

Parker Homestead Metropolitan District  
Statement of Net Position  
August 31, 2019

	General Fund	Debt Service	Capital Fund	Fixed Assets & LTD	Total
<b>ASSETS</b>					
<b>CASH</b>					
FirstBank Checking	316,921				316,921
UMB-Surplus Fund		383,259			383,259
UMB-Bond Fund		147			147
UMB-Project Fund			2,095		2,095
Inter-Fund Balances	(271,073)	271,073			-
<b>TOTAL CASH</b>	<b>45,848</b>	<b>654,479</b>	<b>2,095</b>	<b>-</b>	<b>702,422</b>
<b>OTHER CURRENT ASSETS</b>					
Due From County Treasurer	-	-			-
Property Taxes Receivable	359	3,787			4,146
Financial Guarantee			-		-
Prepaid Expenses	-	-			-
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>359</b>	<b>3,787</b>	<b>-</b>	<b>-</b>	<b>4,146</b>
<b>FIXED ASSETS</b>					
Landscaping					-
Parks Equipment					-
Accumulated Depreciation					-
<b>TOTAL FIXED ASSETS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL ASSETS</b>	<b>46,207</b>	<b>658,266</b>	<b>2,095</b>	<b>-</b>	<b>706,568</b>
<b>LIABILITIES &amp; DEFERED INFLOWS</b>					
<b>CURRENT LIABILITIES</b>					
Accounts Payable	1,628				1,628
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,628</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,628</b>
<b>DEFERRED INFLOWS</b>					
Deferred Property Taxes	359	3,787			4,146
<b>TOTAL DEFERRED INFLOWS</b>	<b>359</b>	<b>3,787</b>	<b>-</b>	<b>-</b>	<b>4,146</b>
<b>LONG-TERM LIABILITIES</b>					
Bonds Payable-Series 2016				8,245,000	8,245,000
Bond Premium, Net of Amortization				376,352	376,352
Developer Advance- Ops				32,889	32,889
Developer Advance- Cap				627,602	627,602
Accrued Interest- Dev Adv- Ops				12,773	12,773
Accrued Interest- Dev Adv- Cap				1,237,256	1,237,256
Accrued Interest - 2016 Bonds				36,713	36,713
<b>TOTAL LONG-TERM LIABILITIES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,568,585</b>	<b>10,568,585</b>
<b>TOTAL LIAB &amp; DEF INFLOWS</b>	<b>1,987</b>	<b>3,787</b>	<b>-</b>	<b>10,568,585</b>	<b>10,574,359</b>
<b>NET POSITION</b>					
Net Investment in Capital Assets				-	-
Amount to be Provided for Debt				(10,568,585)	(10,568,585)
Fund Balance- Nonspendable	-				-
Fund Balance- Restricted	1,680	654,479	2,096		658,255
Fund Balance- Unassigned	42,540				42,540
<b>TOTAL NET POSITION</b>	<b>44,220</b>	<b>654,479</b>	<b>2,096</b>	<b>(10,568,585)</b>	<b>(9,867,791)</b>

