

**KMPUD PUBLIC FACILITIES CORPORATION,
a Nonprofit Public Benefit Corporation
Regular Meeting of the Board of Directors**

AGENDA

Time: 1:30 PM Regular Meeting
Date: Friday, August 11, 2023
Location: Zoom: <https://us02web.zoom.us/j/87406468432>

1. **CALL TO ORDER** *President Epstein*
2. **ROLL CALL** *Secretary Dornbrook*
3. **ACTION ITEMS**
 - a. Review and Approve Minutes of April 8, 2022 Meeting
 - b. Election of Directors & Officers – One-Year Term
 - c. Review Goodwin Consulting Group’s Continuing Disclosure Annual Report for Tax and Enterprise Revenue Certificates of Participation, for Fiscal Year 2022/23.
4. **ADJOURNMENT** This Board is required to meet annually. The next meeting is tentatively scheduled for Friday, August 9, 2024.

**MINUTES OF A SPECIAL MEETING OF THE
K.M.P.U.D. PUBLIC FACILITIES CORPORATION,
A NON-PROFIT PUBLIC BENEFIT CORPORATION
SATURDAY, APRIL 8, 2022
AT THE HOUR OF 1:45 P.M.**

CALL TO ORDER: The meeting was called to order by President Epstein at 1:45 p.m.

DIRECTORS PRESENT: In accordance with the Bylaws, the Directors of the Corporation shall be members of the Board of the Directors of the Kirkwood Meadows Public Utility District. Present were President Epstein, Directors, Dornbrook, Mitarotonda, Perroud, and Schroeder.

MEMBERS ABSENT: None

MEMBERS VIA TELECONFERENCE: Director Mitarotonda

ORAL COMMUNICATION/
PUBLIC INPUT: None

NEW BUSINESS/
UNFINISHED BUSINESS: None

4a. AGENDA ITEM: Review of Minutes from Previous Meeting.
The minutes from the meeting that was held on Saturday, April 10, 2021 were submitted for approval. Director Dornbrook motioned to approve the Minutes from April 10, 2021 as submitted. Director Schroeder seconded the motion and it carried by the following roll call vote:

AYES: President Epstein, Directors, Dornbrook, Mitarotonda, Perroud, and Schroeder
ABSENT: None
ABSTAINING: None

4.b. AGENDA ITEM: Election of Officers. In accordance with the Bylaws, the Officers of the KMPUD Public Facilities Corporation shall be chosen by and shall serve at the pleasure of the Board of Directors. Director O'Grady motioned to approve the following slate of Officers:

Bob Epstein, President

Peter Dornbrook, Secretary
Erik Christeson, Executive Officer
Kelly McBride, Chief Financial Officer

Director Dornbrook seconded the motion and it carried by the following roll-call vote:

AYES: President Epstein, Directors, Dornbrook, Mitarotonda, Perroud, and Schroeder
NOES: None
ABSENT: None
ABSTAINING: None

4c. AGENDA ITEM: Goodwin Consulting Group's Special Tax and Bond Accountability Report (Senate Bill 165) Fiscal Year 2020-21

The Board reviewed Goodwin Consulting's Annual Report dated December 15, 2021.

Director Dornbrook motioned to approve Goodwin Consulting's Annual Report dated December 15, 2021 and to retain Goodwin Consulting Group to prepare the 2021-22 reports for tax and revenue certificates. Director Schroeder the motion and it carried by the following roll-call vote:

AYES: President Epstein, Directors, Dornbrook, Mitarotonda, Perroud, and Schroeder
NOES: None
ABSENT: None
ABSTAINING: None

5. GENERAL DISCUSSION: None

ADJOURNMENT: There being no further business, the meeting was adjourned by President Richert at 2:00 p.m.

Peter Dornbrook, Secretary

Annual KMPUD PFC Meeting: August 11, 2023

STAFF REPORT

Annual Meeting of the KMPUD, Public Facilities Corporation

Background:

The KMPUD Public Facilities Corporation (PFC) was established by District Board action in 2008 as a financing mechanism and was used in the 2013 Certificates of Participation financing. The PFC is a nonprofit corporation and members of the District Board are also the Board of the PFC.

Annually the PFC is required to hold a Board meeting to review activities and take any action necessary.

The PFC Special Meeting for this year will be held on Friday, August 11, 2023. Following is an explanation of each of the items that need to be reviewed or updated and are therefore placed on the agenda:

1. Attached are the minutes from the April, 8, 2022 meeting for review and approval. District Staff does not recommend any revisions.
2. Attached for review are the Articles of Incorporation and Bylaws. District Staff does not recommend any revisions.
3. In accordance with the Bylaws, each Director on the KMPUD Board is designated a Director of the Public Facilities Corporation.
4. Election of Officers. At the last meeting, one year ago, the following Officers were confirmed:
 - a. Bob Epstein, President
 - b. Peter Dornbrook, Secretary
 - c. Erik Christeson, Executive Officer
 - d. Kelly McBride, Chief Financial Officer

According to the Bylaws, the duties of the Officers are listed, and based on the duties that are listed, Staff recommends approval by motion to elect the following officers:

- a. Bob Epstein, President
- b. Peter Dornbrook, Secretary
- c. Erik Christeson, Executive Officer
- d. Tommy Baggett, Chief Financial Officer

Annual KMPUD PFC Meeting: August 11, 2023

5. At the March 8, 2014 PFC Meeting, the Board was advised that the District has retained Goodwin Consulting Group to complete Annual Continuing Disclosure Services for the Certificates, due on April 1st each year.
6. Goodwin Consulting has submitted their annual report dated December 15, 2021 for the year ending 6/30/2021 to EMMA. Receipt and Report are attached.
7. State and Federal tax filing obligations. A Form 990-N is being filed annually to satisfy the IRS. The California Franchise Tax Board requires a Statement of Information to be filed each year.

Prepared By:

Erik M. Christeson



MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2005-0952
10/28/2022

Information as of Reporting Year End: 06/30/2022

Issuance

Issuer Name:	Kirkwood Meadows Public Utility District CFD No 98-1
Issue Name:	2005 Special Tax Ref Bonds
Project Name:	Wastewater
Actual Sale Date:	07/14/2005
Settlement Date:	07/14/2005
Original Principal Amount:	\$6,140,000.00
Date of Filing:	10/28/2022
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$303,065.15

Credit Rating from Report of Final Sale

Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	

Credit Rating for This Reporting Period

Credit Rating:	Not Rated
Standard & Poor:	



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Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2005-0952
10/28/2022

Fitch:

Moody's:

Other:

Fund Balance

Principal Amount of Bonds Outstanding:	\$2,845,000.00
Bond Reserve Fund:	\$307,261.97
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$0.00

Assessed Value

Assessed or Appraised Value Reported as of:	07/01/2022
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$122,850,170.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$476,590.10
Total Amount of Unpaid Special Taxes Annually:	\$0.00
Does this agency participate in the County's Teeter Plan?	No

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	10/04/2021
Total Number of Delinquent Parcels:	6
Total Amount of Special Taxes Due on Delinquent Parcels:	\$6,402.40

Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
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Retired Issues



MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2005-0952
10/28/2022

Indicate Reason for Retirement:

Not Retired

Filing Contact

Filing Contact Name:

Conor Mullaney

Agency/Organization Name:

Goodwin Consulting Group Inc

Address:

333 University Ave

City:

Sacramento

State:

CA

Zip Code:

95825

Telephone:

916-561-0890

Fax Number:

E-mail:

Conor@goodwinconsultinggroup.net

Comments

Issuer Comments:

Complete delinquency reports were not received as of 10/28/2022.

State of California
Secretary of State



I, DEBRA BOWEN, Secretary of State of the State of California, hereby certify:

That the attached transcript of 7 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.



IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

MAR 19 2008

DEBRA BOWEN
Secretary of State

MAR 19 2008

ARTICLES OF INCORPORATION**ARTICLE I**

The name of this corporation is KMPUD PUBLIC FACILITIES CORPORATION.

ARTICLE II

- A. This corporation is a nonprofit PUBLIC BENEFIT CORPORATION and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for public purposes.
- B. The specific purpose of this corporation is to assist the Kirkwood Meadows Public Utility District, a public corporation and body politic organized and existing pursuant to the Public Utility Code of the State of California, in financing the acquisition of land and the acquisition, construction and installation of various public facilities, structures, public buildings or other public improvement located in or to be owned by the Kirkwood Meadow Public Utility District for the public benefit of its residents.

ARTICLE III

The name and address in the State of California of this corporation's initial agent for service of process is:

Tom Henie
33540 Loop Road
Kirkwood, California 95646

ARTICLE IV

- A. This Corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3), Internal Revenue Code.
- B. No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of, or in opposition to, any candidate for public office.
- C. Notwithstanding any other provisions of these Articles, this Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code or (b) by a corporation contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

ARTICLE V

The name and address of the person who is the incorporator of the corporation is:

Tom Henie
33540 Loop Road
Kirkwood, California 95646


ARTICLE VI

- A. The property of this Corporation is irrevocably dedicated to charitable purposes and no part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its directors, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article II.
- B. Upon dissolution or winding up of the Corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any of such assets not so distributed shall be disposed of by the Superior Court in the county in which the principal office of the Corporation is located, exclusively for such purposes or to such organization(s), as said Court shall determine, which are organized and operated exclusively for such purposes.



TOM HENIE, INCORPORATOR

I declare that I am the person who executed the foregoing Articles of Incorporation which execution is my act and deed.



TOM HENIE, INCORPORATOR



BYLAWS
OF
KMPUD PUBLIC FACILITIES CORPORATION

ARTICLE I.
OFFICES

SECTION 1.01. Principal Office. The principal office of the Corporation for its transaction of business is located in the Community of Kirkwood, Counties of Alpine, El Dorado and Amador, California, at 33540 Loop Road, PO Box 247, Kirkwood, California 95646.

SECTION 1.02. Change of Address. The Board of Directors is hereby granted full power and authority to change the principal office of the Corporation from one location to another within the boundaries of the Kirkwood Meadows Public Utility District, Counties of Alpine, El Dorado and Amador, California (the "District"). Any such change shall be noted by the Secretary in these Bylaws, but shall not be considered an amendment of these Bylaws.

ARTICLE II.
MEMBERS

SECTION 2.01. Members Prohibited. The corporation shall not have any members.

SECTION 2.02. Effect of Prohibition. Any action which would otherwise require approval by a majority of all members or approval by the members shall require only approval of the Board of Directors. All rights which would otherwise vest under the Nonprofit Public Benefit Corporation Law in the members shall vest in the Directors.

ARTICLE III.
DIRECTORS

SECTION 3.01. Number. The Corporation shall have five (5) Directors. Collectively, the Directors shall be known as the Board of Directors.

SECTION 3.02. Qualifications. The Directors of the Corporation shall be members of the Board of Directors of the Kirkwood Meadows Public Utility District.

SECTION 3.03. Term of Office. Each member of the Board of Directors of the Kirkwood Meadows Public Utility District shall be designated as a Director and each Director shall hold office for a term which shall be coterminous with such Director's term as a Board of Director of the Kirkwood Meadows Public Utility District.

SECTION 3.04. Compensation. The Directors shall serve without compensation except that they shall be allowed and paid their actual and necessary expenses incurred in attending the meetings of the Board.

SECTION 3.05. Meetings.

a) Call of Meetings. Meetings of the Board may be called by the President or presiding officer, or any three (3) Directors.

b) Place of Meetings. All meetings of the Board shall be held at the principal office of the Corporation as specified in Section 1.01 of these Bylaws or changed from time to time as provided in Section 1.02 of these Bylaws.

c) Date and Time of Meetings. Regular meetings of the Board of Directors shall be held, without notice, on the second Thursday of January of each year, commencing January 2009. If any day fixed for the regular meetings of the Board of Directors falls on a legal holiday, the meeting scheduled for that day shall be held at the same hour on the next succeeding day which is not a legal holiday.

d) Special Meetings. A special meeting may be called at any time by the presiding officer of the Board of Directors of the Corporation, or by a majority of the members of the Board of Directors, by delivering personally or by mail written notice to each member of the Board of Directors and to each local newspaper of general circulation, radio or television station requesting notice in writing. The notice shall be delivered personally, by facsimile transmission or by mail and shall be received at least 24 hours before the time of the meeting as specified in the notice. The call and notice shall specify the time and place of the special meeting and the business to be transacted or discussed. No other business shall be considered at these meetings by the Board of Directors. The written notice may be dispensed with as to any member who at or prior to the time the meeting convenes files with the secretary of the Board of Directors a written waiver of notice. The waiver may be given by telegram or facsimile transmission. The written notice may also be dispensed with as to any member who is actually present at the meeting at the time it convenes. The call and notice shall be posted at least 24 hours prior to the special meeting in a location that is freely accessible to members of the public.

e) Quorum. A majority of the authorized number of Directors constitutes a quorum of the Board of Directors for the transaction of business, except as hereinafter provided.

f) Transactions of Board. Except as otherwise provided in the Articles, in these Bylaws, or by law, every act or decision done or made by a majority of the Directors present at a meeting duly held at which a quorum is present shall be the act of the Board of Directors, provided, however, that any meeting at which a quorum was initially present and may continue to transact business notwithstanding the withdrawal of Directors, if any action taken

shall be approved by at least a majority of the required quorum for such meeting, or such greater number as is required by law, the Articles or these Bylaws.

g) Conduct of Meetings. The President, or, in his or her absence, the Vice-President shall preside at meetings of the Board of Directors. The Secretary of the Corporation or, in the Secretary's absence, the Assistant Secretary shall act as Secretary of the Board. Notwithstanding any provision in these Bylaws to the contrary, all meetings held by the Corporation shall be in compliance with the Ralph M. Brown Act commencing at Section 54950, et seq., of the California Government Code.

h) Adjournment. A majority of the Directors present, whether or not a quorum is present, may adjourn any meeting to another time and place. If the meeting is adjourned for more than twenty-four (24) hours, notice of the adjournment to another time or place shall be given prior to the time of the adjourned meeting to the Directors who were not present at the time of the adjournment.

SECTION 3.06. Removal of Directors.

a) Removal for Cause. The Board of Directors may declare vacant the office of a Director on the occurrence of any of the following event.

(1) The Director has been declared of unsound mind by a final order of court;

(2) The Director has been convicted of a felony; or

(3) The Director has resigned or been recalled, as confirmed by an election, from his office as a member of the Board of Directors of the Kirkwood Meadows Public Utility District, or such term as a Board of Director has expired.

b) Removal Without Cause. Any Director may be removed without cause if such removal is approved by a four-fifths (4/5) majority of the Directors then in office.

c) Resignation of Director. Any Director may resign effective on giving written notice to the President, the Secretary or the Board of Directors of the Corporation, unless the notice specifies a later time for the effectiveness of such resignation. If the resignation is effective at a future time, a successor may be elected to take office when the resignation becomes effective. A Director shall not resign if the Corporation would then be left without a duly elected Director or Directors in charge of its affairs.

SECTION 3.07. Vacancies in the Board.

a) Causes. Vacancies on the Board of Directors shall occur upon the death, resignation or removal of any Director; or whenever the number of Directors authorized is increased.

b) Filling Vacancies. Except for a vacancy created by the removal of a Director pursuant to Section 3.06 of these Bylaws, vacancies on the Board of Directors may be filled by a majority of the Directors then in office, whether or not less than a quorum, or by a sole remaining Director.

ARTICLE IV. OFFICERS

SECTION 4.01. Number and Titles. The officers of the Corporation shall be a President, a Secretary, an Assistant Secretary, an Executive Officer, a Chief Financial Officer and such other officers with such titles and duties as shall be determined by the Board and as may be necessary to enable it to sign instruments. The General Manager of the District is the Executive Officer of the Corporation. Any number of offices may be held by the same person except that neither the Secretary nor the Executive Officer shall serve concurrently as the President.

SECTION 4.02. Appointment. The officers of the Corporation shall be chosen by and shall serve at the pleasure of the Board of Directors, subject to the rights, if any, of an officer under any contract of employment.

SECTION 4.03. Duties of Officers.

a) Executive Officer. The General Manger of the District shall be the Executive Officer of the Corporation and shall, subject to the control of the Board of Directors, have supervision, direction and control of the business and affairs of the Corporation.

b) President. The President shall preside at all meetings of the Board of Directors. Such officer shall perform all duties incident to the office of President and such other duties as may be required by law, by the Articles of Incorporation of the Corporation, or by these Bylaws, or which may be prescribed from time to time by the Board of Directors. The President is hereby authorized to exercise any right to vote or execute a proxy to vote shares of stock of, any bonds, debentures or other evidences of indebtedness of, any other corporation or corporations owned or possessed by the Corporation.

c) Vice-President. In the absence of the President or in the event of his inability or refusal to act, the Vice-President shall perform all the duties of the President and when so acting shall have all the powers of, and be subject to all the restrictions on, the President. The Vice-President shall have such other powers and perform such other duties as may be prescribed by law, by the Articles of Incorporation, or by these Bylaws, or as may be prescribed by the Board of Directors.

d) Secretary. The Secretary shall keep or cause to be kept at the principal office of the Corporation, or such other place as the Board of Directors may order, a book of minutes of

all meetings of the Board of Directors. The Secretary shall perform such other and further duties as may be required by law or as may be prescribed or required from time to time by the Board of Directors.

e) Chief Financial Officer. The Chief Financial Officer of the Corporation shall keep and maintain in written form or in any other form capable of being covered into written form adequate and correct books and records of account of the properties and business transactions of the Corporation, including accounts of its assets, liabilities, receipts, disbursements, gains and losses. The books and records of account shall at all times be open to inspection by any Director of the Corporation. The Chief Financial Officer shall deposit all moneys and other valuables in the name of and to the credit of the Corporation with such depositories as may be designated by the Board of Directors. The Chief Financial Officer shall disburse the funds of the Corporation as ordered by the Board of Directors, and shall render to the President and the Directors, on request, an account of all such officers' transaction as Chief Financial Officer, and of the financial condition of the Corporation. The Chief Financial Officer shall perform such other and further duties as may be required by law or as may be prescribed or required from time to time by the Board of Directors or these Bylaws.

Section 4.04. Resignation and Removal of Officers. Any officer may resign at any time on written notice to the Corporation without prejudice to the rights, if any, of the Corporation under any contract to which the officer is a party. Officers may be removed with or without cause at any meeting of the Board of Directors by the affirmative vote of a majority of all of the Directors.

CERTIFICATE OF SECRETARY
of
KMPUD Public Facilities Corporation
a California Nonprofit Public Benefit Corporation

I hereby certify that I am the duly elected and acting Secretary of said Corporation and that the foregoing Bylaws, comprising four (4) pages, constitute the Bylaws of said corporation as duly adopted at the meeting of the Board of Directors thereof held on April 10, 2008.

Dated: April 10, 2008



Secretary



Confirmation

Print this page for your records. The Confirmation Number below is proof that you successfully filed your 199N e-Postcard.

We received your 199N e-Postcard on 8/2/2021 3:10:20 PM.

Confirmation Number: 295342621407

Entity ID: 2953426
Entity Name: KMPUD PUBLIC FACILITIES CORPORATION

Account Period Information

Account Period Beginning: 7/1/2020
Account Period Ending: 6/30/2021

This is not your entity's first year in business.

Your entity has not terminated or gone out of business.

Your entity has not changed the account period.

Gross Receipts: \$0

This is not an amended return.

An IRS Form 1023/1024 is not pending.

Entity Information

FEIN: 300467440

Doing Business As:

Website Address:

Entity's Mailing Address

PO Box 247
Kirkwood CA 95646

Principal Officer's Information

Eric Richert
PO Box 247
Kirkwood CA 95646

Contact Information

Name: Kelly McBride
Phone: 2092584444

After we process your 199N e-Postcard, you may receive a bill if the three year gross receipt average is greater than the amount allowed for filing a 199N e-Postcard.

Print

Log Out

Department of the Treasury
Internal Revenue Service

for Tax-Exempt Organization not Required to File Form 990 or 990-EZ

2020

Open to Public Inspection

A For the 2020 Calendar year, or tax year beginning 2020-07-01 and ending 2021-06-30

B Check if available

- Terminated for Business
- Gross receipts are normally \$50,000 or less

C Name of Organization: KMPUD PUBLIC FACILITIES
CORPORATIONPO Box 247, Kirkwood, CA,
US, 95646D Employee Identification
Number 30-0467440

E Website:

F Name of Principal Officer: Eric RichertPO Box 247, Kirkwood, CA,
US, 95646

Privacy Act and Paperwork Reduction Act Notice: We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws.

