

**PRONGHORN RANCH
COMMUNITY FACILITIES DISTRICT**

ANNUAL FINANCIAL REPORT

FISCAL YEAR ENDED JUNE 30, 2008

**PRONGHORN RANCH COMMUNITY FACILITIES DISTRICT
FISCAL YEAR ENDED JUNE 30, 2008**

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INDEPENDENT AUDITOR'S REPORT

Governing Board
Pronghorn Ranch Community Facilities District
Town of Prescott Valley, Arizona

We have audited the accompanying financial statements of the governmental activities 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, 2008, 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 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 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 governmental activities of the Pronghorn Ranch Community Facilities District, at June 30, 2008, and the results of its operations for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

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

In accordance with *Government Auditing Standards*, we have also issued our reports dated November 24, 2008 on our consideration of the Districts' internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Eide Bailly LLP

Phoenix, Arizona
November 24, 2008

Basic Financial Statements

Pronghorn Ranch Community Facilities District

Statement of Net Assets

June 30, 2008

	Governmental Activities
ASSETS	
<hr/>	
Restricted cash and cash equivalents:	
Cash and cash equivalents	\$ 1,018,960
Total restricted cash and cash equivalents	<u>1,018,960</u>
Noncurrent assets:	
Deferred charges	194,703
Capital assets:	
Construction in progress	4,126,140
Total capital assets (net of accumulated depreciation)	<u>4,126,140</u>
Total noncurrent assets	<u>4,320,843</u>
Total assets	<u>5,339,803</u>
LIABILITIES	
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Liabilities payable from restricted assets:	
Accounts payable	49,832
Bonds, loans, capital leases and other payables-due within one year	75,000
Total liabilities payable from restricted assets	<u>124,832</u>
Noncurrent liabilities:	
Bonds payable	6,855,000
Developer deposits	700,000
Total noncurrent liabilities	<u>7,555,000</u>
Total liabilities	<u>7,679,832</u>
NET ASSETS	
<hr/>	
Invested in capital assets, net of related debt	(2,803,860)
Unrestricted	463,831
Total net assets	<u>\$ (2,340,029)</u>

The 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, 2008

Function/Programs	Expenses	Program Revenues			Governmental Activities
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Community Facility District					
Administration	\$ 96,421	\$ -	\$ -	\$ -	\$ (96,421)
Interest and fiscal charges	460,427	-	-	-	(460,427)
Total district activities	556,848	-	-	-	(556,848)
Total primary government	\$ 556,848	\$ -	\$ -	\$ -	(556,848)

General revenues:

Taxes:

Property taxes	432,721
Interest and investment income	57,388
Developer tax revenue	117,654
Total general revenues	607,763
Change in net assets	50,915
Net assets - beginning	(2,390,944)
Net assets - ending	\$ (2,340,029)

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

Pronghorn Ranch Community Facilities District

Balance Sheet

June 30, 2008

ASSETS

Restricted assets - cash and cash equivalents	\$ 1,018,960
Total assets	<u>\$ 1,018,960</u>

LIABILITIES AND FUND BALANCE

Liabilities:

Accounts payable	\$ 49,832
Developer deposits	700,000
Total liabilities	<u>749,832</u>

Fund balance

Reserved	<u>269,128</u>
Total fund balance	269,128

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

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	4,126,140
Bond issuance costs are recognized as debt service expenditures in the governmental funds; however, these costs are capitalized on the statement of net assets and amortized in the statement of activities.	194,703
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.	(6,930,000)
Net assets of governmental activities - statement of net assets	<u>\$ (2,340,029)</u>

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

Pronghorn Ranch Community Facilities District

Statement of Revenues, Expenditures and Changes in Fund Balance

Year Ended June 30, 2008

REVENUES

Property taxes	\$	432,721
Developer tax revenue		117,654
Interest		57,388
Total revenues		<u>607,763</u>

EXPENDITURES

Administrative charges		96,421
Capital outlay		994,993
Debt service:		
Principal payment		70,000
Interest and fiscal charges		448,383
Total expenditures		<u>1,609,797</u>
Excess of revenues over (under) expenditures		(1,002,034)
Fund balance, beginning of year		<u>1,271,162</u>
Fund balance, end of year	\$	<u><u>269,128</u></u>

The 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
For the Year Ended June 30, 2008

Net change in fund balances - Governmental Fund Type	\$ (1,002,034)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	994,993
Bond issuance costs are recognized as debt service expenditures in the governmental funds, however these costs are capitalized on the statement of net assets and amortized in the statement of activities.	(12,044)
Principal payments on debt	70,000
Changes in net assets of governmental activities	<u>\$ 50,915</u>

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

Pronghorn Ranch Community Facilities District

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Financial 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 developers initially build the infrastructure and the District sells bonds to buy the improvements from the developers.

