

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD**  
**City of Aurora,**  
**Arapahoe County, Colorado**

**FINANCIAL STATEMENTS AND**  
**SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2024**

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
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**BiggsKofford**

CERTIFIED PUBLIC ACCOUNTANTS

## INDEPENDENT AUDITOR'S REPORT

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Board of Directors  
**Prairie Point Community Authority Board**  
Arapahoe County, Colorado

### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Prairie Point Community Authority Board ("Authority") as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the 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 Authority as of December 31, 2024, the respective changes in financial position, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of the report. We are required to be independent of the Authority and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance

and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America 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 auditing standards generally accepted in the United States of America, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

## **Other Matters**

### *Required Supplementary Information*

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

### *Supplementary Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The supplementary information, as identified in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such

information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*BiggsKofford, P.C.*

Colorado Springs, Colorado  
April 3, 2026

## **BASIC FINANCIAL STATEMENTS**

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
STATEMENT OF NET POSITION  
DECEMBER 31, 2024**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 7,175
Cash and Investments - Restricted	109,158
Prepaid Insurance	3,562
Due from Other Districts	110
Capital Assets:	
Capital Assets Not Being Depreciated	4,743,886
Total Assets	4,863,891
<b>LIABILITIES</b>	
Accounts Payable	505,908
Due to Other Districts	207
Noncurrent Liabilities:	
Due in More Than One Year	7,618,399
Total Liabilities	8,124,514
<b>NET POSITION</b>	
Restricted for:	
Emergency Reserve	200
Unrestricted	(3,260,823)
Total Net Position	\$ (3,260,623)

See accompanying Notes to Basic Financial Statements.

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2024**

		Program Revenues			Net Revenues (Expenses) and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions		Governmental Activities
<b>FUNCTIONS/PROGRAMS</b>					
Primary Government:					
Governmental Activities:					
General Government	\$ 755,165	\$ -	\$ 6,187	\$ -	\$ (748,978)
Interest on Long-Term Debt and Related Costs	540,201	-	-	-	(540,201)
Total Governmental Activities	\$ 1,295,366	\$ -	\$ 6,187	\$ -	(1,289,179)
					<b>GENERAL REVENUES</b>
					Total General Revenues and Transfers
					-
					<b>CHANGES IN NET POSITION</b>
					(1,289,179)
					Net Position - Beginning of Year
					(1,971,444)
					<b>NET POSITION - END OF YEAR</b>
					\$ (3,260,623)

See accompanying Notes to Basic Financial Statements.

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
BALANCE SHEET –  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2024**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash and Investments	\$ 7,175	\$ -	\$ -	\$ 7,175
Cash and Investments - Restricted	200	-	108,958	109,158
Due from Other Districts	110	-	-	110
Prepaid Insurance	3,562	-	-	3,562
Total Assets	\$ 11,047	\$ -	\$ 108,958	\$ 120,005
<b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 78,669	\$ -	\$ 427,239	\$ 505,908
Due to Other Districts	207	-	-	207
Private Pay Deposit	-	-	-	-
Total Liabilities	78,876	-	427,239	506,115
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid Expense	3,562	-	-	3,562
Restricted for:				
Emergency Reserves	200	-	-	200
Capital Projects	-	-	(318,281)	(318,281)
Unassigned	(71,591)	-	-	(71,591)
Total Fund Balances	(67,829)	-	(318,281)	(386,110)
Total Liabilities and Fund Balances	\$ 11,047	\$ -	\$ 108,958	
Amounts reported for governmental activities in the statement of net position are different because:				
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.				
Capital assets, Not Being Depreciated				4,743,886
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.				
Accrued Developer Advance Interest - Capital				(7,618,399)
Net Position of Governmental Activities				\$ (3,260,623)

See accompanying Notes to Basic Financial Statements.

