

**PINON PINES METROPOLITAN
DISTRICT NO. 3**

FINANCIAL STATEMENTS
With Independent Auditors' Report

For the Year Ended December 31, 2024

PINON PINES METROPOLITAN DISTRICT NO. 3
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INDEPENDENT AUDITORS' REPORT

To and the Board of Directors
Pinon Pines Metropolitan District No. 3

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Pinon Pines Metropolitan District No. 3, as of and for the year ended December 31, 2024 and the related notes to the financial statements, which collectively comprise the Pinon Pines Metropolitan District No. 3's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Pinon Pines Metropolitan District No. 3, as of December 31, 2024 and the respective changes in financial position 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. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Pinon Pines Metropolitan District No. 3 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, 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 Pinon Pines Metropolitan District No. 3'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.

Auditors' 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 auditors' 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 generally accepted auditing standards 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 generally accepted auditing standards, 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 Pinon Pines Metropolitan District No. 3'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 Pinon Pines Metropolitan District No. 3'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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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.

Hoelting & Company Inc.

Colorado Springs, Colorado
May 30, 2025

**PINON PINES METROPOLITAN DISTRICT NO. 3
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR FISCAL YEAR ENDED DECEMBER 31, 2024**

As management of Pinon Pines Metropolitan District No. 3 (the "District") we offer readers of the District's annual financial report this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2024. Readers are encouraged to consider the information presented here in conjunction with the annual financial report.

FINANCIAL HIGHLIGHTS

- Pinon Pines Metropolitan District No.3 was originally expected to contain only commercial properties, but it is possible that the developer will seek to include either multi-family residential or single family housing on the southern portion of the property. Commercial development within the District commenced in 2017 and a Pilot Travel Center opened for business in mid-June 2018. A UPS distribution center opened for business in the Fall of 2022. Two additional commercial properties – a QuikTrip convenience store and a liquor distribution warehouse – opened in late 2023 and mid 2024 respectively. An Alpine Auto Center is in the entitlement phase and two spec warehouses are permitted and under construction.
- The commercial property within the District is covered by covenants that impose a 2.5% public improvement fee (PIF) on most retail sales activity within the District, excluding diesel, gasoline, and vehicle/automotive sales. Commercial facility development fees are also charged on new commercial structures. Funds were generated during 2018, 2019, 2020, 2021, 2022, 2023 and 2024 from such sources. - including both facilities development fees and PIF revenues. Facilities development fees were paid by the Pilot Travel Center in 2018 and it has been generating PIF revenues since it started operations. Facilities development fees were paid by the UPS Distribution Center in 2021 and facilities development fees on the convenience store and liquor distribution warehouse were paid in 2022. PIF revenues began to be generated by Quik-Trip in December 2023. Facilities development fees for the two spec warehouses were paid in early 2025.
- The District closed on a Limited Tax Convertible Capital Appreciation General Obligation bond on April 10, 2025. The value of the bonds at issuance was \$20,999,175.20; at conversion the value of the bonds will be \$24,470,000. The net proceeds of the bond issuance – after coverage of bond issuance expenses - was \$18,218,014.14 and was transferred to Forest Lakes Metropolitan District for payment of accrued interest on developer advances and a portion of the outstanding developer advances from past years. With this bond issuance, for accounting purposes, the District will establish both a Debt Service Fund and a Capital Projects Fund in addition to the exiting General Fund. This bond issuance activity will also necessitate an amendment of the approved 2025 Budget at year-end.
- For 2024 all activity was accounted for in the General Fund. As of the close 2024, the District held \$52,857 in its checking account and \$1,787,373 in an account with ColoTrust.
- The District carries liability insurance through the Colorado Special District Association insurance pool. To the extent revenues permit, the District reimburses Forest Lakes Metropolitan District for the legal and management services provided on its behalf.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis serves as an introduction to the District's basic financial statements. The District's basic financial statements consist of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also contains required supplementary information in addition to the basic financial statements.

