

Parkway  
Community Facilities District No. 1  
Annual Financial Report



For Fiscal Year Ended  
June 30, 2017

**Parkway Community Facilities District No. 1**  
**For the Fiscal Year Ended June 30, 2017**

**Table of Contents**

Independent Auditor's Report	1
<b>Basic Financial Statements</b>	
Government-wide Financial Statements:	
Statement of Net Position	4
Statement of Activities	5
Fund Financial Statements:	
Balance Sheet	6
Statement of Revenues, Expenditures and Changes in Fund Balance	7
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	8
Notes to Financial Statements	9

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Parkway Community Facilities District No. 1  
Town of Prescott Valley, Arizona

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and the major fund of the Parkway Community Facilities District No. 1 (District), a component unit of the Town of Prescott Valley, Arizona, as of and for the year ended June 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

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

### ***Auditor's Responsibility***

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

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

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

### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District, as of June 30, 2017, and the respective changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

***Other Matter***

*Required Supplementary Information*

Management has omitted the 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 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. Our opinion on the basic financial statements is not affected by this missing information.

*Heinfeld, Meech & Co., P.C.*

Heinfeld, Meech & Co., P.C.  
Flagstaff, Arizona  
November 14, 2017

## **Basic Financial Statements**

# Parkway Community Facilities District No. 1

## Statement of Net Position

June 30, 2017

	<u>Governmental Activities</u>
<b>ASSETS</b>	
<hr/>	
Current assets:	
Restricted cash and cash equivalents	\$ 335,356
Total current assets	<u>337,385</u>
Total assets	<u>337,385</u>
<b>LIABILITIES</b>	
<hr/>	
Liabilities payable from restricted assets:	
Advance from Town	101,997
Bonds, loans, capital leases and other payables-due in less than one year	<u>125,000</u>
Total liabilities payable from restricted assets	<u>226,997</u>
Noncurrent liabilities:	
Bonds, loans, capital leases and other payables-due in more than one year	<u>2,590,000</u>
Total noncurrent liabilities	<u>2,590,000</u>
Total liabilities	<u>2,816,997</u>
<b>NET POSITION</b>	
<hr/>	
Unrestricted	(2,479,612)
Total net position	<u>\$ (2,479,612)</u>

The notes to the financial statements are an integral part of this statement.

# Parkway Community Facilities District No. 1

## Statement of Activities

For the Year Ended June 30, 2017

Function/Programs	Expenses	Program Revenues			Governmental Activities
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Community Facilities District					
Administration	\$ 23,839	\$ -	\$ -	\$ -	\$ (23,839)
Interest and fiscal charges	147,520	-	-	-	(147,520)
Total district activities	171,359	-	-	-	(171,359)
Total primary government	\$ 171,359	\$ -	\$ -	\$ -	(171,359)

### General Revenues:

#### Taxes:

Property taxes

219,460

Interest and investment income

212

Contributions

50,000

Total general revenues

269,672

Change in net position

98,313

Net position - beginning

(2,577,925)

Net position - ending

\$ (2,479,612)

The notes to the financial statements are an integral part of this statement.

# Parkway Community Facilities District No. 1

## Balance Sheet

June 30, 2017

### ASSETS

Restricted assets - cash and cash equivalents	\$ 335,356
Accounts receivable	2,029
Total assets	<u>\$ 337,385</u>

### LIABILITIES AND FUND BALANCE

#### Liabilities:

Advance from Town	\$ 101,997
Total liabilities	<u>101,997</u>

#### Fund balance:

Restricted	<u>235,388</u>
Total fund balance	<u>235,388</u>

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

Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.	(2,715,000)
Net position of governmental activities - statement of net position	<u>\$ (2,479,612)</u>

The notes to the financial statements are an integral part of this statement.



# Parkway Community Facilities District No. 1

## Statement of Revenues, Expenditures and Changes in Fund Balance

For the Year Ended June 30, 2017

---

<b>REVENUES</b>	
Property tax	\$ 219,460
Interest	212
Contributions	50,000
Total revenues	<u>269,672</u>
<b>EXPENDITURES</b>	
Administrative charges	23,839
Debt service:	
Principal payment	115,000
Interest and fiscal charges	147,520
Total expenditures	<u>286,359</u>
Excess of revenues over (under) expenditures	(16,687)
Fund balances - beginning	<u>252,075</u>
Fund balances - ending	<u>\$ 235,388</u>

The notes to the financial statements are an integral part of this statement.