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICIT) –**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2024**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Intergovernmental Revenues - Prairie Point MD 1-3	\$ 6,187	\$ -	\$ -	\$ 6,187
Total Revenues	<u>6,187</u>	<u>-</u>	<u>-</u>	<u>6,187</u>
<b>EXPENDITURES</b>				
Current:				
Accounting	81,849	-	19,710	101,559
Auditing	5,000	-	-	5,000
District Management	42,731	-	-	42,731
Dues and Membership	1,120	-	-	1,120
Election	2,937	-	-	2,937
Engineering	-	-	40,722	40,722
Insurance	15,181	-	-	15,181
Legal	233,325	-	352,993	586,318
Miscellaneous	319	-	-	319
Bond Issue Costs	-	-	213,913	213,913
Capital Projects:				
Capital Outlay	-	-	1,842,849	1,842,849
Total Expenditures	<u>382,462</u>	<u>-</u>	<u>2,470,187</u>	<u>2,852,649</u>
<b>EXCESS OF REVENUES UNDER EXPENDITURES</b>	(376,275)	-	(2,470,187)	(2,846,462)
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advance	307,520	-	2,162,789	2,470,309
Total Other Financing Sources	<u>307,520</u>	<u>-</u>	<u>2,162,789</u>	<u>2,470,309</u>
<b>NET CHANGE IN FUND BALANCES</b>	(68,755)	-	(307,398)	(376,153)
Fund Balances - Beginning of Year	<u>926</u>	<u>-</u>	<u>(10,883)</u>	<u>(9,957)</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ (67,829)</u>	<u>\$ -</u>	<u>\$ (318,281)</u>	<u>\$ (386,110)</u>

See accompanying Notes to Basic Financial Statements.

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCES (DEFICIT) OF THE GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2024**

Net Change in Fund Balances - Total Governmental Funds \$ (376,153)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay, depreciation and dedication of capital assets to other governments, in the current period.

Capital Outlay 1,883,571

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.

Developer Advance (2,470,309)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest Payable Developer Advance - Change in Liability (326,288)

Changes in Net Position of Governmental Activities \$ (1,289,179)

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
GENERAL FUND –  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICIT) –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2024**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>				
Intergovernmental Revenues - Prairie Point MD 1-3	\$ 5,870	\$ 5,870	\$ 6,187	\$ 317
Total Revenues	<u>5,870</u>	<u>5,870</u>	<u>6,187</u>	<u>317</u>
<b>EXPENDITURES</b>				
Accounting	58,000	70,000	81,849	(11,849)
Auditing	5,500	5,500	5,000	500
Contingency	8,500	20,500	-	20,500
District Management	30,000	45,000	42,731	2,269
Dues and Membership	3,000	3,000	1,120	1,880
Election	-	-	2,937	(2,937)
Insurance	20,000	20,000	15,181	4,819
Legal	75,000	190,000	233,325	(43,325)
Miscellaneous	-	-	319	(319)
Total Expenditures	<u>200,000</u>	<u>354,000</u>	<u>382,462</u>	<u>(28,462)</u>
<b>EXCESS OF REVENUES UNDER EXPENDITURES</b>	(194,130)	(348,130)	(376,275)	(28,145)
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advance	196,992	398,030	307,520	(90,510)
Transfers to CAMA	-	(50,000)	-	50,000
Total Other Financing Sources (Uses)	<u>196,992</u>	<u>348,030</u>	<u>307,520</u>	<u>(40,510)</u>
<b>NET CHANGE IN FUND BALANCE</b>	2,862	(100)	(68,755)	(68,655)
Fund Balance - Beginning of Year	<u>100</u>	<u>100</u>	<u>926</u>	<u>826</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 2,962</u>	<u>\$ -</u>	<u>\$ (67,829)</u>	<u>\$ (67,829)</u>

See accompanying Notes to Basic Financial Statements.

