of year	2,982,415	3,107,417
Net Position, end of year	\$ 3,094,264	\$ 2,982,415

**Pine Brook Water District**  
**Statements of Cash Flows**  
**For the Year Ended December 31, 2014 and 2013**

	<b>2014</b>	<b>2013</b>
<b>Cash Flows From Operating Activities</b>		
Cash received from customers	\$ 485,698	\$ 452,043
Cash paid to suppliers	(555,125)	(354,900)
Cash paid to employees	(165,759)	(171,128)
Net cash provided (used) by operating activities	(235,186)	(73,985)
 <b>Cash Flows From Non-Capital Financing Activities</b>		
Property and specific ownership taxes, net of fees	343,048	376,617
Grant revenue	285,812	3,839
Connection charges	-	41,301
Insurance proceeds	2,700	38,633
Donations	-	10,000
Miscellaneous income	4,405	8,150
Net cash provided (used) by non-capital financing activities	635,965	478,540
 <b>Cash Flows From Capital And Related Financing Activities</b>		
Acquisitions and construction of capital assets	-	(23,067)
Proceeds from sale of capital assets	10,800	-
Principal paid on long term debt	(272,400)	(4,201,282)
Proceeds from long term debt	-	4,140,000
Debt issuance costs	-	(60,200)
Interest paid on long term debt	(105,644)	(382,234)
Net cash provided (used) in capital and related financing activities	(367,244)	(526,783)
 <b>Cash Flows From Investing Activities</b>		
Investment income received	107	150
Net cash provided (used) by investing activities	107	150
 <b>Net increase (decrease) in cash and cash equivalents</b>	33,642	(122,078)
Cash and cash equivalents, beginning of year	261,942	384,020
Cash and cash equivalents, end of year	\$ 295,584	\$ 261,942
 <b>Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities</b>		
Operating Loss	\$ (411,937)	\$ (264,466)
Adjustments to reconcile operating loss to cash provided / (used) by operating activities		
Depreciation and amortization	180,649	183,897
Changes in assets and liabilities		
Accounts receivable	(10,230)	403
Prepaid expenses	-	(746)
Accounts payable	4,293	8,435
Other accrued liabilities	2,039	(1,508)
Net Cash Provided (Used) by Operating Activities	\$ (235,186)	\$ (73,985)

**Pine Brook Water District  
Notes to Financial Statements  
December 31, 2014 and 2013**

**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, 2014 and 2013**

**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, 2014 and 2013**

**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

**Deferred Inflows of Resources**

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

**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 2014 and 2013.

**Pine Brook Water District**  
**Notes to Financial Statements (Continued)**  
**December 31, 2014 and 2013**

**Note 1 Summary of Significant Accounting Policies (Continued)**

***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.

**Deferred Outflows / Inflows of Resources**

Effective January 1, 2013 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><u>\$ 3,107,417</u></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.

**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.

**Pine Brook Water District**  
**Notes to Financial Statements (Continued)**  
**December 31, 2014 and 2013**

**Note 2 Cash and Investments**

**Cash Deposits**

As of December 31, 2014 and 2013, the District's cash deposits had a carrying balance of \$28,291 and \$29,395 and a corresponding bank balance of \$36,517 and \$31,921, respectively. The balance on deposit was insured by the Federal Deposit Insurance Corporation.

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, 2014 and 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.

**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.

**Pine Brook Water District**  
**Notes to Financial Statements (Continued)**  
**December 31, 2014 and 2013**

**Note 2 Cash and Investments (Continued)**

A summary of cash and investments at December 31, 2014, is as follows:

	<u>2014</u>	<u>2013</u>
Cash with County Treasurer	\$ 1,456	\$ 1,456
Cash deposits	28,291	29,395
Money markets	<u>265,837</u>	<u>231,091</u>
Total cash and cash equivalents	<u>\$ 295,584</u>	<u>\$ 261,942</u>

The money market accounts were not rated as of December 31, 2014 and 2013.