The organization is not required to provide information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. The rules governing the confidentiality of the Form 990-N is covered in code section 6104.

The time needed to complete and file this form and related schedules will vary depending on the individual circumstances. The estimated average times is 15 minutes.

Note: This image is provided for your records only. Do Not mail this page to the IRS. The IRS will not accept this filing via paper. You must file your Form 990-N (e-Postcard) electronically.



GOODWIN CONSULTING GROUP

**KIRKWOOD MEADOWS
PUBLIC UTILITY DISTRICT
COMMUNITY FACILITIES DISTRICT No. 98-1**

**CFD TAX ADMINISTRATION REPORT
FISCAL YEAR 2022-23**

November 17, 2022

***Community Facilities District No. 98-1
CFD Tax Administration Report***

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EXECUTIVE SUMMARY

The following summary provides a brief overview of the main points from this report regarding the Kirkwood Meadows Public Utility District Community Facilities District No. 98-1 (“CFD No. 98-1” or the “CFD”):

Fiscal Year 2022-23 Special Tax Levy

Number of Taxed Parcels	Total Special Tax Levy
205	\$477,540

For further detail regarding the special tax levy or special tax rates, please refer to Section IV of this report.

Development Status for Fiscal Year 2022-23

Tax Category	Units / Square Feet
Attached Residential Property	4 Units
Single Family/Duplex Developed Property	209 Units
Lodging Property	0 Units
Commercial Property	6,795 Square Feet
Single Family/Duplex Final Map Property	37 Units
Undeveloped Property	469 Units

For more information regarding the status of development in CFD No. 98-1, please see Section V of this report.

Outstanding Bonds Summary

Bonds	Original Principal	Amount Retired	Current Amount Outstanding
Special Tax Refunding Bonds, Series 2005	\$6,140,000	\$3,590,000*	\$2,550,000*

**As of the date of this report.*

I. INTRODUCTION

Kirkwood Meadows Public Utility District Community Facilities District No. 98-1

On May 25, 1999, the Board of Directors of the Kirkwood Meadows Public Utility District (the “Board”) established the Kirkwood Meadows Public Utility District Community Facilities District No. 98-1 (“CFD No. 98-1” or the “CFD”) and authorized the issuance of up to \$6,263,552 in bonds.

CFD No. 98-1 consists of approximately 357 gross acres, located in the unincorporated community of Kirkwood, which lies within Amador, El Dorado and Alpine Counties. The CFD is located adjacent to State Highway 88 and within the general area of the Kirkwood Mountain Ski Resort in the Lake Tahoe Region. At the time of formation of CFD No. 98-1, anticipated development consisted of approximately 658 residential units (including 12 lodge units) and 96,000 square feet of commercial area.

The bond proceeds provided financing for the acquisition and construction of public sewer treatment plant improvements to serve property located within CFD No. 98-1.

The Mello-Roos Community Facilities Act of 1982

The reduction in property tax revenue that resulted from the passage of Proposition 13 in 1978 required public agencies and real estate developers to look for other means to fund public infrastructure. The funding available from traditional assessment districts was limited by certain requirements of the assessment laws, and it became clear that a more flexible funding tool was needed. In response, the California State Legislature approved the Mello-Roos Community Facilities District Act of 1982, which provides for the levy of a special tax within a defined geographic area, namely a community facilities district, if such a levy is approved by two-thirds of the qualified electors in the area. Community facilities districts can generate funding for a broad range of facilities, and special taxes can be allocated to property in any reasonable manner other than on an ad valorem basis.

A community facilities district is authorized to issue tax-exempt bonds that are secured by land within the district. If a parcel does not pay the special tax levied on it, a public agency can foreclose on the parcel and use the proceeds of the foreclosure sale to ensure that bondholders receive interest and principal payments on the bonds. Because bonds issued by a community facilities district are land-secured, there is no risk to a public agency’s general fund or taxing capacity. In addition, because the bonds are tax-exempt, they typically carry an interest rate that is lower than conventional construction financing.

II. PURPOSE OF REPORT

This CFD Tax Administration Report (the “Report”) presents findings from research and financial analysis performed by Goodwin Consulting Group, Inc. to determine the fiscal year 2022-23 special tax levy for CFD No. 98-1. The Report is intended to provide information to interested parties including the current financial obligations, special taxes to be levied, development activity, as well as other pertinent information (e.g. prepayments) for CFD No. 98-1 in fiscal year 2022-23.

The remainder of the Report is organized as follows:

- **Section III** identifies financial obligations of CFD No. 98-1 for fiscal year 2022-23.
- **Section IV** provides a summary of the methodology that is used to apportion the special tax among parcels in the CFD.
- **Section V** provides an update of the development activity occurring within the CFD.
- **Section VI** identifies parcels that have prepaid their special tax obligation.
- **Section VII** provides information on state reporting requirements.

III. SPECIAL TAX REQUIREMENT

Pursuant to the Amended and Restated RMA (the “Amended RMA”), the Special Tax Requirement means the total amount necessary in each Fiscal Year to: (i) pay principal and interest on Bonds, (ii) create or replenish reserve funds, (iii) cure any delinquencies in the payment of principal or interest on indebtedness of CFD No. 98-1 which have occurred in the prior Fiscal Year or (based on delinquencies in the payment of Special Taxes which have already taken place) are expected to occur in the Fiscal Year in which the tax will be collected, and (iv) pay Administrative Expenses of the CFD. For fiscal year 2022-23, the Special Tax Requirement is \$477,540 as calculated in the table below.

**Community Facilities District No. 98-1
Special Tax Requirement
Fiscal Year 2022-23***

Debt Service Due in 2023	
Bond Interest Payment Due February 1, 2023	\$63,750
Bond Interest Payment Due August 1, 2023	\$63,750
Bond Principal Payment Due August 1, 2023	<u>\$310,000</u>
Total Debt Service	\$437,500
Administrative Expenses	\$40,040
Fiscal Year 2022-23 Special Tax Requirement	\$477,540

**Totals may not sum due to rounding.*

IV. SPECIAL TAX LEVY

Special Tax Categories

Special taxes within CFD No. 98-1 are levied pursuant to the methodology set forth in the Amended RMA. Among other things, the Amended RMA establishes various special tax categories against which the special taxes may be levied, the maximum special tax rates, and the methodology by which the special taxes are applied. Each Fiscal Year, the Administrator shall assign each Parcel of Taxable Property to one of the Land Use Classes identified in Table 1 of the Amended RMA. For Single Family/Duplex Developed Property and Single Family/Duplex Final Map Property, the number of Residential Units shall be determined by referencing final maps or Assessor's Parcel Maps. For Attached Residential Property and Lodging Property, the number of Residential Units or Lodging Units shall be determined by referencing the Condominium Plan, apartment plan, site plan or other development plan. If such a plan for development of a structure is not yet available, the Special Tax for Undeveloped Property shall apply. For Developed-Partially Property, the Administrator shall determine (i) the number of Developed Units on the Parcel, (ii) the number of Remainder Units on the Parcel, (iii) the Land Use Classes in Table 1 that apply to the Developed Units on the Parcel, and (iv) whether the Parcel was Single Family/Duplex Final Map Property or Undeveloped Property immediately prior to the Parcel becoming Developed Property. *(All capitalized terms, unless otherwise stated, are defined in the Amended RMA in Appendix C of this Report.)*

Maximum Special Tax Rates

The maximum annual special tax rates applicable to each category of property in CFD No. 98-1 are set forth in Section C of the Amended RMA. The percentage of the maximum special tax rates that will be applied on each land use category in fiscal year 2022-23 is determined by the method of apportionment included in Section E of the Amended RMA. The table in Appendix A identifies the fiscal year 2022-23 maximum and actual special tax rates for Taxable Property in CFD No. 98-1.

Apportionment of Special Taxes

The amount of special tax that is apportioned to each parcel is determined through application of Section E of the Amended RMA. Each Fiscal Year, the Administrator shall determine the Special Tax Requirement for that Fiscal Year and levy the Special Tax as follows:

Step 1: The Special Tax shall be levied Proportionately on each Parcel of Developed Property and on each Parcel of Developed-Partially Property in an amount required to satisfy the Special Tax Requirement (i) up to 100% of the Special Tax for each such Parcel in the Land Use Classes identified in Table 1 of Section C of the Amended RMA and (ii) up to the maximum amount that may be levied in Step 1 for Developed-Partially Property.

Step 2: If additional monies are needed after Step 1, and after applying Capitalized Interest to the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Parcel of Single Family/Duplex Final Map Property and on each Parcel of Developed-Partially Property, in an amount required to satisfy the Special Tax Requirement (i) up to 100% of the Special Tax for Single Family/Duplex Final Map Property, as identified in Table 1 of Section C of the Amended RMA, and (ii) up to the maximum amount that may be levied in Step 2 for Developed-Partially Property.

Step 3: If additional monies are needed after applying the first two steps, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property and on each Parcel of Developed-Partially Property, in an amount required to satisfy the Special Tax Requirement (i) up to 100% of the Special Tax for Undeveloped Property, as identified in Table 1 of Section C of the Amended RMA, and (ii) up to the maximum amount that may be levied in Step 3 for Developed-Partially Property.

Step 4: If additional monies are needed after applying the first three steps, the Backup Tax shall be levied Proportionately on each Parcel of Applicable Future Development Property, in an amount required to satisfy the Special Tax Requirement up to 100% of the Maximum Backup Tax for Applicable Future Development Property for such Fiscal Year determined pursuant to Section C of the Amended RMA.

The special tax roll, which identifies the special tax to be levied against each parcel in fiscal year 2022-23, is provided in Appendix B.

V. DEVELOPMENT UPDATE

Development Update

Background research was conducted to determine the amount and type of development activity that occurred in the CFD during the previous calendar year. A review of Alpine, Amador, and El Dorado Counties' building records indicated that as of January 1, 2022, no permits for construction of residential units had been issued in the past year.

The cumulative amount of Developed, Single Family/Duplex Final Map, and Undeveloped Property in the CFD as of January 1, 2022 is shown by special tax classification in the table below.

Community Facilities District No. 98-1 Development Summary Fiscal Year 2022-23

Tax Category	Units / Square Feet
Attached Residential Property	4 Units*
Single Family/Duplex Developed Property	209 Units**
Lodging Property	0 Units
Commercial Property	6,795 Square Feet
Single Family/Duplex Final Map Property	37 Units
Undeveloped Property	469 Units

* Includes 32 Fractional Units.

** Does not include 30 parcels that have fully prepaid their special tax obligation and therefore are no longer subject to the special tax.

VI. PREPAYMENTS

As of June 30, 2022, the owners of 30 units have fully prepaid their special tax obligation. These units will no longer be subject to the annual special tax. The parcels on which these units are located are identified in the tax levy in Appendix B of this report.

VII. STATE REPORTING REQUIREMENTS

Senate Bill No. 165

On September 18, 2000, former Governor Gray Davis signed Senate Bill 165 which enacted the Local Agency Special Tax and Bond Accountability Act. In approving the bill, the Legislature declared that local agencies need to demonstrate to the voters that special taxes and bond proceeds are being spent on the facilities and services for which they were intended. To further this objective, the Legislature added Sections 50075.3 and 53411 to the California Government Code setting forth annual reporting requirements relative to special taxes collected and bonds issued by a local public agency. Pursuant to the Sections 50075.3 and 53411, the “chief fiscal officer” of the public agency will, by January 1, 2002, and at least once a year thereafter, file a report with the City setting forth (i) the amount of special taxes that have been collected and expended; (ii) the status of any project required or authorized to be funded by the special taxes; (iii) if bonds have been issued, the amount of bonds that have been collected and expended; and (iv) if bonds have been issued, the status of any project required or authorized to be funded from bond proceeds.

Assembly Bill No. 1666

On July 25, 2016, Governor Jerry Brown signed Assembly Bill No. 1666, adding Section 53343.2 to the California Government Code (“GC”). The bill enhances the transparency of community facilities districts by requiring that certain reports be accessible on a local agency’s website. Pursuant to Section 53343.2, a local agency that has a website shall, within seven months after the last day of each fiscal year of the district, display prominently on its website the following information:

Item (a): A copy of an annual report, if requested, pursuant to GC Section 53343.1. The report required by Section 53343.1 includes CFD budgetary information for the prior fiscal year and is only prepared by a community facilities district at the request of a person who resides in or owns property in the community facilities district. If the annual report has not been requested to be prepared, then a posting to the website would not be necessary.

Item (b): A copy of the report provided to the California Debt and Investment Advisory Commission (“CDIAC”) pursuant to GC Section 53359.5. Under Section 53359.5, local agencies must provide CDIAC with the following: (i) notice of proposed sale of bonds; (ii) annual reports on the fiscal status of bonded districts; and (iii) notice of any failure to pay debt service on bonds, or of any draw on a reserve fund to pay debt service on bonds.

Item (c): A copy of the report provided to the State Controller’s Office pursuant to GC Section 12463.2. This section refers to the parcel tax portion of a local agency’s Financial Transactions Report that is prepared for the State Controller’s Office annually. Note that school districts are not subject to the reporting required by GC Section 12463.2.

Assembly Bill No. 1483

On October 9, 2019, Governor Gavin Newsom signed Assembly Bill No. 1483, adding Section 65940.1 to the California Government Code. The law requires that a city, county, or special district that has an internet website, maintain on its website a current schedule of fees, exactions, and affordability requirements imposed by the public agency on all housing development projects. Pursuant to Section 65940.1, the definition of an exaction includes a special tax levied pursuant to the Mello-Roos Community Facilities Act.

Assembly Bill No. 1483 defines a housing development project as consisting of (a) residential units only; or (b) mixed-use developments consisting of residential and non-residential land uses with at least two-thirds of the square footage designated for residential use; or (c) transitional housing or supportive housing. Assembly Bill No. 1483 also requires a city, county, or special district to update this information on their website within 30 days of any changes made to the information.

APPENDIX A

*Summary of Fiscal Year 2022-23
Special Tax Levy*

**Kirkwood Meadows PUD
Community Facilities District No. 98-1
Fiscal Year 2022-23 Special Tax Levy Summary**

Land Use Class	FY 2022-23 Maximum Special Tax	FY 2022-23 Actual Special Tax	Units/SF Taxed	FY 2022-23 Actual Special Tax Levy
Developed Property				
Attached Residential Property	\$955.60 per unit	\$955.60 per unit	4 units	\$3,822.72
SFR / Duplex Developed Property	\$955.60 per unit	\$955.60 per unit	209 units	\$199,720.40
Lodging Property	\$477.80 per unit	\$477.80 per unit	0 units	\$0.00
Commercial Property	\$955.60 per 1,000 sf	\$955.60 per 1,000 sf	6,795 sf	\$6,493.30
Final Map Property				
SFR / Duplex Property	\$955.60 per unit	\$955.60 per unit	37 units	\$35,357.20
Undeveloped Property				
Undeveloped Property	\$955.60 per unit	\$494.98 per unit	469 units	\$232,146.38
Total Fiscal Year 2022-23 Special Tax Levy				\$477,540.00

APPENDIX B

*Fiscal Year 2022-23 Special Tax Levy
for Individual Assessor's Parcels*

Kirkwood Meadows PUD
Community Facilities District No. 98-1
Fiscal Year 2022-23 Special Tax Levy

Assessor's Parcel Number	Type of Property	Commercial Sq. Ft. Taxed	Units Taxed	FY 2022-23 Maximum Special Tax	FY 2022-23 Special Tax Levy
006 010 024	Exempt Property			\$0.00	\$0.00
006 010 049	Undeveloped Property		34	\$32,490.40	\$16,829.38
006 010 050	Undeveloped Property		34	\$32,490.40	\$16,829.38
006 010 075	Commercial Property	5,295		\$5,059.90	\$5,059.90
006 010 082	Undeveloped Property		4	\$3,822.40	\$1,979.92
006 010 087	Undeveloped Property		40	\$38,224.00	\$19,799.26
006 010 088	Undeveloped Property		34	\$32,490.40	\$16,829.38
006 010 093	Ski Property			\$0.00	\$0.00
006 010 094	Exempt Property			\$0.00	\$0.00
006 010 095	Undeveloped Property		127	\$121,361.20	\$62,862.66
006 010 096	Undeveloped Property		24	\$22,934.40	\$11,879.56
006 010 097	Undeveloped Property		32	\$30,579.20	\$15,839.42
006 010 099	Ski Property			\$0.00	\$0.00
006 010 101	Undeveloped Property		24	\$22,934.40	\$11,879.56
006 010 102	Ski Property			\$0.00	\$0.00
006 010 103	Ski Property			\$0.00	\$0.00
006 010 104	Exempt Property			\$0.00	\$0.00
006 010 105	Ski Property			\$0.00	\$0.00
006 010 106	Ski Property			\$0.00	\$0.00
006 010 107	Attached/SF/Duplex Developed		22	\$21,023.20	\$21,023.20
006 010 107	Commercial Property	1,500		\$1,433.40	\$1,433.40
006 020 007	Exempt Property			\$0.00	\$0.00
006 020 008	Ski Property			\$0.00	\$0.00
006 020 009	Exempt Property			\$0.00	\$0.00
006 020 017	Ski Property			\$0.00	\$0.00
006 181 006	SF/Duplex Final Map		2	\$1,911.20	\$1,911.20
006 181 007	SF/Duplex Final Map		2	\$1,911.20	\$1,911.20
006 181 010	SF/Duplex Final Map		1	\$955.60	\$955.60
006 181 011	SF/Duplex Final Map		1	\$955.60	\$955.60
006 181 012	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 181 013	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 181 014	SF/Duplex Final Map		1	\$955.60	\$955.60
006 181 017	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 181 022	Attached/SF/Duplex Developed		2	\$1,911.20	\$1,911.20
006 181 023	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 181 024	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 181 025	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 181 026	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 181 027	Attached/SF/Duplex Developed		2	\$1,911.20	\$1,911.20
006 181 028	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 181 029	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 181 030	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 181 031	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 181 032	Attached/SF/Duplex Developed		1	\$955.60	\$955.60

Kirkwood Meadows PUD
Community Facilities District No. 98-1
Fiscal Year 2022-23 Special Tax Levy

Assessor's Parcel Number			Type of Property	Commercial Sq. Ft. Taxed	Units Taxed	FY 2022-23 Maximum Special Tax	FY 2022-23 Special Tax Levy
006	181	033	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	181	034	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	181	035	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	181	036	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	181	037	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	221	001	Prepaid Parcel			\$0.00	\$0.00
006	221	002	Prepaid Parcel			\$0.00	\$0.00
006	221	003	Prepaid Parcel			\$0.00	\$0.00
006	221	004	Prepaid Parcel			\$0.00	\$0.00
006	221	005	Prepaid Parcel			\$0.00	\$0.00
006	221	006	Prepaid Parcel			\$0.00	\$0.00
006	221	007	Prepaid Parcel			\$0.00	\$0.00
006	221	008	Prepaid Parcel			\$0.00	\$0.00
006	221	009	Prepaid Parcel			\$0.00	\$0.00
006	221	010	Prepaid Parcel			\$0.00	\$0.00
006	221	011	Prepaid Parcel			\$0.00	\$0.00
006	221	012	Prepaid Parcel			\$0.00	\$0.00
006	222	001	Prepaid Parcel			\$0.00	\$0.00
006	222	002	Prepaid Parcel			\$0.00	\$0.00
006	222	003	Prepaid Parcel			\$0.00	\$0.00
006	222	004	Prepaid Parcel			\$0.00	\$0.00
006	222	005	Prepaid Parcel			\$0.00	\$0.00
006	222	006	Prepaid Parcel			\$0.00	\$0.00
006	222	007	Prepaid Parcel			\$0.00	\$0.00
006	222	008	Prepaid Parcel			\$0.00	\$0.00
006	222	009	Prepaid Parcel			\$0.00	\$0.00
006	222	010	Prepaid Parcel			\$0.00	\$0.00
006	222	011	Prepaid Parcel			\$0.00	\$0.00
006	222	012	Prepaid Parcel			\$0.00	\$0.00
006	222	013	Prepaid Parcel			\$0.00	\$0.00
006	222	014	Prepaid Parcel			\$0.00	\$0.00
006	222	015	Prepaid Parcel			\$0.00	\$0.00
006	222	016	Prepaid Parcel			\$0.00	\$0.00
006	222	017	Prepaid Parcel			\$0.00	\$0.00
006	222	018	Prepaid Parcel			\$0.00	\$0.00
006	231	001	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	231	002	SF/Duplex Final Map		1	\$955.60	\$955.60
006	231	003	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	231	004	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	231	005	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	231	006	SF/Duplex Final Map		1	\$955.60	\$955.60
006	231	007	SF/Duplex Final Map		1	\$955.60	\$955.60
006	231	009	SF/Duplex Final Map		1	\$955.60	\$955.60
006	231	010	SF/Duplex Final Map		1	\$955.60	\$955.60