# Parkway Community Facilities District No. 1

## Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities

For the Year Ended June 30, 2017

---

Net change in fund balances - Governmental Fund Type	\$ (16,687)
Amounts reported for governmental activities in the statement of activities are different because:	
Issuance and repayment of long-term debt is a revenue and expenditure in the governmental funds, but the issuance and repayment reduces long-term liabilities in the statements of net position. In the current period, these amounts are:	
Principal payments on debt	115,000
Changes in net position of governmental activities	<u>\$ 98,313</u>

The notes to the financial statements are an integral part of this statement.

**NOTES TO FINANCIAL STATEMENTS**

**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Financial Reporting Entity**

The Parkway Community Facilities District No. 1 (District) was created by the Town of Prescott Valley (Town) as a special purpose community facilities district pursuant to state law on April 27, 2006. The purpose of the District is to assist in financing necessary on and off-site infrastructure and public improvements.

The Town council serves as the District's board of directors. In accordance with Governmental Accounting Standards Board (GASB) Statement No. 39 – *Determining Whether Certain Organizations are Component Units*, the District financial statements are reported in the Town's financial statements for the year ended June 30, 2017, using the blended method.

The financial statements of the District conform to generally accepted accounting principles as applicable to governmental units. The District applies all relevant GASB pronouncements.

**B. Basis of Presentation**

**Fund Accounting**

The accounts of the District are organized and operated on the basis of funds and account groups, each of which is considered to be a separate accounting entity. The District operates only one fund, a general fund, the operations of which are accounted for by providing a separate set of self-balancing accounts that is comprised of the fund's assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. The minimum number of funds is maintained consistent with legal and managerial requirements.

**General Fund**

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

**Government-Wide and Fund Financial Statements**

The government-wide financial statements (e.g. the *statement of net position* and the *statement of activities*) report information on the primary government and its component units. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The District does not have any business-type activities.

The *statement of activities* demonstrates the degree to which the direct expenses for 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.

**C. Measurement Focus and Basis of Accounting**

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. Property taxes, where applicable, are recognized as revenues in the year for which they are levied.

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. The District considers property tax revenues to be available if they are collected within sixty (60) days of the end of the current fiscal period. All other revenues are considered to be measured and available when the District receives cash. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to claims and judgments, are recorded only when payment is due.

**D. Property Tax Calendar**

The County Treasurer is responsible for collecting property taxes for all government entities within the county. The county levies real and personal property taxes on or before the third Monday in August that become due and payable in two equal installments. The first installment is due on the first day of October and becomes delinquent after the first business day of November. The second installment is due on the first day of March of the next year and becomes delinquent after the first business day of May.

Pursuant to Arizona statutes, a lien against assessed real and personal property attaches on the first day of January preceding assessment and levy; however according to case law, an enforceable legal claim to the asset does not arise.

**E. Budgets and Budgetary Accounting**

The District is not required to adopt an annual appropriated budget but does, however, adopt a budget for management purposes. Therefore, no budgetary comparison is required.

**F. Assets, Liabilities and Fund Equity**

**Cash and Cash Equivalents**

Arizona statutes require that public deposits of more than \$100,000 meet several specific requirements. Deposits of less than \$100,000 are subject only to local ordinance or resolution. Generally, the state statutes allow investments in certain certificates of deposit, interest bearing savings accounts in qualified banks and savings and loan institutions, repurchase agreements with maximum maturity of thirty (30) days, and pooled investment funds established by the State Treasurer. Other investments include obligations of the U.S. Treasury, U.S. Government agencies, bankers' acceptances and mutual funds.

The District records only bond trust activity. There are no checking or investment accounts for the District.

**Restricted Assets**

District bond assets as well as certain resources set aside for bond repayment, are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants.

**Property and Equipment and Long-Term Liabilities**

The District has no capital assets. All capital assets acquired by the District are donated to the Town. The Town is responsible for maintaining the improvements.

Long-term debt and other long-term obligations are reported as liabilities in the governmental activities statement of net position. Bond premiums and discounts, as well as the difference between the reacquisition price, and the net carrying amount of the old debt, are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are expensed.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of the debt 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.