	2018 Audited Actual	2019 Adopted Budget	2019 Amended Budget	2019 Forecast	YTD Thru 08/31/19 Actual	YTD Thru 08/31/19 Budget	Variance Favorable (Unfavor)	2020 Adopted Budget	Notes/Assumptions
<b>PROPERTY TAXES</b>									
Assessed Valuation	12,073,800	12,485,830	12,485,830	12,485,830				14,323,290	Nov Final Valuation
<b>Mill Levy Breakdown:</b>									
Mill Levy - Operations	4.183	4.085	4.085	4.085				3.597	To generate \$50,500 + 1%/ Yr
Mill Levy - Ops- Refunds & Abatements	0.227	0.000	0.000	0.000				0.000	
Mill Levy - Debt	42.914	43.100	43.100	43.100				44.047	Remaining mill levy
Mill Levy - Debt- Refunds & Abatements	1.189	0.000	0.000	0.000				0.000	
<b>Total</b>	<b>48.513</b>	<b>47.185</b>	<b>47.185</b>	<b>47.185</b>				<b>47.644</b>	35 mills gallagherized
Property Tax Revenue - Operations	53,240	51,005	51,005	51,005				51,521	AV * Mill Levy / 1,000
Property Tax Revenue - Debt	532,496	538,139	538,139	538,139				630,898	AV * Mill Levy / 1,000
<b>Total</b>	<b>585,736</b>	<b>589,144</b>	<b>589,144</b>	<b>589,144</b>				<b>682,419</b>	
<b>COMBINED FUNDS</b>									
<b>REVENUE</b>									
Property Taxes	585,737	589,144	589,144	588,985	584,896	583,252	1,644	682,419	AV * Mill Levy / 1,000
Specific Ownership Taxes	61,942	59,000	59,000	58,800	33,103	34,417	(1,313)	61,400	9% of Taxes
Interest	5,230	3,125	3,125	7,063	5,252	2,083	3,169	6,025	Based on 2019 Forecast
<b>TOTAL REVENUE</b>	<b>652,909</b>	<b>651,269</b>	<b>651,269</b>	<b>654,848</b>	<b>623,252</b>	<b>619,752</b>	<b>3,500</b>	<b>749,844</b>	
<b>EXPENDITURES</b>									
Administration	48,901	64,337	64,337	46,295	35,637	43,699	8,062	65,521	All Non-Debt Repayment Costs
Developer Repayments	11,500	2,200	17,200	27,100	-	-	-	11,000	Use Available Funds
Bond Principal & Interest	498,025	545,550	545,550	545,550	220,275	220,275	-	555,825	See Debt Service Fund
Capital	-	-	-	-	-	-	-	-	
<b>TOTAL EXPENDITURES</b>	<b>558,426</b>	<b>612,087</b>	<b>627,087</b>	<b>618,945</b>	<b>255,912</b>	<b>263,974</b>	<b>8,062</b>	<b>632,346</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>94,483</b>	<b>39,182</b>	<b>24,182</b>	<b>35,903</b>	<b>367,340</b>	<b>355,779</b>	<b>11,561</b>	<b>117,498</b>	
BEGINNING FUND BALANCE	238,972	324,186	328,047	333,455	333,455	324,186	9,269	369,357	
<b>ENDING FUND BALANCE</b>	<b>333,455</b>	<b>363,368</b>	<b>352,229</b>	<b>369,357</b>	<b>700,795</b>	<b>679,965</b>	<b>20,830</b>	<b>486,855</b>	
<b>COMPONENTS OF FUND BALANCE</b>									
Nonspendable	2,858	3,675	3,675	3,300	-	-	-	3,465	Prepaid Insurance
TABOR Emergency Reserve	1,774	-	-	1,680	1,680	1,681	(0)	-	Shown as an expense
Restricted For Debt Service	316,078	348,200	348,200	358,252	654,479	645,741	8,738	481,661	Have to build to \$830K
Restricted for Capital	2,062	-	-	-	2,096	2,167	(71)	-	Per Capital Fund
Unassigned/ Other	10,682	11,493	354	6,125	42,540	30,376	12,163	1,729	Per General Fund
<b>TOTAL ENDING FUND BALANCE</b>	<b>333,455</b>	<b>363,368</b>	<b>352,229</b>	<b>369,357</b>	<b>700,795</b>	<b>679,965</b>	<b>20,830</b>	<b>486,855</b>	
=	=	=	=	=	=	=	=	=	