**Kirkwood Meadows PUD
Community Facilities District No. 98-1
Fiscal Year 2022-23 Special Tax Levy**

Assessor's Parcel Number	Type of Property	Commercial Sq. Ft. Taxed	Units Taxed	FY 2022-23 Maximum Special Tax	FY 2022-23 Special Tax Levy
006 231 011	SF/Duplex Final Map		1	\$955.60	\$955.60
006 231 012	SF/Duplex Final Map		1	\$955.60	\$955.60
006 231 013	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 231 014	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 231 015	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 231 016	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 231 017	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 231 018	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 231 019	Exempt Property			\$0.00	\$0.00
006 231 020	Exempt Property			\$0.00	\$0.00
006 231 021	Exempt Property			\$0.00	\$0.00
006 231 022	Exempt Property			\$0.00	\$0.00
006 231 023	Exempt Property			\$0.00	\$0.00
006 233 001	SF/Duplex Final Map		1	\$955.60	\$955.60
006 233 002	SF/Duplex Final Map		1	\$955.60	\$955.60
006 233 003	SF/Duplex Final Map		1	\$955.60	\$955.60
006 233 004	SF/Duplex Final Map		1	\$955.60	\$955.60
006 233 005	SF/Duplex Final Map		1	\$955.60	\$955.60
006 233 006	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 233 010	Exempt Property			\$0.00	\$0.00
006 240 001	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 240 002	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 240 003	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 240 004	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 004	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 004	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 004	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 004	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 004	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 004	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 004	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 004	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 004	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 004	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 005	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 005	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 005	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 005	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 005	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 005	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 005	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 005	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 005	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 005	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 005	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 006	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 006	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 006	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 006	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006 240 006	Attached/SF/Duplex Developed		0	\$119.46	\$119.46

Kirkwood Meadows PUD
Community Facilities District No. 98-1
Fiscal Year 2022-23 Special Tax Levy

Assessor's Parcel Number			Type of Property	Commercial Sq. Ft. Taxed	Units Taxed	FY 2022-23 Maximum Special Tax	FY 2022-23 Special Tax Levy
006	240	006	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006	240	006	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006	240	006	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006	240	007	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006	240	007	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006	240	007	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006	240	007	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006	240	007	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006	240	007	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006	240	007	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006	240	007	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006	240	007	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006	240	007	Attached/SF/Duplex Developed		0	\$119.46	\$119.46
006	240	008	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	240	009	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	240	010	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	251	001	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	251	002	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	251	003	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	251	004	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	251	005	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	251	006	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	251	007	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	251	008	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	252	001	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	252	002	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	252	003	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	252	004	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	252	005	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	252	006	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	253	001	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	253	002	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	253	003	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	253	004	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	253	005	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	253	006	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	254	001	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	254	002	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	254	003	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	254	004	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	254	005	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	254	006	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	260	001	Exempt Property			\$0.00	\$0.00
006	261	001	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	262	001	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006	262	002	Attached/SF/Duplex Developed		1	\$955.60	\$955.60

Kirkwood Meadows PUD
Community Facilities District No. 98-1
Fiscal Year 2022-23 Special Tax Levy

Assessor's Parcel Number	Type of Property	Commercial Sq. Ft. Taxed	Units Taxed	FY 2022-23 Maximum Special Tax	FY 2022-23 Special Tax Levy
006 262 003	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 262 004	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 263 001	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 263 002	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 270 001	Exempt Property			\$0.00	\$0.00
006 271 001	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 271 002	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 271 003	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 271 004	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 271 005	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 271 006	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 271 007	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 271 008	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 271 009	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 271 010	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 271 011	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 271 012	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 271 013	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 271 014	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 272 001	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 272 002	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 272 003	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 272 004	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 272 005	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 272 006	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 272 007	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 272 008	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 272 009	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 272 010	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 272 011	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 272 012	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 272 013	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
006 272 014	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026 010 010	Undeveloped Property		4	\$3,822.40	\$1,979.92
026 010 021	Ski Property			\$0.00	\$0.00
026 020 046	Undeveloped Property		17	\$16,245.20	\$8,414.68
026 020 047	Ski Property			\$0.00	\$0.00
026 270 021	Attached/SF/Duplex Developed		38	\$36,312.80	\$36,312.80
026 270 022	Attached/SF/Duplex Developed		29	\$27,712.40	\$27,712.40
026 270 028	Exempt Property			\$0.00	\$0.00
026 270 029	Ski Property			\$0.00	\$0.00
026 270 034	Exempt Property			\$0.00	\$0.00
026 270 035	Undeveloped Property		35	\$33,446.00	\$17,324.36
026 270 039	Undeveloped Property		4	\$3,822.40	\$1,979.92

Kirkwood Meadows PUD
Community Facilities District No. 98-1
Fiscal Year 2022-23 Special Tax Levy

Assessor's Parcel Number			Type of Property	Commercial Sq. Ft. Taxed	Units Taxed	FY 2022-23 Maximum Special Tax	FY 2022-23 Special Tax Levy
026	290	001	Exempt Property			\$0.00	\$0.00
026	290	002	SF/Duplex Final Map		1	\$955.60	\$955.60
026	290	003	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	290	004	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	290	005	SF/Duplex Final Map		1	\$955.60	\$955.60
026	290	006	SF/Duplex Final Map		1	\$955.60	\$955.60
026	290	007	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	290	008	SF/Duplex Final Map		1	\$955.60	\$955.60
026	290	009	SF/Duplex Final Map		1	\$955.60	\$955.60
026	290	010	SF/Duplex Final Map		1	\$955.60	\$955.60
026	290	011	SF/Duplex Final Map		1	\$955.60	\$955.60
026	290	012	Attached/SF/Duplex Developed		2	\$1,911.20	\$1,911.20
026	290	013	SF/Duplex Final Map		1	\$955.60	\$955.60
026	290	014	SF/Duplex Final Map		1	\$955.60	\$955.60
026	290	015	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	290	016	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	300	001	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	300	002	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	300	003	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	300	004	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	300	005	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	300	006	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	300	007	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	300	008	SF/Duplex Final Map		1	\$955.60	\$955.60
026	300	009	SF/Duplex Final Map		1	\$955.60	\$955.60
026	300	010	SF/Duplex Final Map		1	\$955.60	\$955.60
026	300	011	SF/Duplex Final Map		1	\$955.60	\$955.60
026	300	012	SF/Duplex Final Map		1	\$955.60	\$955.60
026	300	013	SF/Duplex Final Map		1	\$955.60	\$955.60
026	300	014	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	300	015	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	300	016	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	300	017	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	300	018	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	310	001	SF/Duplex Final Map		1	\$955.60	\$955.60
026	310	002	SF/Duplex Final Map		1	\$955.60	\$955.60
026	310	003	SF/Duplex Final Map		1	\$955.60	\$955.60
026	310	004	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	310	005	Attached/SF/Duplex Developed		1	\$955.60	\$955.60
026	310	006	Exempt Property			\$0.00	\$0.00
026	310	007	Undeveloped Property		8	\$7,644.80	\$3,959.86
026	310	008	Undeveloped Property		8	\$7,644.80	\$3,959.86
039	070	015	Undeveloped Property		15	\$14,334.00	\$7,424.72
039	070	017	Undeveloped Property		0	\$0.00	\$0.00

**Kirkwood Meadows PUD
Community Facilities District No. 98-1
Fiscal Year 2022-23 Special Tax Levy**

Assessor's Parcel Number	Type of Property	Commercial Sq. Ft. Taxed	Units Taxed	FY 2022-23 Maximum Special Tax	FY 2022-23 Special Tax Levy
039 070 018	Undeveloped Property		25	\$23,890.00	\$12,374.54
Total Fiscal Year 2021-22 Special Tax Levy				\$693,570.02	\$477,540.00

Goodwin Consulting Group, Inc.

APPENDIX C

Amended and Restated Rate and Method of Apportionment of Special Tax

**KIRKWOOD MEADOWS PUBLIC UTILITY DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 98-1**

**AMENDED AND RESTATED
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX**

This Amended and Restated Rate and Method of Apportionment amends and replaces the original Rate and Method of Apportionment of Special Tax for the Kirkwood Meadows Public Utility District Community Facilities District No. 98-1 that is set forth as Exhibit A to the Notice of Special Tax Lien recorded in the office of the County Recorder of the County of El Dorado on July 15, 1999 as Document No. 19990044232, the office of the County Recorder of the County of Alpine on June 16, 1999 as Document No. 561 at Page 1888-1910, and in the office of the County Recorder of the County of Amador on July 19, 1999 as Document No. 007191. The special taxes for all of the property in CFD No. 98-1 shall be levied in accordance with this Amended and Restated Rate and Method of Apportionment. However, the amendments made to the original Rate and Method of Apportionment that are contained in this Amended and Restated Rate and Method of Apportionment only affect certain parcels in CFD No. 98-1 which are undeveloped as of the end of 2013. Such affected parcels are listed in Attachment 2 hereto. The remaining parcels in CFD No. 98-1 that are unaffected by the amendments made to the original Rate and Method of Apportionment are listed in Attachment 3 hereto.

A special tax applicable to each Assessor's Parcel in Community Facilities District No. 98-1 (herein "**CFD No. 98-1**") shall be levied and collected according to the tax liability determined by the Board of the Kirkwood Meadows Public Utility District, as described below. All of the property in CFD No. 98-1, unless exempted by law or by the provisions of Section G below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map, parcel map, or other recorded County parcel map.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds of CFD No. 98-1, and the expenses of KMPUD in carrying out its duties for such Bonds, including, but not limited to, the levying and collection of the Special Tax, the fees and expenses of its counsel, charges levied by the County Auditor's Office, Tax Collector's Office, and/or Treasurer's Office, amounts needed to pay rebate to the federal government with respect to any of such Bonds, costs associated with complying with continuing disclosure requirements, and

all other costs and expenses of KMPUD in any way related to the establishment or administration of CFD No. 98-1.

“Administrator” shall mean the person or firm designated by KMPUD to administer the Special Tax according to this RMA.

“Applicable Future Development Property” means Future Development Property and any future Parcels that may be created from such Parcels, but shall not include Village Property so long as Village Property is owned by HVLP or is Undeveloped Property.

“Assessor's Parcel” or **“Parcel”** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

“Assessor's Parcel Map” means an official map of the County Assessor of the County designating parcels by Assessor's Parcel Number.

“Attached Residential Property” means, in any Fiscal Year, any Parcel of Taxable Property for which a building permit was issued prior to January 1 of the preceding Fiscal Year for the construction of a residential structure consisting of three or more Residential Units that share common walls, including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

“Backup Tax” means the Special Tax that may be levied on all Applicable Future Development Property, as set forth in Section C.3. of this RMA.

“Board” means the Board of Directors of the Kirkwood Meadows Public Utility District.

“Bonds” means any bonds or other debt (as defined in Section 53317(d) of the Act), whether in one or more series, issued by KMPUD for CFD No. 98-1 under the Act.

“Building Square Footage” means the total gross square footage of the floor surfaces within the exterior walls of a non-residential building, not including space devoted to stairwells, basement storage, required corridors, public restrooms, elevator shafts, light courts, vehicle parking and areas incident thereto, mechanical equipment incidental to the operation of such building, and covered public pedestrian circulation areas, including atriums, lobbies, plazas, patios, decks, arcades and similar areas, except such public circulation areas or portions thereof that are used solely for commercial purposes.

“Capitalized Interest” means funds in the Capitalized Interest account available to pay debt service on Bonds issued by CFD No. 98-1.

“Commercial Property” means any Parcel of Taxable Property which meets the following criteria: (i) a building permit for construction was issued prior to January 1 of the preceding Fiscal Year, but not before May 1999, and (ii) the Parcel cannot be classified as Attached Residential Property, Lodging Property, Single Family/Duplex Developed Property, Ski Property, or Exempt Property.

“Condominium Plan” means a plan as defined in Civil Code Section 1351(e).

“County” means the County of Amador, the County of El Dorado, or the County of Alpine, as applicable.

“Developed-Partially Property” means any Parcel of Future Development Property described in Section C.2.b.

“Developed Property” means any Parcel of Taxable Property within the CFD that is designated as Attached Residential Property, Commercial Property, Lodging Property, and Single Family/Duplex Developed Property.

“Developed Units” mean those Units for which a building permit for construction was issued prior to January 1 of the preceding Fiscal Year.

“Exempt Property” means (i) property within the boundaries of CFD No. 98-1 that had a building constructed on the Parcel prior to May 1999 and as a result, the Parcel is exempt from the CFD No. 98-1 Special Tax, and (ii) Public Property, subject to the first paragraph of Section G herein. Notwithstanding the foregoing, any development that occurs on Exempt Property after May 1999, whether it is a new building or an expansion of an existing building, the new additional building space, if it is Participant Property, would be Taxable Property and subject to the CFD No. 98-1 Special Tax based on its Land Use Class. All Exempt Property, as of October 2013, is identified in Section G.

“Expected Units” means the expected number of Units to be constructed on each Future Development Property, as identified in Attachment 1 of this RMA; Attachment 1 shall be amended from time to time pursuant to Section C.4. As the result of the allocation of Expected Units set forth in Section C.4, the Expected Units may be fractional (e.g., 1.20 Expected Units, 0.80 Expected Units, etc.).

“Final Map” means a final map, or portion thereof, approved pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) that creates individual lots for which building permits may be issued. The term "Final Map" shall not include any Assessor's Parcel Map or subdivision map or portion thereof that does not create individual lots for which building permits may be issued, including Assessor's Parcels that are designated as remainder parcels.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Future Development Property” means the Taxable Property identified in Attachment 1 of this RMA, and any future subdivided Parcels created from the Taxable Property identified in Attachment 1.

“Future Ski Property” means property that is part of a Parcel of Future Development Property that will become, upon subdivision, its own Parcel and that will be subdivided from its existing Parcel sometime after October 2013. Once subdivision of a Parcel of Future Development Property occurs, the portion of the Parcel that is intended to be Future Ski Property will be categorized as Ski Property. The Parcels of Future Development Property, as of October 2013, that contain Future Ski Property and the estimated acreage of each Future Ski Property are identified in Section G.

“HVLP” means Heavenly Valley, Limited Partnership, and/or its affiliates and successors.

“KCP” means Kirkwood Capital Partners, LLC, its successors and assigns and any individual, corporation, partnership, association, joint stock company, trust, limited liability company, or unincorporated organization directly or indirectly controlling, controlled by, or under common control with Kirkwood Capital Partners, LLC.

“KMPUD” means the Kirkwood Meadows Public Utility District.

“Land Use Class” means one of the defined land use categories for which a specific Special Tax is identified in Table 1 in Section C below.

“Lodging Property” means in any Fiscal Year, any Parcel of Taxable Property for which a building permit was issued prior to January 1 of the preceding Fiscal Year for the construction of a structure consisting of one or more Lodging Units.

“Lodging Unit” means an individual room, suite, or unit within a place of lodging that can be reserved for overnight sleeping accommodations and does not include kitchen facilities.

“Lot” means an individual lot identified and numbered on a Final Map recorded at the applicable County Recorder’s Office.

“Maximum Backup Tax” means the maximum amount of Backup Tax that may be levied on all Applicable Future Development Property, as set forth in Section C.3 of this RMA.

“Maximum Special Tax” means the maximum amount of Special Tax, determined in accordance with Section C below, that can be levied in any Fiscal Year.

“Participant Property” means a Parcel of Ski Property or Exempt Property that has had a building permit for new construction issued on such Parcel of Ski Property or Exempt Property after Fiscal Year 2012-2013 and the newly-constructed improvements connect to the sewer systems of KMPUD.

“Proportionately” means, for Attached Residential Property, Lodging Property, Single Family/Duplex Developed Property and Commercial Property, that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Attached Residential Property, Lodging Property, Single Family/Duplex Developed Property and Commercial Property. For Single Family/Duplex Final Map Property, Proportionately means that the ratio of the actual Special Tax to the Maximum Special Tax is equal for all Parcels of Single Family/Duplex Final Map Property. When a Backup Tax is levied on Applicable Future Development Property, Proportionately means that the ratio of the actual Backup Tax to the Maximum Backup Tax is equal for all Parcels of Applicable Future Development Property that are subject to a Backup Tax based on Developed Units or Expected Units. For Undeveloped Property, Proportionately means that the ratio of the actual Special Tax to the Maximum Special Tax rate is equal for all Assessor’s Parcels of Undeveloped Property based on Expected Units.

“Public Property” means any property within the boundaries of CFD No. 98-1 that is owned by the federal government, State of California or other local governments or public agencies and used for a public purpose.

“Remainder Units” means, for a Parcel, the difference between the Expected Units (as shown on Attachment 1) and the Developed Units.

“Residential Unit” means an individual dwelling unit with kitchen facilities, including single family detached, duplex, triplex, fourplex, townhome, condominium, youth hostel, and employee housing units. A unit that would otherwise be classified as a Lodging Unit, except for the existence of a kitchen, will be classified and taxed as a Residential Unit.

“Revised Development Configuration Letter” means a letter sent by KCP or successor owners of Future Development Property to the General Manager of KMPUD, requesting a change to the number of Expected Units planned for a Parcel of Future Development Property, as identified in Attachment 1 of this RMA. If the Expected Units that will not be constructed on the Parcel are to be transferred to another Parcel, then the Revised Development Configuration Letter shall identify the amount of Transfer Units and the Parcel that will be assigned with the Transfer Units. For HVLP, the Revised Development Configuration Letter means a letter sent to the General Manager of KMPUD informing KMPUD of the revised number of Expected Units planned for a Parcel of Village Property. If the letter identifies a reduction in the number of Expected Units for the Village Property, the loss of Expected Units will be allocated to KCP-owned property pursuant to Section C.4.c. Attachment 1 will be updated to reflect the revised Expected Units for the Parcels involved in the transaction based on the Revised Development Configuration Letter, subject to the requirements set forth in Section C.4.

“RMA” means this Amended and Restated Rate and Method of Apportionment of Special Tax.

“Single Family/Duplex Developed Property” means, in any Fiscal Year, any Parcel of Taxable Property within the CFD for which a building permit was issued prior to January 1 of the preceding Fiscal Year for construction of a residential structure consisting of one single family detached Residential Unit or a structure consisting of two Residential Units that share a common wall.

“Single Family/Duplex Final Map Property” means, in any Fiscal Year, any Parcel of Taxable Property which was created by recordation of a Final Map prior to January 1 of the preceding Fiscal Year which will become Single Family/Duplex Developed Property upon issuance of a building permit for that Parcel.

“Ski Property” means (i) the Parcels identified as Ski Property in Section G hereof, and (ii) the Parcels created from Future Ski Property that are characterized as Ski Property, as described in Section G hereof. Generally, Ski Property includes, but is not limited to, ski terrain, ski resort land, meadows, parking lots areas, and other land used for, or appurtenant to, ski operations.

“Special Tax” means a special tax levied in any Fiscal Year that will be used to pay the Special Tax Requirement.

“Special Tax Requirement” means the total amount needed each Fiscal Year to (i) pay principal and interest on Bonds, (ii) create or replenish reserve funds, (iii) cure any delinquencies in the payment of principal or interest on indebtedness of CFD No. 98-1 which have occurred in the prior Fiscal Year or (based on delinquencies in the payment of Special Taxes which have already taken place) are expected to occur in the Fiscal Year in which the tax will be collected, and (iv) pay Administrative Expenses.