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Prairie Point Community Authority Board (the CAB; formerly Kings Point Community Authority Board), a public corporation and political subdivision of the state of Colorado, was formed pursuant to the Fourth Amended and Restated Prairie Point Community Authority Board Establishment Agreement originally dated September 16, 2021, as amended and restated June 6, 2022, August 3, 2023, May 2, 2024, and May 15, 2025 (the Establishment Agreement or CABEA) by and between the CAB and Prairie Point Metropolitan District No. 1 (District No. 1; formerly Kings Point Metropolitan District No. 1), Prairie Point Metropolitan District No. 2 (District No. 2; formerly Kings Point Metropolitan District No. 2), and Prairie Point Metropolitan District No. 3 (District No. 3; formerly Kings Point Metropolitan District No. 3) (collectively, Districts or CAB Districts). The CAB's service area is equal to that of the Districts and is located in Arapahoe County, Colorado, entirely within the City of Aurora (the City). The CAB was established to plan for, design and construct, furnish, own, operate, and maintain the public improvements and shall provide services authorized by the Service Plans of the Districts. Each of the CAB Districts will contribute to the costs of construction, operation, and maintenance of such public improvements from such respective CAB District's taxes and fees.

The CAB follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The CAB is not financially accountable for any other organization, nor is the CAB a component unit of any other primary governmental entity.

The CAB has no employees, and all operations and administrative functions are contracted.

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the CAB are described as follows:

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the CAB. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**Government-Wide and Fund Financial Statements (Continued)**

The statement of net position reports all financial and capital resources of the CAB. The difference between the sum of assets and deferred outflows of resources and the sum of liabilities and deferred inflows of resources is reported as net position.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the CAB considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The CAB does not currently have a major source of revenue subject to accrual. All other revenue items are considered to be measurable and available only when cash is received by the CAB. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The CAB reports the following major governmental funds:

The General Fund is the CAB's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in other funds.

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

The Capital Projects Fund was established to account for financial resources to be used for the acquisition and construction of capital facilities.

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**Budgets**

In accordance with the State Budget Law, the CAB's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financial uses level and lapses at year-end. The CAB's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The CAB amended its annual budget for the year ended December 31, 2024 and intends to further amend such budget.

**Pooled Cash and Investments**

The CAB follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash. During 2021, the CAB's cash needs were provided by District No. 1 on behalf of the CAB, which received cash advances from the Developer (see Note 5) and expended the same at the CAB's direction. The CAB has, or will, accept the obligation to reimburse the Developer pursuant to one or more funding agreements with the Developer.

**Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental column in the government-wide financial statements. Capital assets are defined by the CAB as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

The CAB does not depreciate its Construction in Progress capital assets.

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2024**

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

**Equity**

**Net Position**

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the CAB's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the CAB's practice to use the most restrictive classification first.

**Deficits**

The District reported a deficit on the fund financial statements as of December 31, 2024. The deficit was eliminated with the receipt of funds advanced by the Developer in 2025.

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2024, are classified in the accompanying financials statements as follows:

Statement of Net Position:

Cash and Investments	\$ 7,175
Cash and Investments - Restricted	109,158
Total Cash and Investments	\$ 116,333

Cash and investments as of December 31, 2024, consist of the following:

Deposits with Financial Institutions	\$ 116,333
Total Cash and Investments	\$ 116,333

**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2024, the CAB’s cash deposits had a bank balance and carrying balance of \$116,333.

**Investments**

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**Investments (Continued)**

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- \* Local government investment pools

The CAB does not have investments as of December 31, 2024.

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2024, follows:

	Balance at December 31, 2023	Increases	Decreases	Balance at December 31, 2024
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>Governmental Activities:</b>				
Capital Assets, Not Being				
Depreciated:				
Construction in Progress	\$ 2,860,315	\$ 1,883,571	\$ -	\$ 4,743,886
Governmental Activities				
Capital Assets, Net	<u>\$ 2,860,315</u>	<u>\$ 1,883,571</u>	<u>\$ -</u>	<u>\$ 4,743,886</u>

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 5 LONG-TERM OBLIGATIONS**

The following is an analysis of the changes in long-term obligations for the year ended December 31, 2024:

	Balance at December 31, 2023	Additions	Reductions	Balance at December 31, 2024	Due Within One Year
<b>Long-Term Obligations:</b>					
Notes/Loans/Bonds from Direct Borrowings and Direct Placements					
Developer Advance - Clayton Operating	\$ 869,613	\$ 307,520	\$ -	\$ 1,177,133	\$ -
Developer Advance - Capital	3,429,448	2,162,789	-	5,592,237	-
Accrued Interest on:					
Accrued Interest - Clayton Operating	291,177	60,082	-	351,259	-
Accrued Interest - Capital	231,564	266,206	-	497,770	-
Total Long-Term Obligations	<u>\$ 4,821,802</u>	<u>\$ 2,796,597</u>	<u>\$ -</u>	<u>\$ 7,618,399</u>	<u>\$ -</u>

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

**Series 2025 Special Assessment Revenue Bonds**

The CAB may issue its Prairie Point Community Authority Board Special Improvement District No.1, Special Assessment Revenue Bonds, Series 2025, in the maximum aggregate principal amount of \$98,000,000.

**Series 2025A, Series 2025B, and Series 2025C Senior Limited Tax Supported Revenue Bonds**

The CAB may issue its Senior Limited Tax Supported Revenue Bonds, Series 2025A, its Subordinate Limited Tax Supported Revenue Bonds, Series 2025B, and its Second Subordinate Limited Tax Supported Revenue Bonds, Series 2025C in the maximum combined aggregate principal amount across all three such series of \$125,000,000 for the purpose of paying of reimbursing the costs of public improvements for the CAB and its underlying metropolitan districts.

**Developer Advances**

**Multiple-Year Operation Funding Agreement**

On October 6, 2022, the CAB entered into a Multiple-Year Operation Funding Agreement (OFA) with the Developer. This agreement was amended on August 1, 2024. Pursuant thereto, the Developer is obligated to advance certain funds, as needed through 2033, to the CAB to pay management, operating, and administrative expenses. Additionally, the CAB assumed those obligations under the prior OFAs (as defined therein) to reimburse the Developer for amounts owed by District No. 1 to Kings Point Development Company, LLC (Former Developer), from which the Developer purchased the property, as well as amounts owed by District No. 1 to the Developer.

The CAB agreed to repay the Developer with 6% simple interest per annum from the date of each advance or, in the event the Developer paid management, operating, or administrative expenses directly to a third party, such costs bear said interest from the date paid.

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**Developer Advances (Continued)**

**Multiple-Year Operation Funding Agreement (Continued)**

The OFA evidences an intent to reimburse the Developer as provided thereunder and does not constitute debt or indebtedness of the CAB within the meaning of any constitutional or statutory provision, nor does it constitute a multiple fiscal year obligation, and the making of any reimbursement thereunder is subject to annual appropriation by the CAB. Any obligation of the CAB to reimburse the Developer shall expire on December 31, 2073. In the event the CAB has not reimbursed the Developer for an Developer Advance(s) made pursuant to this Agreement on or before December 31, 2073, any amount of principal and accrued interest outstanding on such date shall be deemed to be forever discharged and satisfied in full.

As of December 31, 2024, outstanding operating developer advances totaled \$1,528,392 consisting of \$1,177,133 of principal and \$351,259 of accrued interest.

**Third Amended and Restated Facilities Funding and Acquisition Agreement**

On September 5, 2024, the CAB entered into the Third Amended and Restated Facilities Funding and Acquisition Agreement (FFAA) with the Developer, with an effective date of September 23, 2021. Thereunder, the Developer is obligated to advance certain funds to the CAB to pay Construction Related Expenses (as defined therein) or acquire Improvements (as defined therein). Additionally, the CAB assumed the obligation to (i) reimburse the Developer for amounts owed by District No. 1 to the Former Developer under the KPDC FFAA (as defined therein), and (ii) reimburse the Developer for amounts owed to the Developer under the Clayton/District No. 1 FFAA (as defined therein).

The CAB agreed to repay the Developer with 6% simple interest per annum from the date of each advance, or from the date any Verified Costs (as defined therein) were incurred by the Developer, or from the date any Prior Capital Costs (as defined therein) were incurred by the Developer. The FFAA evidences an intent to reimburse the Developer as provided thereunder and does not constitute debt or indebtedness of the CAB within the meaning of any constitutional or statutory provision, nor does it constitute a multiple fiscal year obligation for the purposes of Article X, Section 20 of the Colorado Constitution, and the making of any reimbursement thereunder is subject to annual appropriation by the CAB.