Government-wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the District's finances as a whole, in a manner similar to a private-sector business and include two statements:

The *statement of net position* presents information on all of the District's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *statement of activities* presents information reporting how the District's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods. Accrued interest expense is an example of this type of item.

Both government-wide financial statements distinguish functions of the District that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the District include general government operations. Currently, the District has no business-type activities.

Fund Financial Statements

A fund is a grouping of related accounts used to maintain control over resources segregated for specific activities or objectives. The fund financial statements provide more detailed information about the District's operations, focusing on its most significant funds, not the District as a whole.

Governmental Funds: The activities of the of the District are currently reported in only one governmental fund – the General Fund – but will eventually include three governmental funds, the General fund, the Debt Service fund and the Capital Projects fund which will focus on (1) how money flows into and out of the funds and (2) the balances left at year-end that are available for spending or reserves. Consequently, the governmental fund statements provide a detailed short-term view that helps determine the status of financial resources that can be spent in the near future to finance the District's programs.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. Thus, readers may better understand the long-term impact of the District's near-term financing decisions. To facilitate this comparison between governmental funds and governmental activities, reconciliations are provided for both the governmental fund balance sheet and the statement of revenues, expenditures, and changes in fund balance.

Notes to the Basic Financial Statements

The notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Required Supplementary Information

In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning the District. For 2024, the District adopted an annual appropriated budget for the general fund which was subsequently amended. A budgetary comparison schedule has been provided to demonstrate compliance with the budget.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of the District's financial position. For the year ended December 31, 2024, the District's assets - mainly the checking account and the ColoTrust account - were substantially greater than liabilities - mainly the small developer advance from some years earlier. - and deferred inflows resulting in a positive net position of \$1,896,605. The following reflects key financial information in a condensed format:

Condensed Statement of Net Position

	<u>2024</u>	<u>2023</u>
Current and other assets	\$ <u>2,377,454</u>	\$ <u>2,054,870</u>
Total assets	<u>2,377,454</u>	<u>2,054,870</u>
Long-term liabilities	20,579	20,579
Other liabilities	<u>29,722</u>	<u>27,734</u>
Total liabilities	<u>50,301</u>	<u>48,313</u>
Deferred inflows	<u>430,548</u>	<u>406,853</u>
Net position:		
Restricted	39,000	27,000
Unrestricted	<u>1,857,605</u>	<u>1,572,704</u>
Total net position	<u>\$ 1,896,605</u>	<u>\$ 1,599,704</u>

Condensed Statement of Activities

	<u>2024</u>	<u>2023</u>
Revenues:		
Program revenues:		
Charges for services	\$ 737,157	\$ 505,233
General revenues:		
Property and other taxes	447,250	342,291
Interest income	<u>89,065</u>	<u>65,248</u>
Total revenues	<u>1,273,472</u>	<u>912,772</u>
Expenses:		
General administration	974,920	669,497
Interest on long-term debt	<u>1,651</u>	<u>1,646</u>
Total expenses	<u>976,571</u>	<u>671,143</u>
Change in net position	<u>296,901</u>	<u>241,629</u>
Net position - beginning	<u>1,599,704</u>	<u>1,358,075</u>
Net position - ending	<u>\$ 1,896,605</u>	<u>\$ 1,599,704</u>

ANALYSIS OF THE DISTRICT'S FUNDS

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The general fund is the operating fund of the District and is the only fund currently being used. The fund balance for the general fund was a surplus of \$1,946,569 at the end of the current fiscal year.

BUDGETARY HIGHLIGHTS

The District's budget is prepared in accordance with state law. The 2024 Amended Budget provided for anticipated administrative activity within the General Fund - including liability insurance and expenditures for legal expenses and payment to Forest Lakes Metropolitan District (FLMD) for the management services it provides to the District. An analysis of budget results in the following observations:

- The 2024 General Fund Amended Budget provided for expenditures of \$984,393. Actual results were consistent with the budgeted amount.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The District's principal activity is to serve as the financing district for FLMD – the operating district. Thus it would not be expected for the District to own any capital assets as long as FLMD continues to function as the operating district.

