

**PRONGHORN RANCH
COMMUNITY FACILITIES DISTRICT
ANNUAL FINANCIAL REPORT
FISCAL YEAR ENDED JUNE 30, 2003**

PRONGHORN RANCH COMMUNITY FACILITIES DISTRICT
FISCAL YEAR ENDED JUNE 30, 2003

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Consultants • Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Governing Board
Pronghorn Ranch Community Facilities District

We have audited the accompanying financial statements of the *Pronghorn Ranch Community Facilities District (District)*, a component unit of the Town of Prescott Valley, Arizona, as of and for the year ended June 30, 2003, as listed in the table of contents. These financial statements are the responsibility of the *District's* management. Our responsibility is to express an opinion on these general-purpose financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial reports contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the general-purpose financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the *Pronghorn Ranch Community Facilities District*, at June 30, 2003, and the results of its operations and the cash flows for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

The *Pronghorn Ranch Community Facilities District* has not presented the Management's Discussion and Analysis that the Government Accounting Standards Board has determined is necessary to supplement, although not required to be part of, the basic financial statements.

Eide Bailly LLP

Phoenix, Arizona
February 3, 2004

Basic Financial Statements

Pronghorn Ranch Community Facilities District

Statement of Net Assets

June 30, 2003

	<u>Governmental Activities</u>
ASSETS	
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Restricted Cash, Cash Equivalents, and Investments Assets:	
Cash and investments	\$ 403,232
Total restricted cash, cash equivalents, and investments assets:	<u>403,232</u>
Total assets	<u>403,232</u>
LIABILITIES	
<hr/>	
Liabilities Payable from Restricted Assets:	
Interest Payable	102,651
Total Liabilities Payable from Restricted Assets:	<u>102,651</u>
Noncurrent Liabilities:	
Bonds payable	3,000,000
Developer deposits	300,000
Total noncurrent liabilities	<u>3,300,000</u>
Total liabilities	<u>3,402,651</u>
NET ASSETS	
<hr/>	
Restricted:	
Debt service	(2,999,419)
Total net assets	<u>\$ (2,999,419)</u>

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

Pronghorn Ranch Community Facilities District

Statement of Activities

For the Year Ended June 30, 2003

Function/Programs	Expenses	Program Revenues			Governmental Activities
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Community Facility District					
Administration	\$ 80,000	\$ -	\$ -	\$ -	\$ (80,000)
Development	1,762,315	-	-	-	(1,762,315)
Interest and fiscal charges	102,651	-	-	-	(102,651)
Total district activities	<u>1,944,966</u>	-	-	-	<u>(1,944,966)</u>
Total primary government	<u>\$ 1,944,966</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (1,944,966)</u>
General Revenues:					
Interest and Investment income					<u>102,674</u>
Total general revenues					<u>102,674</u>
Change in net assets					<u>(1,842,292)</u>
Net assets - beginning					<u>(1,157,127)</u>
Net assets - ending					<u>\$ (2,999,419)</u>

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

**PRONGHORN RANCH COMMUNITY FACILITIES DISTRICT
BALANCE SHEET
AS OF JUNE 30, 2003**

	<u>Pronghorn</u>
Assets	
Restricted assets	\$ 403,232
Total Assets	<u>403,232</u>
Liabilities and Fund Equity	
Liabilities	
Deposits	<u>300,000</u>
Total Liabilities	<u>300,000</u>
Fund Balance	
Unreserved	<u>103,232</u>
Total Fund Balance	<u>103,232</u>
Total Liabilities and Fund Balance	<u>\$ 403,232</u>

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

Pronghorn Ranch Community Facilities District
Reconciliation of the Governmental Fund Balance Sheet
to the Statement of Net Assets
June 30, 2003

Fund Balance - Governmental Fund Type	\$ 103,232
Amounts reported for governmental activities in the statement of net assets are different because:	
Current liabilities, including interest payable, is not due and payable in the current period and therefore is not reported in the funds.	(102,651)
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.	(3,000,000)
	<hr/>
Net assets of governmental activities.	<u>\$ (2,999,419)</u>

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

**PRONGHORN RANCH COMMUNITY FACILITY DISTRICTS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
YEAR ENDED JUNE 30, 2003**