“Specific Plan” means the 2003 Kirkwood Meadows Specific Plan.

“Taxable Property” means all of the Assessor's Parcels within the boundaries of CFD No. 98-1 that are (i) not exempt from the Special Tax pursuant to law or Section G below or (ii) not Ski Property.

“Transfer Units” means the Expected Units for one Parcel of Future Development Property, as identified in Attachment 1 of the RMA, that are transferred to another Parcel of Future Development Property. Attachment 1 shall be updated with the revised Expected Units whenever Expected Units are transferred between Parcels of Future Development Property.

“Undeveloped Property” means any Parcel of Taxable Property within the CFD that is not designated as Attached Residential Property, Commercial Property, Lodging Property, Single Family/Duplex Final Map Property, or Single Family/Duplex Developed Property.

“Unit” means a Residential Unit, a Lodging Unit, or 1,000 square feet of Building Square Footage.

“Village Property” shall mean Alpine County Assessor Parcels 006-010-049, 006-010-050, 006-010-087, and 006-010-088 and any future Parcels that may be created from such Parcels.

B. ASSIGNMENT TO LAND USE CLASS

Each Fiscal Year, the Administrator shall assign each Parcel of Taxable Property to one of the Land Use Classes identified in Table 1 below. For Single Family/Duplex Developed Property and Single Family/Duplex Final Map Property, the number of Residential Units shall be determined by referencing final maps or Assessor’s Parcel Maps. For Attached Residential Property and Lodging Property, the number of Residential Units or Lodging Units shall be determined by referencing the Condominium Plan, apartment plan, site plan or other development plan. If such a plan for development of a structure is not yet available, the Special Tax for Undeveloped Property shall apply.

For Developed-Partially Property, the Administrator shall determine (i) the number of Developed Units on the Parcel, (ii) the number of Remainder Units on the Parcel, (iii) the Land Use Classes in Table 1 that apply to the Developed Units on the Parcel, and (iv) whether the Parcel was Single Family/Duplex Final Map Property or Undeveloped Property immediately prior to the Parcel becoming Developed Property.

The Administrator shall check with KMPUD each year prior to levying the Special Tax to determine if KCP, HVLP, or successor owners of Future Development Property had provided

KMPUD with a Revised Development Configuration Letter for any Parcel of Future Development Property and if KMPUD had approved the change to the number of Expected Units for the Parcel (if required). The Administrator shall update the Expected Units in Attachment 1 of this RMA to reflect the information provided in the Revised Development Configuration Letter regarding Expected Units and Transfer Units for Parcels of Future Development Property. The Administrator shall ensure that any reduction of Expected Units for a Parcel of Future Development Property is transferred to another Parcel of Future Development Property.

C. MAXIMUM SPECIAL TAX

1. *Parcels That Are Not Future Development Property*

For each Parcel of Taxable Property within CFD No. 98-1 that is not Future Development Property, the Maximum Special Tax rates are set forth in Table 1 below for each Fiscal Year in which the Special Tax is collected:

TABLE 1 SPECIAL TAX (Fiscal Year 2012-13)*		
Land Use Class	Description	Special Tax (Fiscal Year 2012-13)*
1	Attached Residential Property	\$783.92 per Residential Unit
2	Single Family/Duplex Developed Property	\$783.92 per Residential Unit
3	Single Family/Duplex Final Map Property	\$783.92 per Lot
4	Lodging Property	\$391.96 per Lodging Unit
5	Commercial Property	\$783.92 per 1,000 Square Feet (or portion thereof) of Building Square Footage
6	Undeveloped Property	\$783.92 per Expected Unit (see Attachment 1)
7	Ski Property	\$0 per Acre
8	Exempt Property	\$0 per Acre

**** On July 1, 2013 and on each July 1 thereafter, the Special Taxes shown in Table 1 shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.***

2. *Future Development Property*

For each Parcel of Future Development Property in CFD No. 98-1, the Maximum Special Tax for each Fiscal Year in which the Special Tax is collected shall be determined as follows:

a. Future Development Property Developing More Than the Expected Units

If the number of Developed Units on a Parcel is greater than or equal to the Expected Units (as set forth in Attachment 1) for such Parcel, then the Maximum Special Tax for such Parcel of Future Development Property shall equal the sum of (i) the Developed Units on the Parcel multiplied by the applicable Special Tax Rates in Table 1 and (ii) for Applicable Future Development Property only, the Maximum Backup Tax on each Parcel of Applicable Future Development Property.

The annual Special Tax for a Parcel of Future Development Property described in this Section C.2.a will be levied on the Developed Units pursuant to Step 1 of Section E. If the Backup Tax is required to be levied to fund the Special Tax Requirement, the Backup Tax will be levied against a Parcel of Applicable Future Development Property described in this Section C.2.a pursuant to Step 4 of Section E.

b. Future Development Property That is Not Fully Developed

If the number of Developed Units for a Parcel is less than the Expected Units (as set forth in Attachment 1) for such Parcel, then the Maximum Special Tax for such Parcel of Future Development Property shall equal the sum of (i) the Developed Units on the Parcel multiplied by the applicable Special Tax Rates in Table 1, (ii) the Remainder Units on the Parcel multiplied by the Special Tax rate, as applicable, for Single Family/Duplex Final Map Property or Undeveloped Property in Table 1, and (iii) for Applicable Future Development Property only, the Maximum Backup Tax on each Parcel of Applicable Future Development Property.

The annual Special Tax for a Parcel of Future Development Property described in this Section C.2.b. will be levied first on the Developed Units on the Parcel pursuant to Step 1 of Section E. If, immediately prior to becoming Developed Property, the Parcel was considered Single Family/Duplex Final Map Property, and if additional Special Tax is needed to fund the Special Tax Requirement pursuant to Step 2 of Section E, a Special Tax shall be levied on such Parcel by multiplying the Remainder Units on the Parcel by the Special Tax rate for Single Family/Duplex Final Map Property in Table 1. If, immediately prior to becoming Developed Property, the Parcel was considered Undeveloped Property, and if additional Special Tax is needed to fund the Special Tax Requirement pursuant to Step 3 of Section E, a Special Tax shall be levied on such Parcel by multiplying the Remainder Units on the Parcel by the Special Tax rate for Undeveloped Property in Table 1. If the Backup Tax is required to be levied to fund the Special Tax Requirement, the Backup Tax will be levied against a Parcel of Applicable Future Development Property described in this Section C.2.b pursuant to Step 4 of Section E.

c. Future Development Property That Has Not Yet Developed

If a Parcel of Future Development Property is not Developed Property, then the Maximum Special Tax for such Parcel of Future Development Property shall equal the sum of (i) the Expected Units (as set forth in Attachment 1) for such Parcel multiplied by the Special Tax rate for Single Family/Duplex Final Map Property or Undeveloped Property, as applicable, in Table 1 and (ii) for Applicable Future Development Property only, the Maximum Backup Tax on each such Parcel of Applicable Future Development Property.

The annual Special Tax for a Parcel of Future Development Property under this Section C.2.c. will be levied as part of Step 2 of Section E in the case of Single Family/Duplex Final Map Property, or Step 3 of Section E in the case of Undeveloped Property. If the Backup Tax is required to be levied to fund the Special Tax Requirement, the Backup Tax will be levied against a Parcel of Applicable Future Development Property described in this Section C.2.c pursuant to Step 4 of Section E.

d. APN 006-010-096

The Red Cliffs Lodge is located on APN 006-010-096. In calculating the Special Tax to be levied on APN 006-010-096, the Building Square Footage, Residential Units, and/or Lodging Units of the Red Cliffs Lodge shall not be included in the calculation. However, should the Red Cliffs Lodge be replaced with a new building or be substantially expanded, then the Building Square Footage, Residential Units, and/or Lodging Units of the new building or expansion of the Red Cliffs Lodge shall be included in the calculation of the Special Tax (but not the original Building Square Footage, Residential Units, and/or Lodging Units of the Red Cliffs Lodge).

3. Backup Tax

The Maximum Backup Tax for a Parcel of Applicable Future Development Property is \$1,890 per Expected Unit (as set forth in Attachment 1) for such Parcel. If in any Fiscal Year a Backup Tax is required to be levied in Step 4 of Section E of this RMA, the Backup Tax will be calculated and assigned to each Parcel of Applicable Future Development Property Proportionately based on the ratio of (i) the greater of the Developed Units or the Expected Units (as set forth in Attachment 1) for a Parcel of Applicable Future Development Property, and (ii) the sum total of the greater of the Developed Units or the Expected Units (as set forth in Attachment 1) for every Parcel of Applicable Future Development Property.

4. Adjustments to Attachment 1

The District Administrator shall adjust Attachment 1 from time to time as set forth in this RMA and as set forth below. Any adjustments to Attachment 1 made during a Fiscal Year shall become effective in the next succeeding Fiscal Year.

a. Upon Subdivision of Future Development Property

Upon the subdivision of a Parcel of Future Development Property resulting from the filing of a final map or condominium plan or other method of subdividing property into separate Assessor's Parcels, the District Administrator shall, after consultation with KMPUD, allocate the Expected Units listed in Attachment 1 for such Parcel among the newly-created Parcels in a manner that is consistent with the proposed development of the newly-created Parcels or is otherwise reasonable. Attachment 1 shall be revised to reflect the allocation of the Expected Units by the District Administrator, and the newly-assigned number of Expected Units for the newly-created Parcels shall serve as the Expected Units for all purposes under this RMA (until such Expected Units are further modified pursuant to this RMA). The total amount of Expected Units allocated to the newly-created Parcels must be no less than the number of Expected Units for the original Parcel as shown in Attachment 1 prior to the adjustment.

b. Upon Request and Consent of Property Owners

Expected Units may be transferred between any Parcels of Future Development Property upon submission by a property owner of a Revised Development Configuration Letter sent to the General Manager of KMPUD. Such request will be reviewed by KMPUD to ensure that the Parcel proposed for accepting the Transfer Units can reasonably accommodate the new Expected Units (i.e. based on zoning restrictions) and the approval of KMPUD shall not be unreasonably withheld. If the Expected Units transfer is approved by KMPUD, the revised Expected Units become the new Expected Units for the Parcels involved in the transaction and Attachment 1 will be updated with the new Expected Units for the Parcels. The transfer of Expected Units shall require the prior written consent, except as discussed in Section C.4.c below, of the owner of the Parcel that is accepting the Transfer Units. Any transfer of Expected Units between Parcels of Future Development Property cannot result in a reduction in the total amount of Expected Units as shown in Attachment 1.

c. Upon Surrender of Expected Units by HVLP

HVLP may surrender the Expected Units that are planned on any Parcel of Village Property (up to 142 Expected Units) while the Parcel is owned by HVLP. HVLP may, from time to time, provide written notice to the General Manager of KMPUD and to KCP that HVLP desires to surrender one or more Expected Units (up to a total of 142 Expected Units) from Parcels of the Village Property. Upon receipt of such notice, the General Manager shall direct the District Administrator to revise Attachment 1 to remove the requested number of Expected Units from the applicable Parcels of Village Property (as described in the written notice from HVLP), and the District Administrator shall remove such Expected Units from the Village Property shown on Attachment 1. The Expected Units from the Village Property shall be allocated Proportionately, or another allocation methodology may be determined by KMPUD, to Parcels of Future Development Property that are owned by KCP based on the current number of Expected Units for the KCP-owned Future Development Property. If HVLP or its successor constructs Units on a Parcel of Village Property after HVLP surrendered Expected Units for such Parcel to KCP, the Developed Units

on such Parcel will be subject to the Special Tax and KCP's previous HVLP allocation of surrendered Expected Units from such Parcel will be reduced by the number of HVLP's Developed Units. Any transfer of Expected Units between Parcels of Future Development Property cannot result in a reduction in the total amount of Expected Units as shown in Attachment 1.

5. *Delinquency on Residential Property*

Pursuant to Section 53321(d) of the Act, the Special Tax levied against a Parcel used for private residential purposes shall under no circumstances increase more than ten percent (10%) as a consequence of delinquency or default by the owner of any other Parcel or Parcels and shall, in no event, exceed the Maximum Special Tax in effect for the Fiscal Year in which the Special Tax is being levied.

D. CHANGES TO THE MAXIMUM SPECIAL TAX

This Section D shall not apply to Future Development Property. Pursuant to Section 53321(d) of the Act, a Maximum Special Tax must be established as a specific dollar amount before a Parcel is first subject to the tax when in private residential use. The Maximum Special Taxes identified in Section C above are intended to be the rates that will apply in future years and may only be changed if the Specific Plan is revised and such revision, without a corresponding increase in the Maximum Special Tax, will result in less Special Tax revenues being available from CFD No. 98-1. After CFD No. 98-1 has been formed, KMPUD shall apply the following steps for every proposed Specific Plan revision that impacts the property in Table 1:

Step 1: KMPUD or its designee shall calculate the Maximum Special Tax revenues that could be collected from the property affected by the proposed Specific Plan revision (the "Affected Property") prior to the revision being approved;

Step 2: KMPUD or its designee shall calculate the Maximum Special Tax revenues that could be collected from the Affected Property if the Specific Plan revision is approved; and

Step 3: If the amount determined in Step 2 is higher than that calculated in Step 1, the Specific Plan revision may be approved, and the Maximum Special Taxes set forth in Table 1 shall continue to apply. If the revenues calculated in Step 2 are less than those calculated in Step 1, one of the following must occur:

- a) The Specific Plan revision is not approved by KMPUD; or
- b) KMPUD increases the Maximum Special Tax for one or more Land Use Classes affected by the Specific Plan revision to an amount that will provide that the Maximum Special Tax revenues available after the revision are the same as before the revision. Because the revised Maximum Special Tax shall apply to all Parcels within the Land Use

Class(es), **this option may only be used if there are no Parcels within that Land Use Class(es) that are already in final residential use; or**

(c) The landowner requesting the Specific Plan revision prepays a portion of the Special Tax obligation that would have applied to the Affected Property prior to approval of the revision in an amount sufficient to retire a portion of the Bonds and maintain required debt service coverage with the reduced Maximum Special Tax revenues that will result after the Specific Plan revision is approved. The required prepayment shall be calculated using the formula set forth in Section H below.

E. METHOD OF LEVY AND COLLECTION OF THE SPECIAL TAX

Commencing with Fiscal Year 1999-00 and for each following Fiscal Year, the Administrator shall determine the Special Tax Requirement for that Fiscal Year. The Special Tax shall then be levied as follows:

Step 1: The Special Tax shall be levied Proportionately on each Parcel of Developed Property and on each Parcel of Developed-Partially Property in an amount required to satisfy the Special Tax Requirement (i) up to 100% of the Special Tax for each such Parcel in the Land Use Classes identified in Table 1 of Section C and (ii) up to the maximum amount that may be levied in Step 1 for Developed-Partially Property as described in Section C.2.b.

Step 2: If additional monies are needed after Step 1, and after applying Capitalized Interest to the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Parcel of Single Family/Duplex Final Map Property and on each Parcel of Developed-Partially Property, in an amount required to satisfy the Special Tax Requirement (i) up to 100% of the Special Tax for Single Family/Duplex Final Map Property, as identified in Table 1 of Section C, and (ii) up to the maximum amount that may be levied in Step 2 for Developed-Partially Property as described in Section C.2.b.

Step 3: If additional monies are needed after applying the first two steps, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property and on each Parcel of Developed-Partially Property, in an amount required to satisfy the Special Tax Requirement (i) up to 100% of the Special Tax for Undeveloped Property, as identified in Table 1 of Section C, and (ii) up to the maximum amount that may be levied in Step 3 for Developed-Partially Property as described in Section C.2.b.

Step 4: If additional monies are needed after applying the first three steps, the Backup Tax shall be levied Proportionately on each Parcel of Applicable Future Development Property, in an amount required to satisfy the Special Tax Requirement up to 100% of the Maximum Backup Tax for Applicable Future Development Property for such Fiscal Year determined pursuant to Section C.

F. MANNER OF COLLECTION

The Special Taxes for CFD No. 98-1 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that prepayments are permitted as set forth in Section H below and provided further that KMPUD may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Special Tax shall be levied and collected until principal and interest on Bonds have been repaid and authorized facilities to be constructed directly from Special Taxes proceeds have been completed. However, in no event shall a Special Taxes be levied after Fiscal Year 2039-2040.

G. EXEMPTIONS

Notwithstanding any other provision of this RMA, no Special Tax shall be levied on Public Property, except as otherwise provided in Sections 53317.3 and 53317.5 of the Act. In addition, no Special Tax shall be levied on any Parcel of Ski Property or Exempt Property; provided, however, that if during a Fiscal Year, a Parcel of Ski Property or Exempt Property becomes Participant Property, then in the following Fiscal Year, such Parcel will no longer be considered Ski Property or Exempt Property and will be subject to the Special Tax, based on the Land Use Class in Table 1 assigned to the new Participant Property. If a Parcel of Ski Property or Exempt Property is subdivided, each subdivided Ski Property or Exempt Property shall also be deemed to be Ski Property or Exempt Property, as applicable, and exempt from the Special Tax. All Ski Property and Exempt Property are identified by their current Assessor Parcel Numbers shown below.

Ski Property

006-010-093	006-020-008
006-010-099	006-020-017
006-010-102	026-010-021
006-010-103	026-020-047
006-010-105	026-270-029
006-010-106	

Exempt Property

006-010-094	026-270-027
006-020-007	026-270-028
006-020-009	

In addition, once Future Ski Property is subdivided from its current Parcel, the portion of the Parcel intended to be Future Ski Property will be categorized as Ski Property. The three Parcels that contain Future Ski Property as of October 2013 and the estimated acreage of the Future Ski Property are identified below:

**Parcels Containing
Acreage of Future Ski
Property**

006-010-095
026-020-046
039-070-011

**Estimated Size of
Future Ski
Property**

2.8 acres
6.2 acres
2.0 acres

The acreage of the Future Ski Property is only an estimate, and the actual acreage of the Future Ski Property may vary.

No Special Tax shall be levied on any Parcel that has had its Special Tax obligation prepaid. As of October 2013 the following thirty parcels have had their Special Tax prepaid:

Parcels with Prepaid Special Tax as of December 2012

006-221-001	006-221-009	006-222-005	006-222-013
006-221-002	006-221-010	006-222-006	006-222-014
006-221-003	006-221-011	006-222-007	006-222-015
006-221-004	006-221-012	006-222-008	006-222-016
006-221-005	006-222-001	006-222-009	006-222-017
006-221-006	006-222-002	006-222-010	006-222-018
006-221-007	006-222-003	006-222-011	
006-221-008	006-222-004	006-222-012	

H. PREPAYMENT OF SPECIAL TAX

The following definitions apply to this Section H:

"Future Facilities Costs" means the Public Facilities Requirements (as defined below) minus public facility costs funded by Previously Issued Bonds, interest earnings on the Construction Fund actually earned prior to the date of prepayment, Special Taxes, developer equity, and/or any other source of funding.

"Outstanding Bonds" means all Previously Issued Bonds which remain outstanding.

"Previously Issued Bonds" means all Bonds that have been issued by CFD No. 98-1 prior to the date of prepayment.

"Public Facilities Requirements" means either \$4,578,640 in 1999 dollars, which shall increase by three percent (3%) on January 1, 2000, and on each January 1 thereafter, or such lower number as shall be determined by KMPUD as sufficient to fund public facilities to be provided by CFD No. 98-1 under the authorized bonding program for CFD No. 98-1.

The Special Tax obligation applicable to such Assessor's Parcel in CFD No. 98-1 may be prepaid and the obligation of the Assessor's Parcel to pay the Special Tax permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an

Assessor's Parcel intending to prepay the Special Tax obligation shall provide KMPUD with written notice of intent to prepay. Within 30 days of receipt of such written notice, KMPUD shall notify such owner of the prepayment amount of such Assessor's Parcel. Prepayment must be made not less than 75 days prior to any redemption date for Bonds to be redeemed with the proceeds of such prepaid Special Taxes.