		2018 Audited Actual	2019 Adopted Budget	2019 Amended Budget	2019 Forecast	YTD Thru 08/31/19 Actual	YTD Thru 08/31/19 Budget	Variance Favorable (Unfavor)	2020 Adopted Budget	Notes/Assumptions
<b>GENERAL FUND</b>										
<b>REVENUE</b>										
1-510	Property Taxes	53,246	51,005	51,005	50,991	50,637	50,495	142	51,521	AV * Mill Levy / 1,000
1-515	Specific Ownership Taxes	5,631	5,000	5,000	5,000	2,866	2,917	(51)	4,600	9% of Taxes
1-560	Interest & Other Income	250	25	25	25	21	17	5	25	Based on 2019 Forecast
<b>TOTAL REVENUE</b>		<b>59,126</b>	<b>56,030</b>	<b>56,030</b>	<b>56,016</b>	<b>53,524</b>	<b>53,428</b>	<b>96</b>	<b>56,146</b>	
<b>EXPENDITURES</b>										
<b>Administration</b>										
1-612	Accounting	14,929	11,000	11,000	11,000	6,829	7,333	505	11,000	Based on 2019 Forecast
1-614	District Management	6,150	11,000	11,000	7,000	4,408	7,333	2,926	11,000	Based on 2019 Budget
1-615	Audit	4,589	5,500	5,500	4,000	4,000	5,500	1,500	4,500	Based on 2019 Forecast
1-635	Election	1,265	-	-	-	-	-	-	1,500	Assume Canceled
1-670	Insurance & SDA Dues	3,072	3,500	3,500	3,160	3,160	3,500	340	3,300	Based on 2019 Forecast
1-675	Legal	7,053	12,000	12,000	9,000	5,294	8,000	2,706	12,000	Based on 2019 Budget
1-685	Miscellaneous Expense	305	600	600	300	167	400	233	300	Based on 2019 Forecast
1-700	Treasurer's Fees	799	765	765	765	760	757	(3)	773	1.5% of property taxes
	Emergencies		2,950	2,950	-				1,684	3% Emergency Reserve
1-795	Contingency		5,000	5,000	-				5,000	Unforeseen Needs
<b>Total Administration</b>		<b>38,163</b>	<b>52,315</b>	<b>52,315</b>	<b>35,225</b>	<b>24,618</b>	<b>32,824</b>	<b>8,206</b>	<b>51,057</b>	
<b>Debt Service</b>										
	Developer Repayment- Ops Principal		-	15,000	25,000		-	-	7,889	Remaining Balance
	Developer Repayment- Cap Principal		-	-	-		-	-	3,111	Remaining Funds Available
	Developer Repayment- Ops Interest		-	-	-		-	-	-	No Funds Available
	Developer Repayment- Cap Interest		-	-	-		-	-	-	No Funds Available
<b>Total Debt Service</b>		<b>-</b>	<b>-</b>	<b>15,000</b>	<b>25,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,000</b>	
<b>TOTAL EXPENDITURES</b>		<b>38,163</b>	<b>52,315</b>	<b>67,315</b>	<b>60,225</b>	<b>24,618</b>	<b>32,824</b>	<b>8,206</b>	<b>62,057</b>	
<b>REVENUE OVER / (UNDER) EXP</b>		<b>20,964</b>	<b>3,715</b>	<b>(11,285)</b>	<b>(4,209)</b>	<b>28,906</b>	<b>20,604</b>	<b>8,302</b>	<b>(5,911)</b>	
<b>OTHER SOURCES / (USES)</b>										
1-894	Transfer to Capital Fund	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>		<b>20,964</b>	<b>3,715</b>	<b>(11,285)</b>	<b>(4,209)</b>	<b>28,906</b>	<b>20,604</b>	<b>8,302</b>	<b>(5,911)</b>	
1-450	<b>BEGINNING FUND BALANCE</b>	(5,649)	11,453	15,314	15,314	15,314	11,453	3,861	11,105	
<b>ENDING FUND BALANCE</b>		<b>15,314</b>	<b>15,168</b>	<b>4,029</b>	<b>11,105</b>	<b>44,220</b>	<b>32,057</b>	<b>12,163</b>	<b>5,194</b>	
<b>COMPONENTS OF FUND BALANCE:</b>		<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	
	Nonspendable	2,858	3,675	3,675	3,300	-	-	-	3,465	Prepaid Insurance
	Restricted for Emergencies	1,774	-	-	1,680	1,680	1,681	(0)	-	Shown as an expense
	Unassigned	10,682	11,493	354	6,125	42,540	30,376	12,163	1,729	
<b>TOTAL FUND BALANCE</b>		<b>15,314</b>	<b>15,168</b>	<b>4,029</b>	<b>11,105</b>	<b>44,220</b>	<b>32,057</b>	<b>12,163</b>	<b>5,194</b>	
		<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	

Parker Homestead Metropolitan District    Print Date:  
 Statement of Revenues, Expenditures, & Changes In Fund Balance  
 Modified Accrual Basis For the Period Indicated