Funds advanced pursuant to the OFA and the FFAA were received and paid out by District No. 1 on behalf of the CAB, and CAB has accepted the obligation to reimburse the Developer pursuant to the terms of the OFA and FFAA, respectively.

As of December 31, 2024, outstanding capital developer advances totaled \$6,090,007 consisting of \$5,592,237 of principal and \$497,770 of accrued interest.

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**Contractual Agreements**

**Amended and Restated Cost Sharing Agreement**

On November 4, 2021, and amended on October 6, 2022, the CAB and the Developer entered into a Cost Sharing Agreement whereby each of the parties acknowledged and agreed that it is efficient, and to their respective benefit, to coordinate the planning and designing, etc., of certain Public Improvements (as defined therein) and Private.

Improvements (as defined therein), which together generally constitute the Project (as defined therein). Thereunder, the CAB agreed to engage various consultants and engineers, etc., to coordinate and otherwise complete the planning and designing, etc., of the Project; however, in coordination with the Developer as it relates to the Private Improvements. Pursuant to the terms thereunder, the Developer agreed to fund, and not be reimbursed for, any costs related to the Private Improvements.

**Mill Levy Policy Agreement**

On October 19, 2021, the CAB and the CAB Districts entered into a Mill Levy Policy Agreement whereby the CAB Districts acknowledged that the CAB was formed for purposes of, and that the CAB Districts will benefit from, inter alia, the CAB coordinating certain services on behalf the CAB Districts pursuant to their Service Plans (as defined therein), including, without limitation, issuing the Debt (as defined therein). Thereunder, the CAB Districts agreed to contribute to the repayment of the Debt. Nevertheless, the Debt (as defined therein) has not been issued as of December 31, 2024.

**Arapahoe Traffic Signal Improvements Cost Sharing Agreement**

On December 4, 2023, the CAB entered into an Intergovernmental Agreement Regarding Traffic Signal Improvements and Cost Sharing with the County of Arapahoe (County), specifically related to the traffic signal at the intersection of Aurora Parkway and South Parker Road along with other improvements (Arapahoe Traffic Signal Improvements Cost Sharing Agreement). Pursuant to the Arapahoe Traffic Signal Improvements Cost Sharing Agreement, the CAB and the County shall coordinate the necessary design and permitting required for the Project, as defined under such Arapahoe Traffic Signal Improvements Cost Sharing Agreement. Upon selection of the contractor who will construct the Project, the CAB and the County will agree upon an amount of which the County will reimburse the CAB for a portion of the construction of such Project.

**Cost Sharing Agreement Aurora Parkway South – East Portion**

On August 1, 2024, the CAB entered into the Cost Sharing Agreement Aurora Parkway South – East Portion with other adjacent parties. Pursuant to such agreement, the CAB agrees to independently facilitate the design of that certain portion of Aurora Parkway, commencing from E. Prairie Point Drive and continuing to Highway E-470. The CAB and the other adjacent parties agree to financing the costs of such design based on the terms of the agreement.

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**Authorized Debt**

Each of the CAB Districts has authorized, through the affirmative vote of their respective voting electors, the issuance of debt, fiscal year spending, Multiple-Fiscal Year Financial Obligations, revenue collections, and other constitutional matters requiring voter approval for purposes of the Establishment Agreement, as well as the construction of the public improvements, in accordance with the law and pursuant to due notice.

In the future, the CAB may issue a portion or all of the District’s remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the CAB’s service area.

The CAB anticipates issuing debt in the year ending December 31, 2025 as set forth in the budget for the year ending December 31, 2025.

**NOTE 6 NET POSITION**

The CAB has net position consisting of two components – restricted and unrestricted.

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The CAB had restricted net position as of December 31, 2024, as follows:

	Governmental Activities
Restricted Net Position:	
Emergencies	\$ 200
Total Restricted Net Position	\$ 200

The CAB has a deficit in unrestricted net position. This deficit amount is the result of the CAB being responsible for the financing and repayment of developer advances for the construction of public improvements, which are anticipated to be dedicated to other governmental entities for ownership and maintenance.