The Prepayment Amount shall be calculated as follows (capitalized terms as defined below):

Bond Redemption Amount		
	plus	Future Facilities Amount
	plus	Redemption Premium
	plus	Defeasance
	plus	Administrative Fees and Expenses
	<u>less</u>	<u>Reserve Fund Credit</u>
	equals	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount shall be determined by application of the following steps:

Step 1: Compute the total Maximum Special Tax that could be collected from the Assessor's Parcel prepaying the Special Tax in the Fiscal Year in which prepayment would be received by KMPUD. If sufficient development occurs on Future Development Property such that a Backup Tax is not expected to be levied at any time in the future, do not include the Backup Tax as part of the Maximum Special Tax for any Applicable Future Development Parcel in this step of the calculation.

Step 2: Divide the Maximum Special Tax computed pursuant to Step 1 for such Assessor's Parcel by the lesser of (i) the Maximum Special Tax revenues that could be collected in that Fiscal Year from property in the entire CFD, or (ii) the Maximum Special Tax revenues that could be generated at buildout of property in the CFD based on anticipated land uses at the time the prepayment is calculated. If sufficient development occurs on Future Development Property such that a Backup Tax is not expected to be levied at any time in the future, do not include the Backup Tax as part of the Maximum Special Tax for any Applicable Future Development Parcel or the Maximum Special Tax revenues for the entire CFD in this step of the calculation.

Step 3: Multiply the quotient computed pursuant to Step 2 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (*the "Bond Redemption Amount"*).

Step 4: Compute the current Future Facilities Costs.

Step 5: Multiply the quotient computed pursuant to Step 2 by the amount determined pursuant to Step 4 to compute the amount of Future Facilities Costs to be prepaid (*the "Future Facilities Amount"*).

Step 6: Multiply the Bond Redemption Amount computed pursuant to Step 3 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (*the “Redemption Premium”*).

Step 7: Compute the amount needed to pay interest on the Bond Redemption Amount from the last interest payment date on the Outstanding Bonds until the earliest redemption date for the Outstanding Bonds.

Step 8: Compute the amount of Special Taxes levied or paid with respect to the Assessor's Parcel during the current Fiscal Year and confirm that no Special Tax delinquencies apply to such Assessor's Parcel. The Assessor's Parcel shall receive a credit for any Special Taxes levied or paid which have not yet been utilized to pay the Special Tax Requirement, but no credit shall be given for Special Taxes that have already been paid and used to pay the Special Tax Requirement.

Step 9: Compute the amount KMPUD reasonably expects to derive from the reinvestment of the Bond Redemption Amount plus the Redemption Premium until the redemption date for the Outstanding Bonds that KMPUD expects to redeem with the prepayment.

Step 10: Take the amount computed pursuant to Step 7 and subtract the amounts computed pursuant to Steps 8 and 9 (*the “Defeasance”*).

Step 11: The administrative fees and expenses of CFD No. 98-1 are as calculated by KMPUD and include the costs of computation of the prepayment, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (*the “Administrative Fees and Expenses”*).

Step 12: A reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (*the “Reserve Fund Credit”*).

Step 13: The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 3, 5, 6, 10, and 11, less the amount computed pursuant to Step 12 (*the “Prepayment Amount”*).

I. INTERPRETATION OF SPECIAL TAX FORMULA

KMPUD reserves the right to make administrative and technical changes to this document that in its judgment do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the KMPUD’s discretion; interpretations may be made by the KMPUD by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this RMA and to conform to the original intent of KMPUD to allocate the Special Taxes among properties benefitting from the improvements financed by the Special Taxes.

Attachment 1

Future Development Property

Attachment 1

**Kirkwood Meadows PUD
Community Facilities District No. 98-1**

Future Development Property - Ownership & Expected Units

APN	Owner	Acreage	Expected Units (or 1000 sq ft of Commercial Space)*
006 010 049	HVLP	0.57	34
006 010 050	HVLP	0.70	34
006 010 082	KCP	1.71	4
006 010 087	HVLP	0.83	40
006 010 088	HVLP	0.53	34
006 010 095	KCP	10.88	105
006 010 096	KCP	0.65	24
006 010 097	KCP	1.36	32
006 010 101	KCP	0.37	24
026 010 010 **	HVLP	3.64	4
026 020 046	KCP	12.59	17
026 270 031	KCP	2.97	4
026 270 032	KCP	11.36	35
026 270 033	KCP	2.71	43
039 070 011 **	HVLP	50.21	20
039 070 015	KCP	6.28	15
039 320 002	KCP	1.26	5
Total		108.60	474

* For purposes of calculating the total Expected Units, 1,000 sq. ft. of Building Square Footage, as defined in the RMA, is equal to one Unit.

** Pursuant to the RMA, this parcel is Applicable Future Development Property.

Attachment 2

Parcels Affected by the Amendments Contained in the Amended and Restated RMA

Kirkwood Meadows PUD CFD No. 98-1

Parcels Affected by the Amendments Contained in the Amended and Restated RMA

Assessor Parcel Numbers

006	010	049
006	010	050
006	010	082
006	010	087
006	010	088
006	010	093
006	010	094
006	010	095
006	010	096
006	010	097
006	010	099
006	010	101
006	010	102
006	010	103
006	010	105
006	010	106
006	020	007
006	020	008
006	020	009
006	020	017
026	010	010
026	010	021
026	020	046
026	020	047
026	270	027
026	270	028
026	270	029
026	270	031
026	270	032
026	270	033
039	070	11
039	070	15
039	320	02

Attachment 3

Parcels Not Affected by the Amendments Contained in the Amended and Restated RMA

Kirkwood Meadows PUD CFD No. 98-1
Parcels Not Affected by the Amendments Contained in the Amended and Restated RMA

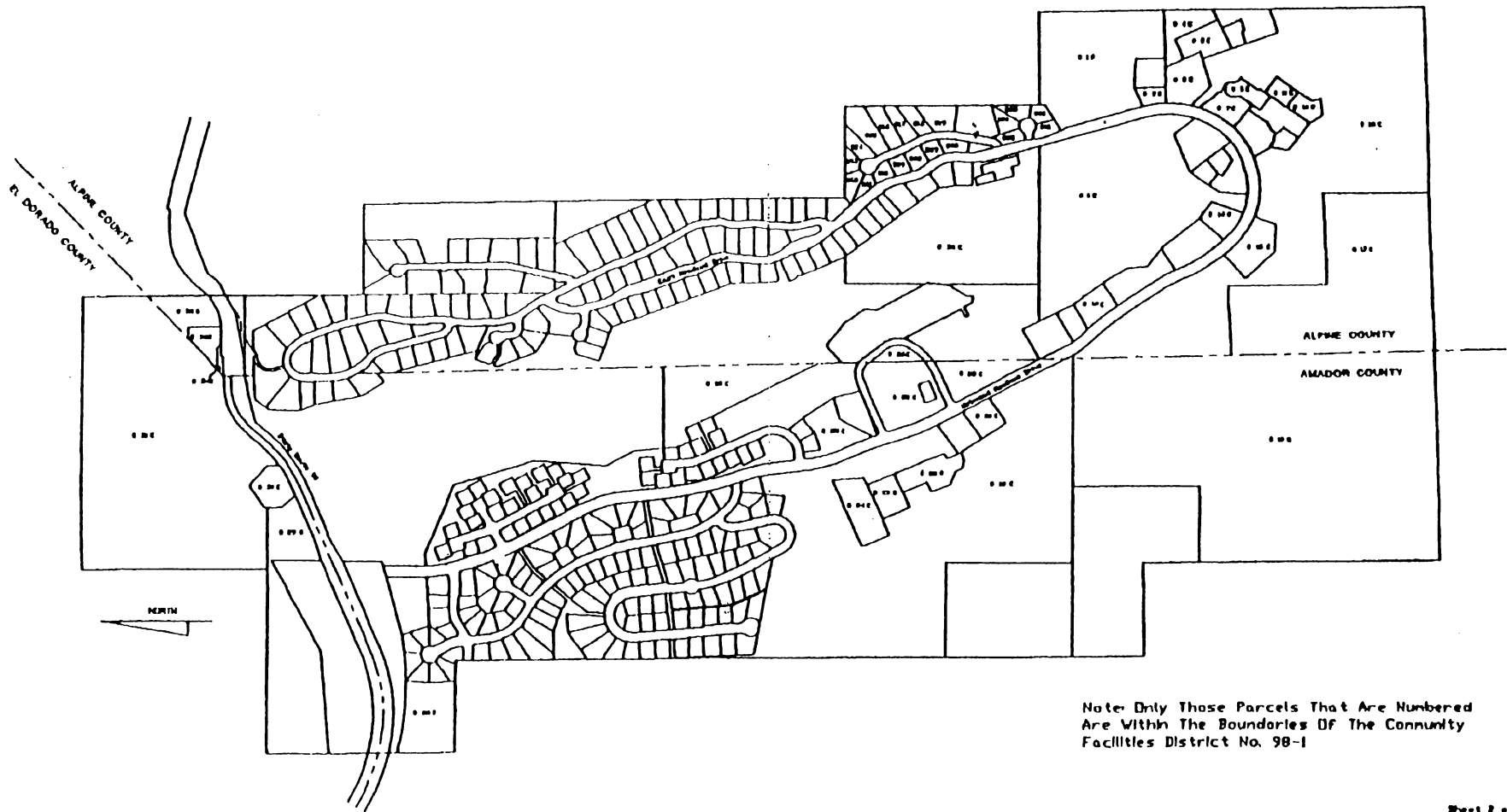
Assessor Parcel Numbers

006 010 024	006 222 014	006 252 006	026 290 005
006 010 075	006 222 015	006 253 001	026 290 006
006 010 085	006 222 016	006 253 002	026 290 007
006 010 089	006 222 017	006 253 003	026 290 008
006 010 090	006 222 018	006 253 004	026 290 009
006 010 091	006 231 001	006 253 005	026 290 010
006 010 104	006 231 002	006 253 006	026 290 011
006 181 006	006 231 003	006 254 001	026 290 012
006 181 007	006 231 004	006 254 002	026 290 013
006 181 010	006 231 005	006 254 003	026 290 014
006 181 011	006 231 006	006 254 004	026 290 015
006 181 012	006 231 007	006 254 005	026 290 016
006 181 013	006 231 009	006 254 006	026 300 001
006 181 014	006 231 010	006 260 001	026 300 002
006 181 017	006 231 011	006 261 001	026 300 003
006 181 022	006 231 012	006 262 001	026 300 004
006 181 023	006 231 013	006 262 002	026 300 005
006 181 024	006 231 014	006 262 003	026 300 006
006 181 025	006 231 015	006 262 004	026 300 007
006 181 026	006 231 016	006 263 001	026 300 008
006 181 027	006 231 017	006 263 002	026 300 009
006 181 028	006 231 018	006 270 001	026 300 010
006 181 029	006 231 019	006 271 001	026 300 011
006 181 030	006 231 020	006 271 002	026 300 012
006 181 031	006 231 021	006 271 003	026 300 013
006 181 032	006 231 022	006 271 004	026 300 014
006 181 033	006 231 023	006 271 005	026 300 015
006 181 034	006 233 001	006 271 006	026 300 016
006 181 035	006 233 002	006 271 007	026 300 017
006 181 036	006 233 003	006 271 008	026 300 018
006 181 037	006 233 004	006 271 009	
006 221 001	006 233 005	006 271 010	
006 221 002	006 233 006	006 271 011	
006 221 003	006 233 010	006 271 012	
006 221 004	006 240 001	006 271 013	
006 221 005	006 240 002	006 271 014	
006 221 006	006 240 003	006 272 001	
006 221 007	006 240 004	006 272 002	
006 221 008	006 240 005	006 272 003	
006 221 009	006 240 006	006 272 004	
006 221 010	006 240 007	006 272 005	
006 221 011	006 240 008	006 272 006	
006 221 012	006 240 009	006 272 007	
006 222 001	006 240 010	006 272 008	
006 222 002	006 251 001	006 272 009	
006 222 003	006 251 002	006 272 010	
006 222 004	006 251 003	006 272 011	
006 222 005	006 251 004	006 272 012	
006 222 006	006 251 005	006 272 013	
006 222 007	006 251 006	006 272 014	
006 222 008	006 251 007	026 270 021	
006 222 009	006 251 008	026 270 022	
006 222 010	006 252 001	026 290 001	
006 222 011	006 252 002	026 290 002	
006 222 012	006 252 003	026 290 003	
006 222 013	006 252 004	026 290 004	
	006 252 005		

APPENDIX D

***Boundary Map of
Community Facilities District No. 98-1***

Proposed Revised Boundaries of Community Facilities District No. 98-1
of the Kirkwood Meadows Public Utility District,
Counties of Amador, Alpine and El Dorado, State of California
Being Portions of Sections 22 and 27, T.10 N., R.17 E., M. D. M.



Note: Only Those Parcels That Are Numbered
Are Within The Boundaries Of The Community
Facilities District No. 98-1



GOODWIN CONSULTING GROUP

**KIRKWOOD MEADOWS PUBLIC UTILITIES DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 98-1**

**SPECIAL TAX AND BOND ACCOUNTABILITY REPORT
(SENATE BILL 165)**

FISCAL YEAR 2021-22

December 19, 2022

***Kirkwood Meadows Public Utilities District
Community Facilities District No. 98-1
Special Tax and Bond Accountability Report***

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Appendix A – Special Taxes Levied and Expended

Appendix B – Bonds Collected and Expended

I. INTRODUCTION

On September 18, 2000, former Governor Gray Davis signed Senate Bill 165 which enacted the Local Agency Special Tax and Bond Accountability Act. In approving the bill, the Legislature declared that local agencies need to demonstrate to the voters that special taxes and bond proceeds are being spent on the facilities and services for which they were intended. To further this objective, the Legislature added Sections 50075.3 and 53411 to the California Government Code (“GC”) setting forth annual reporting requirements relative to special taxes collected and bonds issued by a local public agency.

The Kirkwood Meadows Public Utilities District (“District”) has levied special taxes in a community facilities district (“CFD”) in fiscal year 2021-22. Furthermore, the District has issued special tax bonds in connection with the CFD in prior years. This report serves to satisfy the annual reporting requirements described above for the CFD listed in the table below.

**Kirkwood Meadows Public Utilities District
Required SB 165 Reports for the Community Facilities District
Fiscal Year 2021-22**

CFD Name	Report for GC §50075.3 Required	Report for GC §53411 Required
CFD No. 98-1	Yes	Yes

II. SENATE BILL 165 REPORTING REQUIREMENTS

Pursuant to Sections 50075.3 and 53411, the chief fiscal officer of the public agency will, by January 1, 2002, and at least once a year thereafter, file a report with the governing body setting forth the following information.

Section 50075.3

Item (a): Identify the amount of special taxes that have been collected and expended.

See Table in Appendix A for CFD No. 98-1.

Item (b): Identify the status of any project required or authorized to be funded by the special taxes.

See Table in Appendix A for CFD No. 98-1. The authorized facilities to be funded from special taxes are described in Section III of this Report for CFD No. 98-1.

Section 53411

Item (a): Identify the amount of bonds that have been collected and expended.

See Table in Appendix B for CFD No. 98-1.

Item (b): Identify the status of any project required or authorized to be funded from bond proceeds.

See Table in Appendix B for CFD No. 98-1.

III. AUTHORIZED FACILITIES

Kirkwood Meadows PUD CFD No. 98-1

Authorized Facilities

Proceeds of the Bonds will primarily be used to finance a portion of the costs of acquiring public infrastructure improvements necessary for development of property within the CFD. The infrastructure authorized to be financed by the CFD is identified in the Resolution of Formation. Generally, the infrastructure authorized to be financed includes the installation of a membrane bio-reactor system which will increase the effluent capacity of the District's sewer treatment plant to an average of approximately 150,000 gallons per day and consisting of the following:

- MBR Equipment
- Aeration Basin Modifications
- Denitrification
- Aerobic Digestion
- Flow Equalization
- Disinfection
- Solids Dewatering
- Demolition and Other Building Modifications
- Employee Space (Offices in the Fire Station)
- Electrical and Instrumentation
- Wastewater Facilities Plan

APPENDIX A

Special Taxes Levied and Expended

Kirkwood Meadows PUD
Community Facilities District No. 98-1

Special Taxes Levied and Expended

(As Required by CA Govt. Code Section 50075.3)

Fiscal Year 2021-22 Revenues	
FY 2021-22 Special Tax Levied	\$476,590
Delinquent Amount as of 11/03/2022	(\$5,925)
FY 2021-22 Special Tax Collected	\$470,665
Fiscal Year 2021-22 Expenditures	
Debt Service	\$437,250
Administrative Expenses	\$39,340
Total	\$476,590
Status of Project	
Special tax revenues were used to: (i) pay debt service on the outstanding CFD bonds and (ii) pay for the costs of administering the CFD. Acquisition and construction of the authorized facilities is complete.	

Goodwin Consulting Group, Inc.

APPENDIX B

Bonds Collected and Expended

Kirkwood Meadows PUD
Community Facilities District No. 98-1

Bonds Collected and Expended
(As Required by CA Govt. Code Section 53411)

Original Sources and Uses of Bond Proceeds

Bonds:	Series 2005
Date of Issuance:	7/28/2005
Sources:	
Principal Amount of the Bonds	\$6,140,000.00
Series A Reserve Fund	\$189,869.08
Series B Reserve Fund	\$192,742.45
Series A Bond Fund	\$98,825.00
Series B Bond Fund	\$186,418.75
Original Issue Discount	(\$78,697.05)
Total	\$6,729,158.23
Uses:	
Series A Refunding Escrow Fund	\$2,184,650.00
Series B Refunding Escrow Fund	\$3,879,793.75
Reserve Fund	\$303,065.15
Refunding Costs of Issuance	\$361,649.33
Total	\$6,729,158.23

Expenditures During Fiscal Year 2021-22

Fund	Balance 7/1/2021	Balance 6/30/2022	Difference
<i>Series 2005 Bonds</i>			
Series A Refunding Escrow Fund	\$0.00	\$0.00	\$0.00
Series B Refunding Escrow Fund	\$0.00	\$0.00	\$0.00
Reserve Fund	\$307,033.32	\$307,261.97	\$228.65
Refunding Costs of Issuance	\$0.00	\$0.00	\$0.00

Status of Project

Bond proceeds were used in prior fiscal years to fund the costs of the authorized facilities. Acquisition and construction of the authorized facilities is complete.



GOODWIN CONSULTING GROUP

**KIRKWOOD MEADOWS
PUBLIC UTILITY DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 98-1
FISCAL YEAR 2021-22
CONTINUING DISCLOSURE ANNUAL REPORT FOR THE
\$6,140,000 2005 SPECIAL TAX REFUNDING BONDS
(per SEC Rule 15c2-12(b)(5))**

CUSIP Numbers

497599BY5*	497599BZ2*	497599CA6*	497599CB4*
497599CC2*	497599CD0*	497599CE8*	497599CF5*
497599CG3*	497599CH1*	497599CJ7*	497599CK4*
497599CL2*	497599CM0*	497599CN8*	497599BW9
497599BX7			

**Retired as of the date of this Report*

March 1, 2023

***Continuing Disclosure Annual Report for
Kirkwood Meadows Public Utility District
Community Facilities District No. 98-1
\$6,140,000 2005 Special Tax Refunding Bonds
Fiscal Year 2021-22***

This Continuing Disclosure Annual Report (“Annual Report”) contains certain information required to be filed annually per SEC rule 15c2-12(b)(5) (the “Rule”) by the Kirkwood Meadows Public Utility District (the “District”) Community Facilities District No. 98-1 (the “CFD” or “CFD No. 98-1”). The Rule is applicable to the 2005 Special Tax Refunding Bonds issued in the aggregate principal amount of \$6,140,000 on July 28, 2005 (the “Refunding Bonds”). The Refunding Bonds refinanced and defeased the then outstanding 1999 Special Tax Bonds, Series A (the “Series A Bonds”) issued in the aggregate principal amount of \$2,450,000 in October 1999, and the 2000 Special Tax Bonds, Series B (the “Series B Bonds”) issued in the aggregate principal amount of \$3,813,552 in May 2000. The Rule requires that an issuer undertake in a written agreement or contract for the benefit of holders of the securities issued to file with national and state repositories the following:

- i. Certain financial info. as presented in the Continuing Disclosure Agreement
- ii. Audited financial statements of the District
- iii. Notice of certain enumerated significant events
- iv. Notice of any failure to provide such annual financial information as agreed

In compliance with the Rule, District signed a continuing disclosure agreement (the “Continuing Disclosure Agreement”) for the Refunding Bonds, requiring District to disclose annually, or as they occur, the aforementioned enumerated information, documents, or events. Pursuant to the Continuing Disclosure Agreement, District is required to file an annual report with all national and State of California repositories which includes:

- a) The District’s audited financial statements for the most recently completed fiscal year.
→ **See Appendix A**
- b) The principal amount of the Refunding Bonds outstanding as of June 30, 2022.
→ **\$2,845,000**
- c) The balance in the Project Fund and Reserve Fund as of June 30, 2022.
→ **Project Fund: The Project Fund has been closed.**
→ **Reserve Fund: \$307,262**

d) The amount of special tax levied and received in fiscal year 2021-22.