The Town council serves as the District's board of directors. In accordance with GASB "*Statement 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, 2008 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 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 assets* and the *statement of changes in net assets*) 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. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

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*, as are the proprietary fund and fiduciary fund financial statements. Revenues are

Pronghorn Ranch Community Facilities District

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.

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.

D. Implementation of New Accounting Principles

Governmental Accounting Standards Board Statement No. 40

The District adopted the provisions of GASB Statement No. 40, *Deposit and Investment Risk Disclosures* for the year ended June 30, 2005. This statement establishes and modifies disclosure requirements related to investment and deposit risks. Accordingly, the note disclosures on cash and investments are in conformity with the provisions of GASB Statement No. 40.

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

Cash equivalents for purposes of the statement of cash flows are investments (including restricted assets) in money market funds.

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 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’s only capital assets are construction in progress. Once completed, all capital assets acquired by the District will be and have been donated to the Town. The Town is responsible for maintaining the improvements.

Pronghorn Ranch Community Facilities District

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.

Schedule of Activity in Construction in Progress:

	Construction in Progress June 30, 2007	Increases	Decreases	Transfers	Construction in Progress June 30, 2008
CFD - Pronghorn	3,131,147	994,993	-	-	4,126,140

Accumulated Compensated Absences

No liability for accumulated compensated absences existed at June 30, 2008.

II. CASH AND CASH EQUIVALENTS

A. Cash and Cash Equivalents

Deposits

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.

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, 2008, 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 years, unless matched to a specific cash flow.

Credit Risk

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

The District’s investment in the bonds of U.S. agencies was rated AAA by Standard & Poor’s and Fitch Ratings, and Aaa by Moody’s Investors Service.

Pronghorn Ranch Community Facilities District

III. 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 \$75,000 to \$260,000 through January 15, 2027, with interest at 5.75-6.25% per annum. (Payable from revenues generated through an *ad valorem* tax assessed against the properties located within the boundaries of the District. A standby contribution agreement with the District developer is in place whereby in the event of any deficiency in the revenues generated by the *ad valorem* tax the developer is liable to contribute an amount equal to the deficiency to cover the debt service payments.)

\$4,000,000 Pronghorn Ranch Community Facilities District General Obligation Bonds, Series 2004 is due in annual payments of \$90,000 to \$575,000 through July 15, 2029, with interest at 4.55-6.40% per annum. (Payable from revenues generated through an *ad valorem* tax assessed against the properties located within the boundaries of the District. A standby contribution agreement with the District developer is in place whereby in the event of any deficiency in the revenues generated by the *ad valorem* tax the developer is liable to contribute an amount equal to the deficiency to cover the debt service payments.)

Changes in Long-Term Liabilities:

	Balance 6/30/2007	Increases	Decreases	Balance 6/30/2008	Due within One Year
Pronghorn (Series 2002 & Series 2004)	7,000,000	-	70,000	6,930,000	75,000

Debt Service requirements to maturity are as follows:

Fiscal Year Ending	Principal	Interest
2009	\$ 75,000	\$ 443,995
2010	170,000	437,334
2011	175,000	428,158
2012	185,000	418,286
2013	195,000	407,627
2014-18	1,180,000	1,836,352
2019-23	1,605,000	1,387,275
2024-28	2,230,000	750,070
2029-30	1,115,000	72,480
	\$ 6,930,000	\$ 6,181,577

The District has the authority to issue general obligation bonds in an aggregate principal amount not to exceed \$7,000,000. All bonds are payable from an *ad valorem* tax levied on all taxable properties within the boundaries of the district. As of August, 2004, the Board has authorized and issued \$7,000,000 in general obligation bonds.

IV. CONTINGENT LIABILITIES

At this time there are no contingent liabilities.

V. 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

Pronghorn Ranch Community Facilities District

also carries commercial insurance for all other risks of loss, including workers' compensation and employee health and accident insurance.