**NOTE 7 RELATED PARTIES**

The Developer of the property which constitutes the CAB Districts’ representation, is Clayton Properties Group, Inc., a Tennessee Corporation, doing business as Oakwood Homes, formerly known as Clayton Properties Group II, Inc., a Colorado Corporation (the Developer).

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 7 RELATED PARTIES (CONTINUED)**

The members of the Board of Directors are officers of, employees of, or associated with the Developer and may have conflicts of interest in dealing with the CAB and the CAB Districts.

On September 7, 2023, the CAB entered into a Construction Consulting and Management Services Agreement with the Developer wherein the CAB may procure certain construction consulting services and construction management services from the Developer. As of December 31, 2024, no expenses have been incurred related to this agreement.

On February 8, 2024, the CAB entered into a Real Estate Purchase Agreement with the Clayton Properties Group, Inc wherein the CAB agrees to purchase real property located in the City of Aurora for \$100 dollars. The CAB acknowledges the purchase is for the exclusive purpose of facilitating the relocation of certain pipelines and easement rights.

**NOTE 8 ECONOMIC DEPENDENCY**

The CAB has not yet established a revenue base sufficient to pay operational expenditures. Until an independent revenue base is established, continuation of operations and capital expenditures in the CAB will be dependent upon funding by the Developer.

**NOTE 9 RISK MANAGEMENT**

Except as provided in the Colorado Governmental Immunity Act, the CAB may be exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

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

The CAB pays annual premiums to the Pool for liability, property, public officials' liability, and workers' compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2024**

**NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations which apply to the state of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. As of December 31, 2024, the CAB had provided but did not fund an emergency reserve, which may be a violation of the constitutional amendment.

The CAB's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

**SUPPLEMENTARY INFORMATION**

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
DEBT SERVICE FUND –  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICIT) –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Interest Income	\$ 131,295	\$ -	\$ (131,295)
Total Revenues	<u>131,295</u>	<u>-</u>	<u>(131,295)</u>
<b>EXPENDITURES</b>			
Paying Agent Fees	7,000	-	7,000
Bond Interest	3,773,250	-	3,773,250
Total Expenditures	<u>3,780,250</u>	<u>-</u>	<u>3,780,250</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(3,648,955)	-	3,648,955
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers From Other Funds	16,909,750	-	(16,909,750)
Total Other Financing Sources (Uses)	<u>16,909,750</u>	<u>-</u>	<u>(16,909,750)</u>
<b>NET CHANGE IN FUND BALANCE</b>	13,260,795	-	(13,260,795)
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 13,260,795</u>	<u>\$ -</u>	<u>\$ (13,260,795)</u>

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
CAPITAL PROJECTS FUND –  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Interest Income	\$ 325,000	\$ -	\$ (325,000)
Total Revenues	<u>325,000</u>	<u>-</u>	<u>(325,000)</u>
<b>EXPENDITURES</b>			
Accounting	10,000	19,710	(9,710)
Engineering	50,000	40,722	9,278
Insurance	42,490	-	42,490
Legal	170,000	352,993	(182,993)
Capital Outlay	77,210,495	1,842,849	75,367,646
Bond Issue Costs	1,719,250	213,913	1,505,337
Total Expenditures	<u>79,202,235</u>	<u>2,470,187</u>	<u>76,732,048</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(78,877,235)	(2,470,187)	76,407,048
<b>OTHER FINANCING SOURCES (USES)</b>			
Bond Issuance Proceeds	100,000,000	-	(100,000,000)
Developer Advance	1,000,000	2,162,789	1,162,789
Repay Developer Advance	(5,213,015)	-	5,213,015
Transfers To Other Fund	(16,909,750)	-	16,909,750
Total Other Financing Sources (Uses)	<u>78,877,235</u>	<u>2,162,789</u>	<u>(76,714,446)</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	(307,398)	(307,398)
Fund Balance - Beginning of Year	<u>-</u>	<u>(10,883)</u>	<u>(10,883)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ (318,281)</u>	<u>\$ (318,281)</u>