- **Special Taxes Levied: \$476,590**
- **Special Taxes Received: \$470,655 (as of November 3, 2022)**

e) The total number and dollar amount of delinquencies in the payment of special taxes levied in fiscal year 2021-22 as of November 3, 2022.

- **Number of Delinquent Parcels: 12**
- **Amount of Delinquent Special Taxes: \$5,925**

f) A statement of whether the District has fulfilled its covenants, within the time parameters established in the Resolution, to initiate judicial foreclosure proceedings upon delinquent properties

- **As of November 3, 2022, there are no delinquent parcels that are in excess of the District's covenants to initiate judicial foreclosure proceedings.**

g) The identity of each delinquent taxpayer responsible for five percent (5%) or more of the total special tax levy, with the following information:

- i. County Assessor's parcel number.
- ii. Assessed value of applicable properties.
- iii. Amount levied and amount delinquent by parcel number.
- iv. Status of foreclosure proceedings.

- **None.**

h) Total assessed value of all parcels subject to the special tax.

- **Fiscal year 2022-23: \$122,850,170**

i) Such further information, if any, as may be necessary to make the specifically required statements, in light of the circumstances under which they are made, not misleading.

- **The fiscal agent, U.S. Bank National Association made the decision to reposition the legal entity used for its U.S. based Global Corporate Trust business involving the transfer of substantially all of its corporate trust business to its wholly owned subsidiary, U.S. Bank Trust Company, National Association, effective January 29, 2022.**

j) Reporting of Significant Events. Pursuant to the provisions of the Continuing Disclosure Agreement, the District shall give, or cause to be given, notice of the occurrence of any of the following events, if material:

- i. Principal and interest payment delinquencies.
- ii. Non-payment related defaults.
- iii. Unscheduled draws on debt service reserves reflecting financial difficulties.
- iv. Unscheduled draws on credit enhancements reflecting financial difficulties.
- v. Substitution of credit or liquidity providers, or their failure to perform.
- vi. Adverse tax opinions or events affecting the tax-exempt status of the Refunding Bonds.
- vii. Modifications to rights of Bondholders.
- viii. Contingent or uncheduled bond calls.
- ix. Defeasance.
- x. Release, substitution, or sale of property securing repayment of the Refunding Bonds.
- xi. Rating changes.

→ **A Notice of Redemption, dated June 7, 2022, was filed with the MSRB on June 7, 2022 with respect to the Bonds regarding the redemption of a total of \$295,000 in bonds from mandatory sinking payments.**

APPENDIX A

Kirkwood Meadows Public Utility District

Fiscal Year 2021-22
Audited Financial Statements



REPORT OF INDEPENDENT AUDITORS
AND FINANCIAL STATEMENTS
WITH SUPPLEMENTARY INFORMATION

**KIRKWOOD MEADOWS
PUBLIC UTILITY DISTRICT**

June 30, 2022 and 2021

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**Report of Independent Auditors on Internal Control over Financial Reporting and
on Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards***

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Report of Independent Auditors

The Board of Directors
Kirkwood Meadows Public Utility District

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, and the fiduciary fund information of Kirkwood Meadows Public Utility District (the District) as of and for the years ended June 30, 2022 and 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and the fiduciary fund information of the Kirkwood Meadows Public Utility District as of June 30, 2022 and 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), the standards applicable to financial audits contained in *Government Auditing Standards (Government Auditing Standards)*, issued by the Comptroller General of the United States, and the California Code of Regulations, Title 2, Section 1131.2, *State Controller's Minimum Audit Requirements* for California Special Districts. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District 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 District'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 GAAS and *Government Auditing Standards* 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 GAAS and *Government Auditing Standards*, 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 District'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 District'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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the accompanying management's discussion and analysis, budgetary comparison information, schedule of the District's proportional share of the net pension liability, schedule of contributions, and schedule of changes in total other post-employment benefits liability and related ratios be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Kirkwood Meadows Public Utility District's financial statements as a whole. The supplementary information schedules are presented for purposes of additional analysis and are 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. The information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 7, 2022, on our consideration of Kirkwood Meadows Public Utility District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely 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 effectiveness of Kirkwood Meadows Public Utility District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Kirkwood Meadows Public Utility District's internal control over financial reporting and compliance.



Everett, Washington
October 7, 2022

Kirkwood Meadows Public Utility District

Management's Discussion and Analysis

As financial management of the Kirkwood Meadows Public Utility District (the District), we offer readers of these financial statements this narrative overview and analysis of the financial activities of the District for the years ended June 30, 2022 and 2021. This discussion and analysis is designed to assist the reader in focusing on the significant financial issues, provide an overview of the District's financial activity, and identify changes in the District's financial position.

Management encourages readers to consider the information presented here in conjunction with that presented within the basic financial statements. The reader should take time to read and evaluate all sections of this report, including the footnotes and other supplementary information that is provided, in addition to this management's discussion and analysis.

Overview of the Financial Statements

This annual report includes management's discussion and analysis, the independent auditors' report, the basic financial statements (which include the notes to the financial statements), required supplementary information, and other supplemental information.

The financial statements of the District are designed to provide readers with a broad overview of the District's finances. They have been prepared using the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (GAAP). Under this basis of accounting, revenues are recognized in the period in which they are earned and expenses are recognized in the period in which they are incurred, regardless of the timing of related cash flows. These statements offer short-term and long-term financial information about the District's activities.

The reporting entity consists of governmental funds, business-type funds, and fiduciary fund. The governmental funds consist of three departments: General and Administration, Fire, and Parks. The business-type funds have eight departments: Cable, Electric, Employee Housing, Propane, Snow Removal, Solid Waste, Water, and Wastewater.

The statement of net position presents information on all of the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources and provides information about the nature and amounts of investments in resources (assets) and the obligations to District creditors (liabilities). It also provides the basis for computing rate of return, evaluating the capital structure of the District, and assessing liquidity and financial flexibility of the District.

All of the current year's revenues and expenses are reported in the statement of activities and changes in net position. This statement provides a measurement of the District's operations over the past year and can be used to determine whether the District has successfully recovered all its costs through its rates and other charges.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements. This includes, but is not limited to, significant accounting policies, significant financial statement balances and activities, material risks, commitments and obligations, and subsequent events, if applicable.

Kirkwood Meadows Public Utility District

Management's Discussion and Analysis

Financial Highlights

The District's current assets remained consistent at \$5.0 million at June 30, 2021 and 2022. The District's total capital assets decreased \$2.4 million from \$66.3 million at June 30, 2021, to \$63.9 million at June 30, 2022, mainly due to depreciation and amortization.

The District's current assets increased \$0.2 million from \$4.8 million at June 30, 2020, to \$5.0 million at June 30, 2021, mainly due to increased cash reserves. The District's total capital assets decreased \$2.0 million from \$68.3 million at June 30, 2020, to \$66.3 million at June 30, 2021, mainly due to depreciation and amortization.

The District's long-term debt of business-type activities decreased \$3.2 million from \$56.5 million at June 30, 2021, to \$53.9 million at June 30, 2022, as a result of principal pay-downs.

The District's long-term debt of business-type activities decreased \$1.7 million from \$58.4 million at June 30, 2020, to \$56.5 million at June 30, 2021, as a result of principal pay-downs.

The District's total business-type activity liabilities and net position decreased \$2.4 million from \$71.1 million at June 30, 2021, to \$68.7 million at June 30, 2022. The decrease was due to the above-mentioned items pertaining to the long-term debt and capital assets. Activities and balances for governmental funds and the fiduciary fund in fiscal year 2022 remained consistent with the year ended June 30, 2021.

The District's total business-type activity liabilities and net position decreased \$2.0 million from \$73.1 million at June 30, 2020, to \$71.1 million at June 30, 2021. The decrease was due to the above-mentioned items pertaining to the long-term debt and capital assets.

The District's governmental funds capital assets increased \$0.2 million from \$0.3 million at June 30, 2020, to \$0.5 million at June 30, 2021, due mainly to the addition of a fire truck received as a contribution. The District's total liabilities and net position related governmental funds increased \$0.1 million from \$0.4 million at June 30, 2020, to \$0.5 million at June 30, 2021, due mainly to the contribution received discussed above. All other activities and balances for governmental funds and the fiduciary fund in fiscal year 2021 remained consistent with the year ended June 30, 2020.

Kirkwood Meadows Public Utility District Management's Discussion and Analysis

District Highlights

The condensed financial statements at June 30, 2022, 2021, and, 2020, are presented below.

Statement of Net Position

	<u>2022</u>	<u>2021</u>	<u>2020</u>
Assets			
Current assets	\$ 4,994,884	\$ 4,983,307	\$ 4,782,626
Capital assets, net	<u>63,868,321</u>	<u>66,253,087</u>	<u>68,285,488</u>
Total assets	<u>68,863,205</u>	<u>71,236,394</u>	<u>73,068,114</u>
Deferred outflows of resources	<u>470,384</u>	<u>562,138</u>	<u>597,120</u>
Total assets and deferred outflows of resources	<u>\$ 69,333,589</u>	<u>\$ 71,798,532</u>	<u>\$ 73,665,234</u>
Liabilities			
Current liabilities	\$ 3,008,965	\$ 3,019,593	\$ 2,949,850
Noncurrent liabilities	<u>53,514,881</u>	<u>56,685,887</u>	<u>58,362,159</u>
Total liabilities	<u>56,523,846</u>	<u>59,705,480</u>	<u>61,312,009</u>
Deferred inflows of resources	<u>865,326</u>	<u>519,934</u>	<u>62,689</u>
Net position			
Net investment in capital assets	10,005,977	9,731,402	9,768,010
Restricted	117,042	172,509	227,156
Unrestricted	<u>1,821,398</u>	<u>1,669,207</u>	<u>2,295,370</u>
Total net position	<u>11,944,417</u>	<u>11,573,118</u>	<u>12,290,536</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 69,333,589</u>	<u>\$ 71,798,532</u>	<u>\$ 73,665,234</u>

Total District-wide operating revenues were \$9.3 million in 2022 and \$8.8 million in 2021. Because Kirkwood is predominantly a winter ski resort, the District traditionally receives most of its revenues during the winter months. In 2022, the District's implemented a new electric rate structure with a higher base rate and lowered usage rate. The lower usage rate for the District's biggest customer, Kirkwood Mountain Resort, made it more feasible for the Resort to stay open longer, contributing to increased operating revenue.

Total District-wide operating revenues were \$8.8 million in 2021 and \$8.2 million in 2020. Because Kirkwood is predominantly a winter ski resort, the District receives most of its revenues during the winter months. In 2020, the District's biggest customer, Kirkwood Mountain Resort, also closed early due to the COVID-19 pandemic, which led to increased revenues in 2021 as the resort was open longer as compared to 2020, mainly in Commercial Revenues.

Kirkwood Meadows Public Utility District Management's Discussion and Analysis

Total operating expenses were \$8.2 million in 2022 and \$8.6 million in 2021. The 2021/2022 winter season had 313 inches of snowfall as compared to the 2020/2021 winter, which had 222 inches of snowfall. The increase in precipitation is a factor in the increase in expenses for the 2021/2022 fiscal year.

Total operating expenses were \$8.6 million in 2021 and \$7.7 million in 2020. The 2020/2021 winter season had 222 inches of snowfall as compared to the 2019/2020 winter, which had 321 inches of snowfall. Although there was a decrease in precipitation, there was an increase in expenses for 2020/2021. In January 2021, the District changed benefit providers for Other Post-Employment Benefits (OPEB), which led to a one-time increase in the recognized OPEB expense from \$177,983 in 2020 to \$790,109 in 2021. The District also saw an increase in residential occupancy due to customers choosing to shelter in place in Kirkwood during the COVID-19 pandemic. This was also a factor in the increased total operating expense.

The summarized statement of activities for the District is presented below:

	Years Ended June 30,			Change 2021 to 2022	Change 2020 to 2021
	2022	2021	2020		
OPERATING REVENUES					
Residential	\$ 1,802,667	\$ 2,545,416	\$ 2,225,399	\$ (742,749)	\$ 320,017
Commercial	2,193,519	3,478,970	3,396,019	(1,285,451)	82,951
Snow removal	682,626	693,445	693,190	(10,819)	255
Rental income	72,799	65,665	70,710	7,134	(5,045)
Other	613,790	671,445	645,198	(57,655)	26,247
Base rate	3,926,137	1,328,726	1,215,421	2,597,411	113,305
Total operating revenues	9,291,538	8,783,667	8,245,937	507,871	537,730
OPERATING EXPENSES					
Salaries and benefits	2,115,160	2,081,457	2,034,978	33,703	46,479
Operations and maintenance	1,026,211	780,834	806,534	245,377	(25,700)
Contract services	173,960	156,104	118,017	17,856	38,087
Operating expenses	609,064	674,061	689,199	(64,997)	(15,138)
OPEB expense (credit)	(57,782)	790,109	177,983	(847,891)	612,126
Pension expense (credit)	(77,861)	74,052	115,567	(151,913)	(41,515)
Depreciation	2,183,734	2,179,389	2,168,244	4,345	11,145
Amortization	385,138	385,138	384,688	-	450
General and administrative allocations	-	-	-	-	-
Power, propane, and fuel	1,798,094	1,468,755	1,165,510	329,339	303,245
Total operating expenses	8,155,718	8,589,899	7,660,720	(434,181)	929,179
Operating income	1,135,820	193,768	585,217	942,052	(391,449)
NONOPERATING REVENUES (EXPENSES)					
Investment income and other	38,172	19,388	13,516	18,784	5,872
Property taxes	898,955	894,507	865,167	4,448	29,340
Interest expense	(1,694,462)	(1,776,878)	(1,841,427)	82,416	64,549
Transfers	(7,186)	(48,203)	(67,677)	41,017	19,474
Total nonoperating expenses, net	(764,521)	(911,186)	(1,030,421)	146,665	119,235
NET INCOME (LOSS)	371,299	(717,418)	(445,204)	1,088,717	(272,214)
NET POSITION, beginning of year	11,573,118	12,290,536	12,735,740	(717,418)	(445,204)
NET POSITION, end of year	\$ 11,944,417	\$ 11,573,118	\$ 12,290,536	\$ 371,299	\$ (717,418)

Kirkwood Meadows Public Utility District Management's Discussion and Analysis

Capital Assets

Capital assets include proprietary fund plant assets related to providing electrical, water, and wastewater services to the District's service area customers. There are also governmental fund fixed assets related to providing fire protection services. As of June 30, 2022, the District had \$63.9 million of capital assets as compared to June 30, 2021, when the District had \$66.3 million of capital assets. The District's future capital projects include substantial improvements to the wastewater treatment plant. The budget for these improvements is estimated to be \$7.5 million over the next five years.

Long-Term Debt

Long-term debt includes Certificates of Participation (COP), Bank of the West, and RUS Federal Financing Bank (FFB) loans. The District made principal payments during the fiscal year that caused a decrease in outstanding debt from June 30, 2021, to June 30, 2022. As of June 30, 2022, the District had \$53.5 million in long-term debt outstanding as compared to June 30, 2021, when the District had \$56.7 million in long-term debt outstanding.

Contacting the District's Financial Management

The financial report is designed to provide readers with a general overview of the District's finances and demonstrate the District's accountability for the money it receives. Any questions about this report or requests for additional finance information can be directed to:

Kirkwood Meadows Public Utility District
Accounting & Finance Department
PO Box 247
33540 Loop Road
Kirkwood, CA 95646

Kirkwood Meadows Public Utility District
Statement of Net Position
June 30, 2022

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES

	Governmental Activities	Business-Type Activities	Total
CURRENT ASSETS			
Unrestricted cash and cash equivalents	\$ 129,400	\$ 3,721,943	\$ 3,851,343
Restricted cash and cash equivalents	-	117,042	117,042
Accounts and other receivables	5,505	517,526	523,031
Property tax receivable	56,712	-	56,712
Materials and supplies	-	288,373	288,373
Prepaid expenses	12,404	145,979	158,383
Total current assets	<u>204,021</u>	<u>4,790,863</u>	<u>4,994,884</u>
NONCURRENT ASSETS			
Capital assets, net	378,663	63,191,873	63,570,536
Construction work in progress	105,450	192,335	297,785
Total noncurrent assets	<u>484,113</u>	<u>63,384,208</u>	<u>63,868,321</u>
Total assets	<u>688,134</u>	<u>68,175,071</u>	<u>68,863,205</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows of resources related to OPEB	-	85,883	85,883
Deferred outflows of resources related to pensions	-	384,501	384,501
Total deferred outflows of resources	<u>-</u>	<u>470,384</u>	<u>470,384</u>
Total assets and deferred outflows of resources	<u>\$ 688,134</u>	<u>\$ 68,645,455</u>	<u>\$ 69,333,589</u>

LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION

CURRENT LIABILITIES			
Current portion of long-term debt	\$ -	\$ 2,666,157	\$ 2,666,157
Accounts payable	51,657	106,967	158,624
Accrued expenses	113,867	23,676	137,543
Deposits	14,734	31,907	46,641
Total current liabilities	<u>180,258</u>	<u>2,828,707</u>	<u>3,008,965</u>
NONCURRENT LIABILITIES			
Long-term debt, net of current portion	-	51,196,187	51,196,187
Net OPEB liability	-	1,857,523	1,857,523
Net pension liability	-	461,171	461,171
Total noncurrent liabilities	<u>-</u>	<u>53,514,881</u>	<u>53,514,881</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows of resources related to OPEB	-	434,362	434,362
Deferred inflows of resources related to pensions	-	430,964	430,964
Total deferred inflows of resources	<u>-</u>	<u>865,326</u>	<u>865,326</u>
NET POSITION			
Net investment in capital assets	484,113	9,521,864	10,005,977
Restricted	-	117,042	117,042
Unrestricted	23,763	1,797,635	1,821,398
Total net position	<u>507,876</u>	<u>11,436,541</u>	<u>11,944,417</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 688,134</u>	<u>\$ 68,645,455</u>	<u>\$ 69,333,589</u>

Kirkwood Meadows Public Utility District
Statement of Net Position
June 30, 2021

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES

	Governmental Activities	Business-Type Activities	Total
CURRENT ASSETS			
Unrestricted cash and cash equivalents	\$ 78,834	\$ 3,805,940	\$ 3,884,774
Restricted cash and cash equivalents	-	172,509	172,509
Accounts and other receivables	2,261	501,338	503,599
Property tax receivable	60,563	-	60,563
Materials and supplies	-	220,953	220,953
Prepaid expenses	11,754	129,155	140,909
Total current assets	<u>153,412</u>	<u>4,829,895</u>	<u>4,983,307</u>
NONCURRENT ASSETS			
Capital assets, net	439,165	65,511,120	65,950,285
Construction work in progress	64,258	238,544	302,802
Total noncurrent assets	<u>503,423</u>	<u>65,749,664</u>	<u>66,253,087</u>
Total assets	<u>656,835</u>	<u>70,579,559</u>	<u>71,236,394</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows of resources related to OPEB	-	95,967	95,967
Deferred outflows of resources related to pensions	-	466,171	466,171
Total deferred outflows of resources	<u>-</u>	<u>562,138</u>	<u>562,138</u>
Total assets and deferred outflows of resources	<u>\$ 656,835</u>	<u>\$ 71,141,697</u>	<u>\$ 71,798,532</u>

LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION

CURRENT LIABILITIES			
Current portion of long-term debt	\$ -	\$ 2,691,473	\$ 2,691,473
Current portion capital lease obligation	-	35,809	35,809
Accounts payable	19,362	110,793	130,155
Accrued expenses	98,651	25,228	123,879
Deposits	2,340	35,937	38,277
Total current liabilities	<u>120,353</u>	<u>2,899,240</u>	<u>3,019,593</u>
NONCURRENT LIABILITIES			
Long-term debt, net of current portion	-	53,794,403	53,794,403
Net OPEB liability	-	1,857,523	1,857,523
Net pension liability	-	1,033,961	1,033,961
Total noncurrent liabilities	<u>-</u>	<u>56,685,887</u>	<u>56,685,887</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows of resources related to OPEB	-	502,232	502,232
Deferred inflows of resources related to pensions	-	17,702	17,702
Total deferred inflows of resources	<u>-</u>	<u>519,934</u>	<u>519,934</u>
NET POSITION			
Net investment in capital assets	503,423	9,227,979	9,731,402
Restricted	-	172,509	172,509
Unrestricted	33,059	1,636,148	1,669,207
Total net position	<u>536,482</u>	<u>11,036,636</u>	<u>11,573,118</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 656,835</u>	<u>\$ 71,141,697</u>	<u>\$ 71,798,532</u>

Kirkwood Meadows Public Utility District
Statement of Activities
Year Ended June 30, 2022

	Expenses	Program Revenues		Net (Expense) Revenue and Change in Net Position		
		Charges for Services	Operating Grants and Contributions	Governmental Activities	Business-Type Activities	Total
GOVERNMENTAL ACTIVITIES						
General government	\$ 1,759,309	\$ -	\$ -	\$ (1,759,309)	\$ -	\$ (1,759,309)
Fire	142,100	99,842	8,294	(33,964)	-	(33,964)
Parks	13,655	-	-	(13,655)	-	(13,655)
Total governmental activities	1,915,064	99,842	8,294	(1,806,928)	-	(1,806,928)
BUSINESS-TYPE ACTIVITIES						
Cable	733	12,217	-	-	11,484	11,484
Electric	4,970,691	4,550,310	-	-	(420,381)	(420,381)
Employee housing	119,601	72,799	-	-	(46,802)	(46,802)
Propane	1,081,227	1,691,051	-	-	609,824	609,824
Snow removal	182,995	682,626	-	-	499,631	499,631
Solid waste	237,793	327,310	-	-	89,517	89,517
Water	402,234	617,603	-	-	215,369	215,369
Wastewater	913,535	1,224,712	-	-	311,177	311,177
Total business-type activities	7,908,809	9,178,628	-	-	1,269,819	1,269,819
Total	\$ 9,823,873	\$ 9,278,470	\$ 8,294	(1,806,928)	1,269,819	(537,109)
GENERAL REVENUES						
Investment income				-	2,738	2,738
Property taxes				186,181	712,774	898,955
Miscellaneous				(7,116)	21,275	14,159
				179,065	736,787	915,852
TRANSFERS						
				(258)	(7,186)	(7,444)
GENERAL AND ADMINISTRATIVE ALLOCATIONS						
				1,599,515	(1,599,515)	-
CHANGE IN NET POSITION						
				(28,606)	399,905	371,299
NET POSITION, beginning of year						
				536,482	11,036,636	11,573,118
NET POSITION, end of year						
				\$ 507,876	\$ 11,436,541	\$ 11,944,417

Kirkwood Meadows Public Utility District
Statement of Activities
Year Ended June 30, 2021

	Expenses	Program Revenues		Net (Expense) Revenue and Change in Net Position		
		Charges for Services	Operating Grants and Contributions	Governmental Activities	Business-Type Activities	Total
GOVERNMENTAL ACTIVITIES						
General government	\$ 1,688,569	\$ -	\$ -	\$ (1,688,569)	\$ -	\$ (1,688,569)
Fire	115,977	73,220	144,500	101,743	-	101,743
Parks	7,890	-	-	(7,890)	-	(7,890)
Total governmental activities	1,812,436	73,220	144,500	(1,594,716)	-	(1,594,716)
BUSINESS-TYPE ACTIVITIES						
Cable	1,442	10,941	-	-	9,499	9,499
Electric	5,118,728	4,299,967	-	-	(818,761)	(818,761)
Employee housing	125,259	65,665	-	-	(59,594)	(59,594)
Propane	1,398,875	1,421,781	-	-	22,906	22,906
Snow removal	471,846	693,445	-	-	221,599	221,599
Solid waste	236,265	260,669	-	-	24,404	24,404
Water	413,567	627,897	-	-	214,330	214,330
Wastewater	769,685	1,179,645	-	-	409,960	409,960
Total business-type activities	8,535,667	8,560,010	-	-	24,343	24,343
Total	\$10,348,103	\$ 8,633,230	\$ 144,500	(1,594,716)	24,343	(1,570,373)
GENERAL REVENUES						
Investment income				-	13,451	13,451
Property taxes				243,511	650,996	894,507
Miscellaneous				5,937	-	5,937
				249,448	664,447	913,895
TRANSFERS						
				(12,737)	(48,203)	(60,940)
GENERAL AND ADMINISTRATIVE ALLOCATIONS						
				1,494,946	(1,494,946)	-
CHANGE IN NET POSITION						
				136,941	(854,359)	(717,418)
NET POSITION, beginning of year						
				399,541	11,890,995	12,290,536
NET POSITION, end of year						
				\$ 536,482	\$ 11,036,636	\$ 11,573,118

Kirkwood Meadows Public Utility District
Balance Sheet – Governmental Funds
June 30, 2022

	General Fund	Total Governmental Funds
ASSETS		
Unrestricted cash and cash equivalents	\$ 129,400	\$ 129,400
Restricted cash and cash equivalents	-	-
Accounts and other receivables, net	5,505	5,505
Property tax accounts receivable	56,712	56,712
Prepaid expenses	12,404	12,404
	<u>204,021</u>	<u>204,021</u>
Total current assets	<u>\$ 204,021</u>	<u>\$ 204,021</u>
LIABILITIES		
Accounts payable	\$ 51,657	\$ 51,657
Other accrued liabilities	113,867	113,867
Deposits	14,734	14,734
	<u>180,258</u>	<u>180,258</u>
Total current liabilities	<u>180,258</u>	<u>180,258</u>
FUND BALANCES		
Unassigned	23,763	23,763
Restricted	-	-
	<u>23,763</u>	<u>23,763</u>
Total fund balances	<u>23,763</u>	<u>23,763</u>
Total liabilities and fund balances	<u>\$ 204,021</u>	
RECONCILIATION TO STATEMENT OF NET POSITION		
Amounts reported for governmental activities in the statement of net position are different because		
Capital assets used in governmental activities of \$1,145,064, net of accumulated depreciation of \$660,951, are not financial resources and, therefore, are not reported in the fund		<u>484,113</u>
Net position of governmental activities		<u>\$ 507,876</u>

Kirkwood Meadows Public Utility District
Balance Sheet – Governmental Funds
June 30, 2021

	General Fund	Total Governmental Funds
ASSETS		
Unrestricted cash and cash equivalents	\$ 78,834	\$ 78,834
Restricted cash and cash equivalents	-	-
Accounts and other receivables, net	2,261	2,261
Property tax accounts receivable	60,563	60,563
Prepaid expenses	11,754	11,754
Total current assets	\$ 153,412	\$ 153,412
LIABILITIES		
Accounts payable	\$ 19,362	\$ 19,362
Other accrued liabilities	98,651	98,651
Deposits	2,340	2,340
Total current liabilities	120,353	120,353
FUND BALANCES		
Unassigned	33,059	33,059
Restricted	-	-
Total fund balances	33,059	33,059
Total liabilities and fund balances	\$ 153,412	
RECONCILIATION TO STATEMENT OF NET POSITION		
Amounts reported for governmental activities in the statement of net position are different because		
Capital assets used in governmental activities of \$1,127,059, net of accumulated depreciation of \$623,636, are not financial resources and, therefore, are not reported in the fund		
		503,423
Net position of governmental activities		\$ 536,482

Kirkwood Meadows Public Utility District
Statements of Revenues, Expenditures, and Changes in Fund Balances –
Governmental Funds

GENERAL FUND	Years Ended June 30,	
	2022	2021
REVENUES		
General revenues	\$ 112,910	\$ 223,657
Property taxes	186,181	243,511
Total revenues	<u>299,091</u>	<u>467,168</u>
EXPENDITURES		
General government	1,759,309	1,688,569
Public protection	142,100	115,977
Culture and recreation	13,655	7,890
Capital outlay	53,006	209,837
Total expenditures	<u>1,968,070</u>	<u>2,022,273</u>
DEFICIENCY OF REVENUES OVER EXPENDITURES	<u>(1,668,979)</u>	<u>(1,555,105)</u>
OTHER FINANCING SOURCES (USES)		
Transfers	(258)	(12,737)
General and administrative allocation out	1,771,130	1,693,508
General and administrative allocation in	<u>(111,189)</u>	<u>(156,677)</u>
Total other financing sources, net	<u>1,659,683</u>	<u>1,524,094</u>
NET CHANGE IN FUND BALANCES	(9,296)	(31,011)
FUND BALANCE, beginning of year	<u>33,059</u>	<u>64,070</u>
FUND BALANCE, end of year	<u>\$ 23,763</u>	<u>\$ 33,059</u>

Kirkwood Meadows Public Utility District
Reconciliation of the Statements of Revenues, Expenditures, and
Changes in Fund Balances of Governmental Funds to the Statement of Activities

	Years Ended June 30,	
	2022	2021
NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS	\$ (9,296)	\$ (31,011)
<p>Amounts reported for governmental activities in the statement of activities and changes in net position are different because Governmental funds report capital outlays as expenditures. However, in the statement of activities and changes in net position, the cost of those assets is allocated over the estimated useful lives and reported as depreciation expense.</p>		
Expenditures for capital assets	53,006	209,837
Current-year depreciation expense	(72,316)	(41,885)
	(19,310)	167,952
CHANGES IN NET POSITION OF GOVERNMENTAL ACTIVITIES	\$ (28,606)	\$ 136,941

Kirkwood Meadows Public Utility District

Statements of Net Position – Proprietary Funds

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES

	June 30,	
	2022	2021
CURRENT ASSETS		
Unrestricted cash and cash equivalents	\$ 3,721,943	\$ 3,805,940
Restricted cash and cash equivalents	117,042	172,509
Accounts and other receivables	517,526	501,338
Materials and supplies	288,373	220,953
Prepaid expenses	145,979	129,155
Total current assets	<u>4,790,863</u>	<u>4,829,895</u>
NONCURRENT ASSETS		
Capital assets, net	63,191,873	65,511,120
Work in progress	192,335	238,544
Total noncurrent assets	<u>63,384,208</u>	<u>65,749,664</u>
Total assets	<u>68,175,071</u>	<u>70,579,559</u>
DEFERRED OUTFLOWS OF RESOURCES		
Deferred outflows of resources related to OPEB	85,883	95,967
Deferred outflows of resources related to pensions	384,501	466,171
Total deferred outflows of resources	<u>470,384</u>	<u>562,138</u>
Total assets and deferred outflows of resources	<u>\$ 68,645,455</u>	<u>\$ 71,141,697</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION		
CURRENT LIABILITIES		
Current portion of long-term debt	\$ 2,666,157	\$ 2,691,473
Current portion capital lease obligation	-	35,809
Accounts payable	106,967	110,793
Accrued expenses	23,676	25,228
Customer deposits	31,907	35,937
Total current liabilities	<u>2,828,707</u>	<u>2,899,240</u>
NONCURRENT LIABILITIES		
Long-term debt, net of current portion	51,196,187	53,794,403
Net OPEB liability	1,857,523	1,857,523
Net pension liability	461,171	1,033,961
Total noncurrent liabilities	<u>53,514,881</u>	<u>56,685,887</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows of resources related to OPEB	434,362	502,232
Deferred inflows of resources related to pensions	430,964	17,702
Total deferred inflows of resources	<u>865,326</u>	<u>519,934</u>
Net investment in capital assets	9,521,864	9,227,979
Restricted	117,042	172,509
Unrestricted	1,797,635	1,636,148
Total net position	<u>11,436,541</u>	<u>11,036,636</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 68,645,455</u>	<u>\$ 71,141,697</u>

Kirkwood Meadows Public Utility District
Statements of Revenues, Expenses, and Changes in Net Position –
Proprietary Funds

	Years Ended June 30,	
	2022	2021
OPERATING REVENUES		
Residential	\$ 1,802,667	\$ 2,545,416
Commercial	2,193,519	3,478,970
Snow removal	682,626	693,445
Rental income	72,799	65,665
Other	500,880	447,788
Base rate	3,926,137	1,328,726
Total operating revenues	<u>9,178,628</u>	<u>8,560,010</u>
OPERATING EXPENSES		
Salaries and benefits	992,600	1,079,397
Operations and maintenance	904,474	681,226
Contract services	60,360	70,827
Operating expenses	79,571	71,782
OPEB expense	(57,782)	790,109
Pension expense	(77,861)	74,052
Depreciation	2,129,753	2,137,503
Amortization	385,138	385,138
General and administrative allocations	1,599,515	1,494,946
Power, propane, and fuel	1,798,094	1,468,755
Total operating expenses	<u>7,813,862</u>	<u>8,253,735</u>
Operating income	<u>1,364,766</u>	<u>306,275</u>
NONOPERATING REVENUES (EXPENSES)		
Investment income and other	24,013	13,451
Property taxes	712,774	650,996
Interest expense	(1,694,462)	(1,776,878)
Transfers	(7,186)	(48,203)
Total nonoperating expenses, net	<u>(964,861)</u>	<u>(1,160,634)</u>
CHANGE IN NET POSITION	399,905	(854,359)
NET POSITION, beginning of year	<u>11,036,636</u>	<u>11,890,995</u>
NET POSITION, end of year	<u><u>\$ 11,436,541</u></u>	<u><u>\$ 11,036,636</u></u>

Kirkwood Meadows Public Utility District

Statements of Cash Flows – Proprietary Funds

	Years Ended June 30,	
	2022	2021
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	\$ 8,997,180	\$ 8,263,399
Payments to suppliers and governmental funds	(4,096,548)	(3,481,507)
Payments to employees	(1,142,186)	(1,168,761)
Net cash from operating activities	3,758,446	3,613,131
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Receipts from property taxes and other non-operating revenues and expenses	729,601	616,244
Net cash from noncapital financing activities	729,601	616,244
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Purchase of capital assets	(316,909)	(329,812)
Proceeds from long-term debt	75,000	-
Long-term debt - principal paid	(2,691,140)	(2,053,612)
RUS cushion of credit redeemed (paid)	-	92,945
Interest paid on long-term debt and capital lease	(1,694,462)	(1,776,878)
Capital lease payments	-	(34,447)
Net cash from capital and related financing activities	(4,627,511)	(4,101,804)
NET CHANGE IN CASH AND CASH EQUIVALENTS	(139,464)	127,571
CASH AND CASH EQUIVALENTS, beginning of year	3,978,449	3,850,878
CASH AND CASH EQUIVALENTS, end of year	\$ 3,838,985	\$ 3,978,449
RECONCILIATION OF OPERATING LOSS TO NET CASH FROM OPERATING ACTIVITIES		
Operating income	\$ 1,364,766	\$ 306,275
Adjustments to reconcile net operating income to net cash from operating activities		
Depreciation and amortization	2,514,891	2,522,641
Pension and OPEB items	(11,371)	871,006
Changes in assets and liabilities		
Accounts receivable	(16,188)	(76,215)
Materials and supplies	(67,420)	(18,299)
Prepaid expenses	(16,824)	(31,900)
Accounts payable	(3,826)	5,353
Customer deposits	(4,030)	29,663
Accrued expenses	(1,552)	4,607
Net cash from operating activities	\$ 3,758,446	\$ 3,613,131

Kirkwood Meadows Public Utility District
Statements of Fiduciary Net Position and Statements of Changes in
Fiduciary Net Position – Fiduciary Fund

	Years Ended June 30,	
	2022	2021
STATEMENT OF FIDUCIARY NET POSITION		
Assets		
Cash held by the District	\$ 933,437	\$ 853,075
Property tax receivable	16,489	93,949
Total assets	949,926	947,024
Liabilities		
Restricted liability	949,926	947,024
Fiduciary net position	\$ -	\$ -
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION		
FIDUCIARY NET POSITION, beginning of year	\$ -	\$ -
Receipts on Community Facilities District Taxes	454,904	390,866
Fund transfers to Community Facilities Districts	(454,904)	(390,866)
FIDUCIARY NET POSITION, end of year	\$ -	\$ -

Kirkwood Meadows Public Utility District

Notes to the Basic Financial Statements

Note 1 – Summary of Significant Accounting Policies

The basic financial statements of Kirkwood Meadows Public Utility District (the District) are prepared in accordance with accounting principles generally accepted in the United States of America as defined by the Governmental Accounting Standards Board (GASB). Basic financial statements are presented at both the government-wide and fund financial level. Both levels of statements categorize primary activities as either governmental or business-type. Significant financial accounting and reporting policies for the District are discussed below.

Reporting entity – The District was formed by resolution of the Local Agency Formation Commission (LAFCO) of the County of Alpine on May 22, 1984, as a detachment from El Dorado Irrigation District in the counties of Alpine, Amador, and El Dorado. The District's formation was also pursuant to all the provisions of the Public Utility Code, Division 7, Chapter 2, and all applicable state of California election laws. The District is governed by a five-member board of directors, which is elected by the residents of the District.

The District is currently responsible for the operation of the community's propane, electric, water supply, wastewater collection and treatment facilities, solid waste management, volunteer fire department, mosquito abatement, park/recreational facilities, and snow removal. The District began providing electricity and propane services on July 22, 2011, as a result of acquiring the existing electric and propane gas systems from Mountain Utilities, LLC.

The District has created KMPUD Public Facilities Corporation, a nonprofit public benefit corporation for the purpose of financing the acquisition and construction of various public facilities, structures, and other public buildings in the District. Although legally separate from the District, the Public Facilities Corporation is a blended component unit, reported as if it were a part of the primary government because it shares substantively the same governing body in a common board of directors. The Public Facilities Corporation had no significant financial transactions in the current fiscal year.

Government-wide financial statements – The government-wide financial statements (the statement of net position and the statement of activities) report information on all of the nonfiduciary governmental activities of the District. Governmental activities are financed primarily through property taxes and charges for services. The government-wide statement of activities reflects the cost of programs and functions reduced by directly associated revenues (charges for services and operating grants) to arrive at the net revenue or expense for each program and function. Net program revenue or expense is then adjusted for general revenues to determine the change in net position for the year. Indirect expenses, such as support services and administration incurred in the general government, and other functions/activities are allocated to programs/functions that they may benefit.

Separate financial statements are provided for the governmental funds and the proprietary funds, as well as the fiduciary fund, even though the fiduciary fund is excluded from the government-wide financial statements.

Kirkwood Meadows Public Utility District

Notes to the Basic Financial Statements

Note 1 – Summary of Significant Accounting Policies (continued)

Measurement focus, basis of accounting, and financial statement presentation – The government-wide financial statements are reported on the flow of economic resources measurement focus and use the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing and related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Nonexchange transactions, in which the District gives (or receives) value without directly receiving (or giving) equal value in exchange, include grants, entitlements, and donations. On an accrual basis, revenue from grants, entitlements, and donations is recognized in the fiscal year in which eligibility requirements have been satisfied.

The governmental funds financial statements use a flow of current financial resources measurement focus. With this measurement focus, generally only current assets and current liabilities are included in the balance sheet. Statements of revenues, expenditures, and changes in fund balances of these funds present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in fund balances. Revenue is determined to be measurable when the transaction amount is determinable and available when it is collectible within the current fiscal year or soon enough thereafter to pay liabilities of the current fiscal year.

The proprietary funds and the fiduciary fund are accounted for on a flow of economic resources measurement focus and use the accrual basis of accounting. This basis of accounting recognizes revenues in the accounting period in which they are earned and become measurable, and expenses in the accounting period in which they are incurred and become measurable. With this measurement focus, all assets and liabilities associated with the operation of these funds are included on the fund statement of net position. The total net position is segregated into net investment in capital assets, restricted, and unrestricted net position.