**Note 3 Accounts Receivable**

Accounts receivable balance at December 31, 2014 and 2013, was comprised of the following:

	<u>2014</u>	<u>2013</u>
Water customers	\$ 31,898	\$ 29,391
Other receivables	7,723	-
Less: Allowance for doubtful accounts	<u>-</u>	<u>-</u>
Net receivables	<u>\$ 39,621</u>	<u>\$ 29,391</u>

**Note 4 Capital Assets**

A summary of changes to capital assets for 2014 and 2013 is as follows:

	<u>Balance at 12/31/2013</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance at 12/31/2014</u>
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	3,707,272	-	-	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>9,330,490</u>	<u>-</u>	<u>-</u>	<u>9,330,490</u>
TOTAL	<u>9,947,061</u>	<u>-</u>	<u>-</u>	<u>9,947,061</u>
Less Accumulated Depreciation	<u>(2,582,690)</u>	<u>(180,649)</u>	<u>-</u>	<u>(2,763,339)</u>
Net Capital Assets	<u>\$ 7,364,371</u>	<u>\$ (180,649)</u>	<u>\$ -</u>	<u>\$ 7,183,722</u>

**Pine Brook Water District  
Notes to Financial Statements (Continued)  
December 31, 2014 and 2013**

**Note 4 Capital Assets (Continued)**

	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	<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>

**Note 5 Long-term Debt**

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

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.

On December 5, 2013 the District issued a general obligation bond in the amount of \$4,140,000. 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 2014 and 2013 were as follows:

	Balance 12/31/2013	Additions	Reductions	Balance 12/31/2014	Due Within One Year
2008 revenue note	\$ 526,777	\$ -	\$ 27,505	\$ 499,272	\$ 28,784
2013 Series Bond	4,140,000	-	244,895	3,895,105	209,580
Total Long-term Debt	<u>\$ 4,666,777</u>	<u>\$ -</u>	<u>\$ 272,400</u>	<u>\$ 4,394,377</u>	<u>\$ 238,364</u>

**Pine Brook Water District  
Notes to Financial Statements (Continued)  
December 31, 2014 and 2013**

**Note 5 Long-term Debt (Continued)**

	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>

Future debt service requirements are as follows:

Year ending December 31,	Principal	Interest	Total
2015	238,364	139,680	378,044
2016	245,968	132,076	378,044
2017	253,823	124,221	378,044
2018	261,936	116,108	378,044
2019	270,316	107,728	378,044
2020-2024	1,487,267	402,953	1,890,220
2025-2029	<u>1,636,703</u>	<u>150,145</u>	<u>1,786,848</u>
Total	<u>\$ 4,394,377</u>	<u>\$ 1,172,911</u>	<u>\$ 5,567,288</u>

**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 Contingencies**

The District entered into an agreement to sell 6 acre feet of annual reusable return flows of water rights for \$80,000. On June 13, 2014 the District received a deposit in the amount of \$10,800 which was included as a liability on the Statement of Net position as of December 31, 2014. As of December 31, 2014 the sale of the water rights had not been completed.

**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, 2014**

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenues</b>			
Water sales	\$ 525,000	\$ 495,928	\$ (29,072)
Property and specific ownership taxes	349,029	348,005	(1,024)
Donations	10,000	-	(10,000)
Investment income	100	107	7
Grants	1,000,000	278,438	(721,562)
Miscellaneous income	-	4,405	4,405
Connection fees	48,800	-	(48,800)
Insurance proceeds	-	2,700	2,700
Reserves available for use	249,303	-	(249,303)
<b>Total Revenues</b>	<u>2,182,232</u>	<u>1,129,583</u>	<u>(1,052,649)</u>
<b>Expenses</b>			
Employee and benefit expenses	231,300	229,909	1,391
Water operating expenses	1,182,000	445,801	736,199
General and administrative	39,300	51,506	(12,206)
County treasurer fees	-	4,957	(4,957)
Debt Service and related expenditures			
Principal payments	272,400	272,400	-
Interest and related fees	110,629	104,912	5,717
Capital expenditures	60,000	-	60,000
Reserves	286,603	-	286,603
<b>Total Expenses</b>	<u>2,182,232</u>	<u>1,109,485</u>	<u>\$ 1,072,747</u>
<b>Revenues (under) Expenditures</b>	<u>\$ -</u>	<u>20,098</u>	
<b>Reconciliation of GAAP basis</b>			
Depreciation and amortization		(180,649)	
Principal payments		272,400	
Capital outlay		-	
<b>Net Income GAAP Basis</b>		<u>\$ 111,849</u>	