**Accumulated Compensated Absences**

No liability for accumulated compensated absences existed at June 30, 2017.

**Fund Equity**

In the fund financial statements, governmental funds report a restriction of fund balance for amounts that are legally restricted by outside parties for a specific purpose.

**II. DETAILED NOTES**

**A. Cash and Cash Equivalents**

The bank trust fund represents proceeds from bond sales and certain resources set aside for their repayment. Under the terms of the bond indenture, the proceeds are required to be held by a trustee. Funds on deposit are invested by the trustee in money market funds, as governed by state statute.

**Deposits**

At June 30, 2017, the carrying amount of the District's deposits was \$335,356, which is comprised of deposits with trustee of \$335,356.

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the entity's deposits may not be returned to it. As of June 30, 2017, the District's deposits were covered by federal depository insurance or by the collateral held by the District's agent or pledging financial institution's trust department or agent in the name of the District, and thus had no deposits that were exposed to custodial credit risk.

**Interest Rate Risk**

As a means of limiting its exposure to fair value losses arising from rising interest rates, the District limits its investment portfolio to maturities of less than three (3) years, unless matched to a specific cash flow.

Parkway Community Facilities District No. 1

**Credit Risk**

The District invests in obligations of the U.S. Treasury, U.S. Government agencies, Certificates of Deposit, bankers' acceptances, repurchase agreements, money market and mutual funds consisting of the foregoing as a means of limiting its credit risk.

The District's investment in money market funds were rated AAAM by Standard & Poor's and Aaa-mf by Moody's Investors Service.

**B. Advance from Town**

With the downturn in the housing market, the secondary assessed value for the District was severely affected. As a result, the District did not generate sufficient *ad valorem* taxes to cover operating expenditures incurred within the District. The Town has advanced funds to the District to cover these costs. The District will begin repaying the Town as the secondary assessed value begins to increase.

**C. Debt**

The District has the following long-term obligations:

\$3,425,000 Parkway Community Facilities District No. 1 General Obligation Bonds, Series 2006 is due in annual payments of \$90,000 to \$255,000 through July 15, 2031, with interest at 4.85-5.35% per annum (payable from revenues generated through an *ad valorem* tax assessed against the properties located within the boundaries of the District).

Changes in Long-Term Liabilities:

<u>Balance</u> <u>06/30/2016</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u> <u>06/30/2017</u>	<u>Due Within</u> <u>One Year</u>
\$ 2,830,000	\$ -	\$ 115,000	\$ 2,715,000	\$ 125,000

Debt Service requirements to maturity are as follows:

Fiscal Year Ending	Principal	Interest
2018	\$ 125,000	\$ 140,780
2019	130,000	134,150
2020	135,000	127,260
2021	145,000	119,980
2022	150,000	112,235
2023-2027	885,000	428,493
2028-2032	1,145,000	159,832
	\$ 2,715,000	\$ 1,222,730

**III. OTHER INFORMATION**

**A. Contingent Liabilities**

In the ordinary course of conducting its operations the District is involved in various legal matters. The District's legal counsel reports on the cases pending against the District. These matters are in various stages and the impact, if any, is not currently determinable. The District's management does not believe that any of these matters would have a material impact on the financial statements.

**B. Risk Management**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omission; injuries to employees; and natural disasters for which it carries commercial insurance. The District also carries commercial insurance for all other risks of loss, including workers' compensation and employee health and accident insurance.

**C. Debt Service Reserve**

At the time the bonds were issued for the District improvements, a debt service reserve in the amount of \$269,780 was established. An unscheduled draw of \$37,207 was made against the \$269,780 reserve to make the July 15, 2011 bond payment. An unscheduled draw of \$2,164 was made against the reserve to make the July 15, 2012 bond payment. Another unscheduled draw of \$10,266 was made against the reserve to make the July 15, 2013 bond payment. An unscheduled draw of \$25,984 was made against the reserve to make the July 15, 2014 bond payment. An unscheduled draw of \$23,318 was made against the reserve to make the July 15, 2015 bond payment. An unscheduled draw of \$37,402 was made against the reserve to make the July 15, 2017 bond payment. As of June 30, 2017 the reserve balance is \$132,776.

**D. Subsequent Events**

On July 13, 2017, the District approved a property tax rate decrease from \$15.04 per \$100 of secondary assessed value to \$13.94.