Long-Term Liabilities

Outstanding debt at December 31, 2024 was a small amount of developer advance at \$20,579 and accumulated accrued interest of \$29,385.

ECONOMIC FACTORS

For 2024, the assessed valuation of the property within PPMD #3 was \$8,137,060. As development has progressed during 2024 and future years, the assessed valuation would be expected to increase materially. For the 2025 Budget, the assessed valuation is \$10,251,140.

State legislation enacted late in 2024 was directed at restricting the growth in property tax revenues. HB24B-1001 modified the annual property tax revenue limit for local governments (excluding school districts) from 5.5% to 5.25% multiplied by the number of property tax years in the reassessment cycle (two years x 5.25% - 10.5%). The property tax revenue limit takes effect starting in Property Tax Year 2025.

The law authorizes a local government entity's governing body to submit to the local government entity's electors the question of whether the entity may waive the property tax limit established by the law for a single year, period of years, or all future years. Pinon Pines Metropolitan District #3 held an election on May 6, 2025 at which the eligible electors of the Pinon Pines Metropolitan District #3 voted to waive the property tax limit set forth in HB24B-1001 for all future years.

REQUESTS FOR INFORMATION

This financial report is designed to provide the District's taxpayers and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the money it receives. If you have questions about this report or need additional financial information, contact Ann Nichols, Pinon Pines Metropolitan District, 2 N. Cascade Avenue, Suite 1280, Colorado Springs, CO 80903.

BASIC FINANCIAL STATEMENTS

PINON PINES METROPOLITAN DISTRICT NO. 3
STATEMENT OF NET POSITION
DECEMBER 31, 2024

ASSETS

Cash and cash equivalents	\$ 1,840,230
Cash with county treasurer	3,125
Accounts receivable	98,195
Property taxes receivable	430,548
Prepaid expenses	<u>5,356</u>
 Total assets	 <u>2,377,454</u>

LIABILITIES

Accounts payable	337
Accrued interest	29,385
Long-term liabilities:	
Due in more than one year	
Developer advances payable	<u>20,579</u>
 Total liabilities	 <u>50,301</u>

DEFERRED INFLOWS OF RESOURCES

Unavailable property tax revenue	<u>430,548</u>
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NET POSITION

Restricted for:	
TABOR	39,000
Unrestricted	<u>1,857,605</u>
 Total net position	 <u><u>\$ 1,896,605</u></u>

The accompanying notes are an integral part of these financial statements.

PINON PINES METROPOLITAN DISTRICT NO. 3
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Change in Net Position	
		Charges for Services	Operating Grants and Contributions		Capital Grants and Contributions
Governmental activities:					
General government	\$ 974,920	\$ 737,157	\$ -	\$ -	\$ (237,763)
Interest	1,651	-	-	-	(1,651)
Total governmental activities	\$ 976,571	\$ 737,157	\$ -	\$ -	(239,414)
General revenues:					
Property and specific ownership taxes					447,250
Investment income					89,065
Total general revenues					536,315
Change in net position					296,901
Net position - beginning					1,599,704
Net position - ending					\$ 1,896,605

The accompanying notes are an integral part of these financial statements.

**PINON PINES METROPOLITAN DISTRICT NO. 3
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024**

	<u>General Fund</u>
ASSETS	
Cash and cash equivalents	\$ 1,840,230
Cash with county treasurer	3,125
Accounts receivable	98,195
Property taxes receivable	430,548
Prepaid expenses	<u>5,356</u>
Total assets	<u><u>\$ 2,377,454</u></u>
LIABILITIES	
Accounts payable	<u>\$ 337</u>
Total liabilities	<u>337</u>
DEFERRED INFLOWS OF RESOURCES	
Unavailable property tax revenue	<u>430,548</u>
FUND BALANCES	
Nonspendable	5,356
Restricted for:	
TABOR	39,000
Unassigned	<u>1,902,213</u>
Total fund balances	<u>1,946,569</u>
Total liabilities, deferred inflows of resources, and fund balances	<u><u>\$ 2,377,454</u></u>

The accompanying notes are an integral part of these financial statements.