Revenues	
Interest	\$ 102,674
Total revenues	<u>102,674</u>
Expenditures	
Capital outlay	1,762,315
Interest and fiscal charges	<u>80,000</u>
Total expenditures	<u>1,842,315</u>
Excess of revenues over (under) expenditures	(1,739,641)
Fund balance, beginning of year	<u>1,842,873</u>
Fund balance, end of year	<u><u>\$ 103,232</u></u>

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

Pronghorn Ranch Community Facilities District
Reconciliation of the Statement of Revenues, Expenditures, and
Changes in Fund Balances of Governmental Funds
to the Statement of Activities

June 30, 2003

Net change in fund balances - Governmental Fund Type	\$ (1,739,641)
Amounts reported for governmental activities in the statement of activities are different because:	
Additional accrued interest calculated on bonds and notes payable.	(102,651)
Changes in net assets of governmental activities	<u>\$ (1,842,292)</u>

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

PRONGHORN RANCH COMMUNITY FACILITIES DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2003

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. REPORTING ENTITY

The Pronghorn Ranch Community Facilities District (District) was created by the Brown Family developers as a special purpose community facilities district pursuant to state law on January 24, 2002. 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 GASB "Statement 14 – The Financial Reporting Entity," the District financial statements are reported in the Town's financial statements for the year ended June 30, 2003 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 Governmental Accounting Standards Board (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 operations of each fund are accounted for by providing a separate set of self-balancing accounts that is comprised of each 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. The District operates only one fund, a general fund, described as follows.

GOVERNMENTAL FUND TYPE:

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.

C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All Governmental Fund types are accounted for using the "flow of current financial resources" measurement focus. This means that only current assets and liabilities are generally included on their balance sheets. Their reported fund balance (net current assets) is considered a measure of "available spendable resources." Governmental Fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

PRONGHORN RANCH COMMUNITY FACILITIES DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2003

D. 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.

E. ASSETS, LIABILITIES AND FUND EQUITY

Cash and Cash Equivalents and Investments

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 days, and pooled investment funds established by the State Treasurer.

The District records only bond trust activity. There is 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.

Long-term debt and other long-term obligations are reported as liabilities in the governmental activities statement of net assets. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are reported as deferred charges and amortized over the life of the related debt.

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, 2003.

PRONGHORN RANCH COMMUNITY FACILITIES DISTRICT
 NOTES TO THE FINANCIAL STATEMENTS
 JUNE 30, 2003

NOTE 2 – CASH AND INVESTMENTS

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 highly liquid investments, as governed by state statute.

Cash and investments at June 30, 2003, consist of the following:

Bank trust funds	403,232
Total cash and investments on the Combined balance sheet	\$ 403,232

The District's investments are categorized below to give an indication of the level of risk assumed by the District at year-end. Category 1 includes investments that are insured or registered in the District's name or for which the securities are held by the District or its agents in the District's name. Category 2 includes uninsured and unregistered investments for which the securities are held by the counterparty's trust department or agent in the District's name. Category 3 includes uninsured and unregistered investments for which the securities are held by the counterparty or by its trust department or agent, but not in the District's name.

	Category			Reported Amount/ Fair Value
	1	2	3	
Bank Trust Funds	\$ 403,232	\$ -	\$ -	\$ 403,232
Total	\$ 403,232	\$ -	\$ -	
Total investments				\$ 403,232

PRONGHORN RANCH COMMUNITY FACILITIES DISTRICT
 NOTES TO THE FINANCIAL STATEMENTS
 JUNE 30, 2003

NOTE 3 – DEBT

The Pronghorn Ranch Community Facilities District has the following long-term obligations:

\$ 3,000,000 Pronghorn Ranch Community Facilities District General Obligation Bonds, Series 2002 is due in annual payments of \$ 70,000 to \$ 260,000 through January 15, 2027, with interest at 5.750-6.250% per annum. (Payable from revenues generated through an ad valorem tax assessed against the properties located within the boundaries of the District.)

Debt Service requirements to maturity are as follows:

Fiscal Year Ending	Principal	Interest
2004		205,303
2005		205,303
2006		205,303
2007	\$70,000	205,303
2008	75,000	201,278
2009-13	450,000	932,410
2014-18	610,000	762,300
2019-23	860,000	515,900
2024-27	935,000	169,400
	\$3,000,000	\$3,402,500

NOTE 4 – CONTINGENT LIABILITIES

At this time there are no contingent liabilities.

NOTE 5 – 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.