Print Date: 01/26/20

		2018	2019	2019	2019	YTD Thru	YTD Thru	Variance	2020	Notes/Assumptions
		Audited	Adopted	Amended	2019	08/31/19	08/31/19	Favorable	Adopted	
		Actual	Budget	Budget	Forecast	Actual	Budget	(Unfavor)	Budget	
<b>DEBT SERVICE FUND</b>										
<b>REVENUE</b>										
2-510	Property Taxes	532,491	538,139	538,139	537,994	534,260	532,758	1,502	630,898	AV * Mill Levy / 1,000
2-515	Specific Ownership Taxes	56,311	54,000	54,000	53,800	30,237	31,500	(1,263)	56,800	9% of Taxes
2-560	Interest Income	4,939	3,000	3,000	7,000	5,198	2,000	3,198	6,000	Based on 2019 Forecast
<b>TOTAL REVENUE</b>		<b>593,742</b>	<b>595,139</b>	<b>595,139</b>	<b>598,794</b>	<b>569,695</b>	<b>566,258</b>	<b>3,437</b>	<b>693,698</b>	
<b>EXPENDITURES</b>										
2-607	Bond Principal- 2016	55,000	105,000	105,000	105,000	-	-	-	120,000	Per Amortization Schedule
2-608	Bond Interest- 2016	443,025	440,550	440,550	440,550	220,275	220,275	-	435,825	Per Amortization Schedule
2-668	Paying Agent Fees	2,750	2,750	2,750	3,000	3,000	2,750	(250)	3,000	Based on 2019 Forecast
2-685	Bank Fees / Misc Expense	-	200	200	-	-	133	133	-	Based on 2019 Forecast
2-700	Treasurer's Fees	7,989	8,072	8,072	8,070	8,019	7,991	(27)	9,463	1.5% of property taxes
	Contingency	-	1,000	1,000	-	-	-	-	2,000	Unforeseen needs
<b>TOTAL EXPENDITURES</b>		<b>508,764</b>	<b>557,572</b>	<b>557,572</b>	<b>556,620</b>	<b>231,294</b>	<b>231,150</b>	<b>(144)</b>	<b>570,288</b>	
<b>REVENUE OVER / (UNDER) EXP</b>		<b>84,979</b>	<b>37,567</b>	<b>37,567</b>	<b>42,174</b>	<b>338,401</b>	<b>335,108</b>	<b>3,293</b>	<b>123,409</b>	
<b>OTHER SOURCES / (USES)</b>										
	Transfer from General Fund	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>		<b>84,979</b>	<b>37,567</b>	<b>37,567</b>	<b>42,174</b>	<b>338,401</b>	<b>335,108</b>	<b>3,293</b>	<b>123,409</b>	
2-450	<b>BEGINNING FUND BALANCE</b>	231,099	310,633	310,633	316,078	316,078	310,633	5,445	358,252	
<b>ENDING FUND BALANCE</b>		<b>316,078</b>	<b>348,200</b>	<b>348,200</b>	<b>358,252</b>	<b>654,479</b>	<b>645,741</b>	<b>8,738</b>	<b>481,661</b>	Have to build to \$830K
<b>COMPONENTS OF FUND BALANCE:</b>										
	Surplus Fund Requirement	316,078	348,200	348,200	358,252	654,479	645,741	8,738	481,661	\$275K Min / \$830K Max
	Restricted for Debt Service	-	-	-	-	-	-	-	-	
<b>TOTAL FUND BALANCE</b>		<b>316,078</b>	<b>348,200</b>	<b>348,200</b>	<b>358,252</b>	<b>654,479</b>	<b>645,741</b>	<b>8,738</b>	<b>481,661</b>	
		=	=	=	=	=	=	=	=	
2016 Loan Balance- Beginning of Year		8,300,000	8,300,000	8,300,000	8,300,000				8,245,000	
Assessed Valuation		12,073,800	12,485,830	12,485,830	12,485,830				14,323,290	
Debt to Assessed Ratio		69%	66%	66%	66%				58%	
<i>Mill levy cap released once below 50%</i>										

	2018 Audited Actual	2019 Adopted Budget	2019 Amended Budget	2019 Forecast	YTD Thru 08/31/19 Actual	YTD Thru 08/31/19 Budget	Variance Favorable (Unfavor)	2020 Adopted Budget	Notes/Assumptions
<b>CAPITAL PROJECTS FUND</b>									
<b>REVENUE</b>									
3-560	Interest Income	41	100	100	38	33	67	(34)	-
<b>TOTAL REVENUE</b>		<b>41</b>	<b>100</b>	<b>100</b>	<b>38</b>	<b>33</b>	<b>67</b>	<b>(34)</b>	<b>-</b>
<b>EXPENDITURES</b>									
3-760	Capital	-	-	-	-	-	-	-	-
3-710	Developer Repayment- Cap Principal	11,500	2,200	2,200	2,100	-	-	-	-
<b>TOTAL EXPENDITURES</b>		<b>11,500</b>	<b>2,200</b>	<b>2,200</b>	<b>2,100</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>REVENUE OVER / (UNDER) EXP</b>		<b>(11,459)</b>	<b>(2,100)</b>	<b>(2,100)</b>	<b>(2,062)</b>	<b>33</b>	<b>67</b>	<b>(34)</b>	<b>-</b>
<b>OTHER SOURCES / (USES)</b>									
3-581	Transfer from General Fund	-	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES / (USES)</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CHANGE IN FUND BALANCE</b>		<b>(11,459.44)</b>	<b>(2,100)</b>	<b>(2,100)</b>	<b>(2,062)</b>	<b>33</b>	<b>67</b>	<b>(34)</b>	<b>-</b>
3-450	<b>BEGINNING FUND BALANCE</b>	13,522	2,100	2,100	2,062	2,062	2,100	(38)	-
<b>ENDING FUND BALANCE</b>		<b>2,062</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,096</b>	<b>2,167</b>	<b>(71)</b>	<b>-</b>
		=	=	=	=	=	=	=	=

No projects planned  
 No funds available