**PINON PINES METROPOLITAN DISTRICT NO. 3
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2024**

Total Fund Balance of Governmental Funds	\$ 1,946,569
Amounts reported for governmental activities in the statement of net position are different because:	
Accrued interest is not due and payable in the current period and, therefore, is not reported in the funds.	(29,385)
Liabilities that are not due and payable in the current period are not reported at the fund level but are reported on the government-wide statement of net position.	
Funding agreement payable	<u>(20,579)</u>
Net position of governmental activities	<u><u>\$ 1,896,605</u></u>

The accompanying notes are an integral part of these financial statements.

PINON PINES METROPOLITAN DISTRICT NO. 3
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024

	<u>General Fund</u>
REVENUES	
Property taxes	\$ 409,053
Specific ownership taxes	38,197
Charges for sales and services	737,157
Interest income	<u>89,065</u>
Total revenues	<u>1,273,472</u>
EXPENDITURES	
General administration	<u>974,920</u>
Total expenditures	<u>974,920</u>
Net change in fund balances	298,552
Fund balance - beginning	<u>1,648,017</u>
Fund balance - ending	<u><u>\$ 1,946,569</u></u>

The accompanying notes are an integral part of these financial statements.

**PINON PINES METROPOLITAN DISTRICT NO. 3
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES OF
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$ 298,552
Amounts reported for governmental activities in the statement of activities are different because:	
Accrued interest reported in the statement of activities does not require the use of current financial resources and is not reported as expenditures in governmental funds.	<u>(1,651)</u>
Change in net position of governmental activities	<u><u>\$ 296,901</u></u>

The accompanying notes are an integral part of these financial statements.

NOTES TO FINANCIAL STATEMENTS

PINON PINES METROPOLITAN DISTRICT NO. 3
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Pinon Pines Metropolitan District No. 3 (the District) have been prepared in conformity with generally accepted accounting principles (GAAP) as applicable to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant accounting policies of the District are described below.

A. REPORTING ENTITY

Pinon Pines Metropolitan District No. 3 (along with Pinon Pines Metropolitan Districts No. 1 and No. 2) was formally established in calendar year 2003 as part of the reorganization of the then existing Forest Lakes Metropolitan District (Forest Lakes). Pinon Pines No. 3 (PPMD No.3) primarily serves as a Taxing District to provide the tax revenues to Forest Lakes, which the District serves as the service/control District for the Forest Lakes Development. Forest Lakes will own all public infrastructure and will provide all necessary utility and general governmental services to the residents of the Pinon Pines Districts. The Pinon Pines Districts originally operated under the terms of an Intergovernmental Agreement between Forest Lakes and the three Pinon Pines Districts. A new Intergovernmental Agreement was adopted on September 8, 2020, following the issuance of 2020 limited tax general obligation bonds by Pinon Pines Metropolitan District No. 2.

The accompanying financial statements present the governmental and its component units, entities for which the government is considered to be financially accountable. Blended component units, although legally separate entities, are in substance, part of the government's operations. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

The District has no component units for which either discrete or blended presentation is required.

B. BASIS OF PRESENTATION—GOVERNMENT-WIDE FINANCIAL STATEMENTS

The government-wide financial statements (i.e. the statement of net position and the statement of activities) report information on all the non-fiduciary activities of the government. Governmental activities are normally supported by taxes, intergovernmental revenues, and other nonexchange transactions. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

C. BASIS OF PRESENTATION—FUND FINANCIAL STATEMENTS

The accounts of the District are organized and operated on the basis of funds. A fund is an independent fiscal accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds maintained is consistent with legal and managerial requirements.

The District reports the following major governmental funds:

- The *General Fund* is the general operating fund of the District, used for all financial resources except those required to be accounted for in another fund.

PINON PINES METROPOLITAN DISTRICT NO. 3
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities are eliminated so that only the net amount is included as internal balances in the governmental activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column.

D. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flow. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue in the fiscal year in which all eligibility requirements imposed by the provider have been met.

The 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 period or soon enough thereafter to pay liabilities of the current fiscal period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, specific ownership taxes, charges for services, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Expenditure-driven grants recognize revenue when the qualifying expenditures have been incurred and all other grant requirements have been met, and the amount is received during the period or within the availability period of this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

PINON PINES METROPOLITAN DISTRICT NO. 3
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES, AND NET POSITION/FUND BALANCE

Cash and cash equivalents

The District's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

Investments

Investments with a maturity of less than one year when purchased, non-negotiable certificates of deposit, and other nonparticipating investments are stated at cost or amortized cost. Investments with a maturity greater than one year when purchased are stated at fair value. Fair value is the price that would be received to sell an investment in an orderly transaction at year end.

Local government investment pools in Colorado must be organized under Colorado Revised Statutes, which allows certain types of governments within the state to pool their funds for investment purposes. Investments in such pools are valued at the pool's share price, the price at which the investment could be sold.

Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Long-term Liabilities

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the debt using the straight-line method. Bonds payable are reported net of the applicable premium or discount.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

PINON PINES METROPOLITAN DISTRICT NO. 3
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net position flow assumption

The District may fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted—net position and unrestricted—net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District’s policy to consider restricted—net position to have been depleted before unrestricted—net position is applied.

Fund Balance Classification

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications available to be used in the governmental fund financial statements are as follows:

Nonspendable – This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact.

Restricted – This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

Committed – This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Trustees. These amounts cannot be used for any other purpose unless the Board of Trustees removes or changes the specified use by taking the same type of action that was used when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

Assigned – This classification includes amounts that are constrained by the District’s intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Board of Trustees or through the Board of Trustees delegating this responsibility to management through the budgetary process. This classification also includes the remaining positive fund balance for any governmental funds except for the General Fund.

Unassigned – This classification includes the residual fund balance for the General Fund. The unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

The District would typically use restricted fund balances first, followed by committed resources, and then assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend unassigned resources first to defer the use of these other classified funds.

PINON PINES METROPOLITAN DISTRICT NO. 3
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. REVENUES AND EXPENDITURES/EXPENSES

Program revenues

Amounts reported as *program revenues* include 1) fees and 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. Revenues that are not classified as program revenues, including all taxes, are reported as general revenues.

Property taxes

Property taxes attach as an enforceable lien on real property and are levied as of January 1. The tax levy is payable in two installments due February 28 and June 15, or in one installment due April 30. The El Paso County Treasurer bills and collects the District's property tax. District property tax revenues are recognized when levied to the extent they result in current receivables. The tax rate for the year ended December 31, 2024 was 10.000 mills for general operating expenditures, and 40.000 mills for contractual obligations. The District's assessed valuation for 2024 was \$8,137,060.

G. ESTIMATES

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

NOTE 2 – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

BUDGET INFORMATION

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all funds. All annual appropriations lapse at fiscal year-end. The operating budget includes proposed expenditures and the means of financing them for the upcoming year, along with estimates for the current year and actual data for the preceding year.

Budgets are required by Colorado State Statutes for all funds. During October, management submits to the Board of Trustees a proposed budget for all funds for the fiscal year commencing the following January 1. The budget includes proposed expenditures and the means of financing them. Prior to December 31, the budget is adopted by formal resolution.

Formal budgetary integration is employed as a management control device during the year for the Governmental funds. The appropriated budget is prepared by fund. The legal level of control is the fund level.

Expenditures may not legally exceed appropriations at the fund level. Revisions that alter the total expenditures of any fund must be approved by the Board of Trustees.

PINON PINES METROPOLITAN DISTRICT NO. 3
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 2 – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (CONTINUED)

Appropriations are based on total funds expected to be available in each budget year, including beginning fund balances and reserves as established by the Board of Directors. Variances between budget and actual are the result of the non-expenditure of reserves, nonoccurrence of anticipated events, and normal operating variances.

The Board of Directors may authorize supplemental appropriations during the year. For budgetary management purposes, funds are appropriated for capital outlays.

NOTE 3 – DEPOSITS AND INVESTMENTS

A summary of deposits and investments as of December 31, 2024 is as follows:

Cash and cash equivalents:

Deposits	\$ 52,857
ColoTrust	<u>1,787,373</u>
	<u>\$ 1,840,230</u>

Cash deposits with financial institutions

Custodial credit risk—deposits. 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 by eligible collateral as determined by the PDPA. The PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution, or held in trust for all uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits.

At December 31, 2024 the carrying amount of the District’s deposits were \$52,857, and the bank balances were \$58,213. All bank balances were covered by FDIC insurance.

Investments

The District is required to comply with State statutes that specify investment instruments meeting defined rating maturity and concentration risk criteria in which local governments may invest, which include the following.

- Obligations of the United States and certain U.S. government agencies’ securities;
- Certain international agencies’ securities
- General obligation and revenue bonds of U.S. local government entities;
- Bankers’ acceptances of certain banks;
- Certain commercial paper;
- Local government investment pools;
- Written repurchase agreements collateralized by certain authorized securities;
- Certain money market fund;
- Guaranteed investment contracts.

**PINON PINES METROPOLITAN DISTRICT NO. 3
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 3 – DEPOSITS AND INVESTMENTS (CONTINUED)

At December 31, 2024 the District’s investment balances were as follows:

<u>Investments</u>	<u>Maturities</u>	<u>Fair Value</u>
ColoTrust	Less than 60 days	<u>\$ 1,787,373</u>

Credit Risk: Credit risk involves the risk that an issuer or other counterparty to an investment will not fulfill its obligations. State law limits investments to those described above. The District does not have a formal investment policy that would further limit its investment choices. As of December 31, 2024, the District’s investments were rated AAAM by Standard & Poor’s.

The District has invested in the Colorado Government Liquid Asset Trust (COLOTRUST). COLOTRUST is an investment vehicle established for local government entities in Colorado pursuant to Part 7 of Article 75 of Title 24 of the Colorado Revised Statutes, to pool surplus funds for investment purposes. This investment vehicle operates similarly to money market funds and each share is equal in value to \$1.00. The fair value of the position in the pool is the same as the value of the pool shares.

State statutes generally limit investments to an original maturity of five years unless the governing board authorizes the investment for a period in excess of five years. State statutes do not address custodial risk. At December 31, 2024, the District does not have a formal investment policy other than following Colorado Revised Statutes (CRS).

NOTE 4 - LONG-TERM OBLIGATIONS

Funding agreements

The District has entered into Funding Agreements with the Developer (see Note 6) to advance funds to the District for capital and operations and maintenance expenses to enable the District to provide services. The District will repay the Developer to the extent that the funds are available or, at the discretion of the District, from available bond proceeds. Simple interest accrues from the date each developer advance is received at 8% per annum.

Unissued Debt

On November 4, 2024, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$300,602,000 at an interest rate of 18% per annum. The full \$300,602,000 remains unauthorized and unissued as of December 31, 2024.

Changes in Long-term Obligations

The following is a summary of long-term debt transactions of the District for the year ended December 31, 2024:

	<u>Balance</u> <u>12/31/23</u>	<u>Debt Issued</u> <u>And Additions</u>	<u>Reductions</u>	<u>Balance</u> <u>12/31/24</u>	<u>Due Within</u> <u>One year</u>
Funding Agreement	<u>\$ 20,579</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,579</u>	<u>\$ -</u>

PINON PINES METROPOLITAN DISTRICT NO. 3
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 5 – RISK MANAGERMENTS

The District is exposed to various risks of losses related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2024. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and worker's compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

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

NOTE 6 - RELATED PARTIES

In 2015, the developer entities (Developers) associated with the District were modified to add an additional entity called Forest Lakes Residential Development LLC. In 2017, the Developers created FLRD #2 LLC to develop the Phase 2 land. All current board members are employees of one of the partners of these LLCs.

Under Funding Agreements the District had received advances from the Developers as of December 31, 2024 and 2023 totaling \$20,579 and \$20,579, respectively (see Note 4). Accrued interest on the Funding Agreements as of December 31, 2024 and 2023 totaled \$29,385 and \$27,734, respectively.

NOTE 7 – INTERGOVERNMENTAL AGREEMENTS

Intergovernmental Agreement with Forest Lakes Metropolitan District

In order to fulfill the requirements of the service plan, the District entered into a Facilities Funding, Construction, and Operations Agreements with Forest Lakes Metropolitan District (Forest Lakes), effective July 19, 2004. On September 30, 2020, Pinon Pines Metropolitan District No. 3 signed a new agreement with Forest Lakes. The new agreement supersedes and replaces the Prior Master IGA.

Forest Lakes will own, operate, maintain, finance, and construct facilities benefiting all of the districts, and the District will primarily be responsible for providing funding and the necessary tax base for financing the construction, operation and maintenance of the public improvements for Forest Lakes.

PINON PINES METROPOLITAN DISTRICT NO. 3
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 8 – AMENDMENT TO COLORADO CONSTITUTION

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities and other specific requirements of state and local governments.

Fiscal year spending and revenue limits are determined based on the prior year’s spending adjusted for inflation and local growth. Revenue in excess of the limit must be refunded unless the voters approve retention of such revenue.

On November 5, 2024, a majority of the District’s electors authorized the District to collect, retain, and spend all fees, grants and other revenues, other than ad valorem taxes, without any limitations imposed under TABOR.

The Amendment is complex and subject to judicial interpretation. The entity believes it is in compliance with the requirements of the amendment. However, the entity has made certain interpretations of the amendment’s language in order to determine its compliance.

NOTE 9 – SUBSEQUENT EVENTS

Management has evaluated events subsequent to the date of the independent auditors’ report, which is the date the financial statements were available to be issued.

In January 2025, the District paid and satisfied its obligation to repay the \$20,579 of outstanding funding agreements and the \$29,385 of accrued interest (see Note 4).

In April 2025, the District issued \$20,999,175 of General Obligation Limited Tax Convertible Capital Appreciation Bonds, Series 2025.

REQUIRED SUPPLEMENTARY INFORMATION

PINON PINES METROPOLITAN DISTRICT NO. 3
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
REVENUES				
Property taxes	\$ 406,853	\$ 406,853	\$ 409,053	\$ 2,200
Specific ownership taxes	40,685	40,685	38,197	(2,488)
Charges for sales and services	500,000	500,000	737,157	237,157
Interest income	1,651	1,651	89,065	87,414
Total revenues	<u>949,189</u>	<u>949,189</u>	<u>1,273,472</u>	<u>324,283</u>
EXPENDITURES				
General administration	973,453	973,703	974,920	(1,217)
Interest	1,651	1,646	-	1,646
Contingency	9,292	9,044	-	9,044
Total expenditures	<u>984,396</u>	<u>984,393</u>	<u>974,920</u>	<u>9,473</u>
Net change in fund balance	(35,207)	(35,204)	298,552	333,756
Fund balance - beginning	<u>679,055</u>	<u>679,055</u>	<u>1,648,017</u>	<u>968,962</u>
Fund balance - ending	<u><u>\$ 643,848</u></u>	<u><u>\$ 643,851</u></u>	<u><u>\$ 1,946,569</u></u>	<u><u>\$ 1,302,718</u></u>

See the accompanying Independent Auditors' Report.