The fiduciary fund accounts for arrangements with the Kirkwood Meadows Public Utility District's Community Facilities District as more fully described in Note 8 to the financial statements.

Fair value measurement – The framework for measuring fair value provides a hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques maximize the use of relevant observable inputs and minimize the use of unobservable inputs.

Use of estimates – The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Kirkwood Meadows Public Utility District

Notes to the Basic Financial Statements

Note 1 – Summary of Significant Accounting Policies (continued)

Cash and cash equivalents – Cash and cash equivalents include cash on hand, deposits with banks, and other highly liquid investments with original maturities of three months or less. The deposits in Local Agency Investment Funds (LAIF) is considered to be a cash equivalent as they can be withdrawn on demand. The District maintains its cash in bank deposit accounts that are insured by the Federal Deposit Insurance Corporation (FDIC) up to a limit of \$250,000 per depositor.

Restricted cash and cash equivalents – Restricted cash and cash equivalents are amounts designated by a third party for a specific purpose (Note 2). Restricted cash is held for debt service purposes.

Accounts and other receivables – Accounts receivable primarily represent user charges for service, which are recognized as earned. The District discontinues services on delinquent accounts until payment is received; substantially all accounts are collectible. Accordingly, no allowance has been recorded. Receivables are written off when the District determines an account to be uncollectible.

Revenue recognition – Revenue for services provided is recognized as earned on a monthly basis based on rates established by the District's board of directors. The District records revenue billed to its customers when the meters are read at month-end. All revenues not meeting this definition are reported as nonoperating revenues.

Interfund transactions – During the course of operation, transactions occur between individual funds for goods provided or services rendered. Quasi-external transactions are accounted for as revenues or expenditures. Transactions that constitute reimbursements to a fund for expenditures initially made from it that are properly applicable to another fund are recorded as expenditures in the reimbursing fund and as a reduction of expenditures in the fund that is reimbursed. All other interfund transfers are reported as interfund allocations and eliminated in the government-wide financial statements.

Property taxes – The District receives property taxes from Alpine, Amador, and El Dorado Counties. Property taxes receivable are recorded in the fiscal year for which the tax is levied based on the assessed value as of September 1 of the preceding fiscal year. They become a lien on the first day of the year they are levied. Secured property tax is levied on September 1 and due in two installments, on November 1 and March 1. They become delinquent on December 10 and April 10, respectively. Unsecured property taxes are due on July 1, and become delinquent on August 31. The District has a policy to allocate property tax to departments as needed. No allowance has been deemed necessary.

Materials and supplies – Materials and supplies are recorded at a weighted-average cost basis.

Capital assets – See Note 3 for asset capitalization, depreciation, and retirement policies.

Compensated absences – Accumulated, unpaid compensated absences (vacation) are recorded as an expense and accrued liability when earned. Sick pay is recorded when leave is taken because such amounts do not vest to the employees; however, any excess over 160 hours is compensated at year-end. Compensated absences are included within accrued expenses on the statement of net position.

Income taxes – The District is exempt from federal and state income taxes; consequently, no provision for income taxes is included in the accompanying financial statements for any fund.

Kirkwood Meadows Public Utility District

Notes to the Basic Financial Statements

Note 1 – Summary of Significant Accounting Policies (continued)

Pensions – For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the California Public Employees' Retirement System (CalPERS) plans (Plans) and additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Other post-employment benefits (OPEB) – For purposes of measuring the net OPEB liability and deferred outflows/inflows of resources related to OPEB, and OPEB expense, additions to/deductions from the OPEB fiduciary net position have been determined based on an independent actuarial valuation. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms.

Deferred outflows/inflows – Deferred outflows of resources represent a consumption of net position that applies to future periods and will not be recognized as an outflow of resources (expense) until that time. Deferred inflows of resources represent an acquisition of net position that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time. Deferred outflows and inflows of resources consist of the District's deferred inflows and outflows related to pension and OPEB plans.

Budgets – The board of directors annually adopts an operating budget. The operating budgets are prepared on the accrual basis. Budgetary comparison schedules have been provided for the governmental fund by department to demonstrate compliance with the budgets.

Net position – Net position comprises the various net earnings from operations, nonoperating revenues, expenses, and contributions of capital. Net position is classified in the following three categories:

Net investment in capital assets – Consists of all capital assets, net of accumulated depreciation and reduced by the outstanding balance of any notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets offset by any unspent proceeds of these borrowings.

Restricted – Consists of external constraints placed on net position used by creditors, grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

Unrestricted – Consists of all other funds that are not included in the other categories previously mentioned.

Leases – Issued in June 2017, GASB Statement No. 87, Leases, establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. The District adopted the standard effective July 1, 2020 without significant impact to its financial statements.

Kirkwood Meadows Public Utility District

Notes to the Basic Financial Statements

Note 2 – Cash and Cash Equivalents

The District's cash and cash equivalents consist of the following at June 30:

	Governmental Activities 2022	Business-Type Activities 2022	Total
Cash deposits in bank demand accounts	\$ 129,400	\$ 3,040,063	\$ 3,169,463
Restricted cash	-	117,042	117,042
Deposit in LAIF	-	681,880	681,880
Total cash and cash equivalents	<u>\$ 129,400</u>	<u>\$ 3,838,985</u>	<u>\$ 3,968,385</u>
	2021		
Cash deposits in bank demand accounts	\$ 78,834	\$ 2,526,750	\$ 2,605,584
Restricted cash	-	172,509	172,509
Deposit in LAIF	-	1,279,190	1,279,190
Total cash and cash equivalents	<u>\$ 78,834</u>	<u>\$ 3,978,449</u>	<u>\$ 4,057,283</u>

Restricted cash and cash equivalents consist of the following at June 30:

	Governmental Agencies 2022	Business-Type Activities 2022	Total
COP loan funds for debt service requirements	\$ -	\$ 117,042	\$ 117,042
Total restricted cash and cash equivalents	<u>\$ -</u>	<u>\$ 117,042</u>	<u>\$ 117,042</u>
	2021		
COP loan funds for debt service requirements	\$ -	\$ 172,509	\$ 172,509
Total restricted cash and cash equivalents	<u>\$ -</u>	<u>\$ 172,509</u>	<u>\$ 172,509</u>

Interest rate risk – In accordance with its investment policy, the District manages its exposure to declines in fair value of its investments by limiting its deposits to the California Treasurer's LAIF.

Statutes authorize the District to invest in obligations of the U.S. Treasury and U.S. agencies, banker's acceptances, repurchase agreements, commercial paper rated A-1 by Standard & Poor's Corporation or P-1 by Moody's Commercial Paper Record, the State Treasurer's Investment Fund, and deposits with banks, mutual savings banks, and savings and loan associations as provided for in the California Government Code Section 53600, Chapter 4 – Financial Affairs.

Kirkwood Meadows Public Utility District

Notes to the Basic Financial Statements

Note 2 – Cash and Cash Equivalents (continued)

The District's has cash deposits with the LAIF, an external investment pool of the state of California. The LAIF is a voluntary program created by statute as an investment alternative for California's local governments and special districts. The enabling legislation for the LAIF is Section 16429.1 et seq. of the California Government Code. The State Treasurer's Office is audited by the Bureau of State Audits on an annual basis and the resulting opinion is posted to the State Treasurer's Office website following its publication. The Bureau of State Audits also has a continuing audit process throughout the year. All deposits and LAIF claims are audited on a daily basis by the State Controller's Office, as well as an in-house audit process involving three separate divisions.

Custodial credit risk – Custodial credit risk on investments is the risk that in the event of a failure of the counterparty, the District will not be able to recover the value of its deposits that are in the possession of an outside party. The District does not have an investment policy to address custodial credit risk; however, deposits are held by third-party custodians in the District's name. The deposits in LAIF are not classified in categories of credit risk. The District's funds in LAIF are invested in a diversified portfolio (of underlying investments, e.g., U.S. Treasury obligations) such that it considers the risk of material loss to be minimal. The funds held in LAIF can be withdrawn on demand; therefore, they are classified as cash equivalents on the statements of net position.

Note 3 – Capital Assets

Capital assets are reported in the applicable financial statements at cost. Costs include labor, materials, and related indirect costs, such as engineering, used during construction. The costs of additions, renewals, and betterments are capitalized. Projects constructed by others and contributed to the District are stated at fair value. Repairs and minor replacements are charged to operating expenses. A capitalization threshold of \$1,000 is used to report capital assets. The cost of property and removal, less salvage, is charged to accumulated depreciation when property is retired. Depreciation is computed on assets placed in service using a straight-line method over their estimated useful lives. The range of estimated useful lives by type of assets is as follows:

Buildings and improvements	10 to 40 years
Infrastructure	20 to 40 years
Machinery and equipment	5 to 15 years
Intangible plant	34 years

Kirkwood Meadows Public Utility District

Notes to the Basic Financial Statements

Note 3 – Capital Assets (continued)

A summary of the governmental funds capital assets for the years ended June 30 is as follows:

	June 30, 2021	Increases	Decreases	Transfers	June 30, 2022
Plant assets being depreciated					
Fire department	\$ 1,051,332	\$ 11,814	\$ (35,000)	\$ -	\$ 1,028,146
Parks and recreation	11,469	-	-	-	11,469
	1,062,801	11,814	(35,000)	-	1,039,615
Less accumulated depreciation	(623,636)	(72,316)	35,000	-	(660,952)
Net capital assets being depreciated	439,165	(60,502)	-	-	378,663
Construction work in progress	64,258	41,192	-	-	105,450
Capital assets, net	<u>\$ 503,423</u>	<u>\$ (19,310)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 484,113</u>
	June 30, 2020	Increases	Decreases	Transfers	June 30, 2021
Plant assets being depreciated					
Fire department	\$ 903,019	\$ 154,239	\$ (5,926)	\$ -	\$ 1,051,332
Parks and recreation	29,834	-	(18,365)	-	11,469
	932,853	154,239	(24,291)	-	1,062,801
Less accumulated depreciation	(606,042)	(41,885)	24,291	-	(623,636)
Net capital assets being depreciated	326,811	112,354	-	-	439,165
Construction work in progress	8,660	55,598	-	-	64,258
Capital assets, net	<u>\$ 335,471</u>	<u>\$ 167,952</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 503,423</u>

Kirkwood Meadows Public Utility District
Notes to the Basic Financial Statements

Note 3 – Capital Assets (continued)

A summary of the business-type activities capital assets for the years ended June 30 is as follows:

	June 30, 2021	Increases	Decreases	Transfers/ Adjustments	June 30, 2022
Plant assets being depreciated					
Water	\$ 4,727,513	\$ 25,208	\$ -	\$ 5,951	\$ 4,758,672
Wastewater	14,068,111	41,634	(7,370)	61,841	14,164,216
Employee housing	2,070,181	7,634	-	-	2,077,815
Electric	54,844,293	41,862	(6,516)	11,903	54,891,542
Electric intangible	15,282,345	-	-	-	15,282,345
Propane	1,640,120	-	-	5,951	1,646,071
Cable	18,068	-	-	-	18,068
Snow removal	1,784,131	-	-	-	1,784,131
Solid waste	24,900	-	-	-	24,900
	<u>94,459,662</u>	<u>116,338</u>	<u>(13,886)</u>	<u>85,646</u>	<u>94,647,760</u>
Less accumulated depreciation	<u>(28,948,543)</u>	<u>(2,521,230)</u>	<u>13,886</u>	<u>-</u>	<u>(31,455,887)</u>
Net capital assets being depreciated & amortized	65,511,119	(2,404,892)	-	85,646	63,191,873
Construction work in progress	<u>238,545</u>	<u>194,160</u>	<u>(159,020)</u>	<u>(81,350)</u>	<u>192,335</u>
Capital assets, net	<u>\$ 65,749,664</u>	<u>\$ (2,210,732)</u>	<u>\$ (159,020)</u>	<u>\$ 4,296</u>	<u>\$ 63,384,208</u>
	June 30, 2020	Increases	Decreases	Transfers/ Adjustments	June 30, 2021
Plant assets being depreciated					
Water	\$ 4,706,539	\$ 20,974	\$ -	\$ -	\$ 4,727,513
Wastewater	14,066,838	8,520	(7,247)	-	14,068,111
Employee housing	2,065,369	6,646	(1,834)	-	2,070,181
Electric	54,699,821	14,102	(6,267)	136,637	54,844,293
Electric intangible	15,282,345	-	-	-	15,282,345
Propane	1,595,327	8,522	-	36,271	1,640,120
Cable	18,068	-	-	-	18,068
Snow removal	1,732,907	42,598	-	8,626	1,784,131
Solid waste	24,900	-	-	-	24,900
	<u>94,192,114</u>	<u>101,362</u>	<u>(15,348)</u>	<u>181,534</u>	<u>94,459,662</u>
Less accumulated depreciation	<u>(26,433,726)</u>	<u>(2,530,165)</u>	<u>15,348</u>	<u>-</u>	<u>(28,948,543)</u>
Net capital assets being depreciated	67,758,388	(2,428,803)	-	181,534	65,511,119
Construction work in progress	<u>191,629</u>	<u>228,450</u>	<u>-</u>	<u>(181,534)</u>	<u>238,545</u>
Capital assets, net	<u>\$ 67,950,017</u>	<u>\$ (2,200,353)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 65,749,664</u>

Plant in service balances presented above include non-depreciable land of \$158,000 as of June 30, 2022 and 2021.

Kirkwood Meadows Public Utility District

Notes to the Basic Financial Statements

Note 3 – Capital Assets (continued)

Electric intangible plant represents amounts paid by the District to benefit from the assets owned by Pacific Gas & Electric Company (PG&E). During the year ended June 30, 2019, the District transferred certain infrastructure plant to PG&E in conjunction with an ongoing power supply agreement. The District transferred \$8.9 million from electric plant to electric intangible plant. Additionally, the District paid PG&E \$6.4 million in order to transfer the cost of ownership maintenance to PG&E. This amount has been recorded as an asset and the District is amortizing the total over a 34-year period. The District recorded related amortization of \$188,568 during the years ended June 30, 2022 and 2021.

Note 4 – Long-Term Debt

In November 2012, the District obtained a \$700,000 mortgage note through Bank of the West. This note was used to repay the prior debt and is collateralized by real property. This note bears interest at a rate of 3.98%, with principal and interest payments due monthly, maturing and repaid in November 2022. The note is secured by the purchased real estate and related rents.

On September 25, 2012, the District obtained a loan guarantee commitment from RUS. Under this commitment, RUS guaranteed a loan of \$50,000,000 from the Federal Financing Bank (FFB). The proceeds of the loan were used by the District to finance projects as described in their loan application, including the initial purchase of the electric utility and the construction of transmission lines providing power to the District from outside suppliers. The District began drawing on RUS funds during 2013 and by the end of the 2015 fiscal year had received and expended all amounts in full. Interest rates on the individual loan draws range from 0.435% to 3.592% with various maturities through 2047. Management believes the District was in compliance with all coverage ratios as outlined by the debt covenants.

In April 2013, the District issued the 2013 Tax and Enterprise Revenue Certificates of Participation loan, Series 2013 (COP loan). These funds were also obtained to repay prior debt and to complete certain capital projects. The COP loan required interest payments due quarterly at 2.0% to 4.0%, with principal due annually, maturing September 2023. The loan is secured by the future tax revenue and operating revenues of the District.

On June 3, 2014, the District obtained a loan guarantee commitment from RUS. Under this commitment, RUS guaranteed a loan of \$8,000,000 from the FFB. The proceeds of the loan were to be used by the District to finance projects as described in their loan application including the construction of transmission lines that will provide power to the District from outside suppliers. The District began drawing on these funds during 2014 and had received and expended all amounts in full by the end of the 2015 fiscal year. Interest rates on the individual loan draws range from 0.081% to 2.705% with various maturities through 2035.

On June 4, 2018, the District obtained a loan guarantee commitment from RUS. Under this commitment, RUS guaranteed a loan of \$3,765,000 from the FFB. The proceeds of the loan are to be used by the District to finance projects as described in their loan application including system extensions and additions. The District began drawing on these funds during 2019 and had received and expended all amounts in full by the end of the 2019 fiscal year. The interest rate on the loan draw is 2.956% and matures December 2052.

Kirkwood Meadows Public Utility District

Notes to the Basic Financial Statements

Note 4 – Long-Term Debt (continued)

In June 2019, the District obtained a \$172,000 mortgage note through Bank of the West. This note was used to finance the purchase of a condominium for the District and is collateralized by real property. This note bears interest at a rate of 4.60%, with principal and interest payments due monthly, maturing June 2029. The note is secured by the purchased real estate and related rents.

In September 2019, the District obtained a \$212,000 mortgage note through Bank of the West. This note was used to finance the purchase of a second condominium for the District and is collateralized by real property. This note bears interest at a rate of 4.16%, with principal and interest payments due monthly, maturing September 2029. The note is secured by the purchased real estate and related rents.

On June 24, 2022, the District obtained a loan guarantee commitment from RUS. Under this commitment, RUS guaranteed a loan of \$7,444,000 from the FFB. The proceeds of the loan are to be used by the District to finance projects as described in their loan application including the Waste Water Treatment Plant. The District began drawing on these funds during 2022. The interest rate on the loan draw is 0.95% and matures November 2025.

Long-term debt activity for the years ended June 30 is as follows:

	June 30, 2021	Increases	Decreases	June 30, 2022	Due Within One Year
Business-type activities					
RUS construction loans	\$ 54,283,491	\$ 75,000	\$ (2,031,212)	\$ 52,327,279	\$ 2,034,468
Bank of the West loans	459,353	-	(104,928)	354,425	56,689
COP loans, series 2013	1,725,000	-	(555,000)	1,170,000	575,000
Unamortized bond premium	36,395	-	(14,557)	21,838	-
Unamortized bond discount	(18,363)	-	7,165	(11,198)	-
RUS cushion of credit	-	-	-	-	-
Total business-type activities - long-term debt	<u>\$ 56,485,876</u>	<u>\$ 75,000</u>	<u>\$ (2,698,532)</u>	<u>\$ 53,862,344</u>	<u>\$ 2,666,157</u>
	June 30, 2020	Increases	Decreases	June 30, 2021	Due Within One Year
Business-type activities					
RUS construction loans	\$ 55,706,093	\$ -	\$ (1,422,602)	\$ 54,283,491	\$ 2,031,671
Bank of the West loans	560,363	-	(101,010)	459,353	104,802
COP loans, series 2013	2,255,000	-	(530,000)	1,725,000	555,000
Unamortized bond premium	50,953	-	(14,558)	36,395	-
Unamortized bond discount	(32,242)	-	13,879	(18,363)	-
RUS cushion of credit	(92,945)	-	92,945	-	-
Total business-type activities - long-term debt	<u>\$ 58,447,222</u>	<u>\$ -</u>	<u>\$ (1,961,346)</u>	<u>\$ 56,485,876</u>	<u>\$ 2,691,473</u>

Kirkwood Meadows Public Utility District

Notes to the Basic Financial Statements

Note 4 – Long-Term Debt (continued)

As of June 30, 2022, annual debt service requirements of business-type activities to maturity are as follows:

	COP		RUS		Bank of the West	
	Principal	Interest	Principal	Interest	Principal	Interest
2023	\$ 575,000	\$ 35,300	\$ 2,034,468	\$ 1,505,619	\$ 56,689	\$ 14,213
2024	595,000	11,900	1,373,138	1,459,266	24,847	12,847
2025	-	-	3,450,390	1,401,912	25,972	11,723
2026	-	-	2,024,399	1,321,390	27,110	10,584
2027	-	-	2,692,920	1,246,319	28,299	9,395
2028 - 2032	-	-	9,913,262	5,362,991	191,508	15,082
2033 - 2037	-	-	8,946,883	4,003,193	-	-
2038 - 2042	-	-	9,172,378	2,670,275	-	-
2043 - 2047	-	-	10,631,423	1,173,072	-	-
2048 - 2052	-	-	1,900,167	91,103	-	-
2053 - 2057	-	-	187,851	990	-	-
Grand total	<u>\$ 1,170,000</u>	<u>\$ 47,200</u>	<u>\$ 52,327,279</u>	<u>\$ 20,236,130</u>	<u>\$ 354,425</u>	<u>\$ 73,844</u>

In the current year, the District did not renew the line-of-credit agreement with Bank of the West for short-term working capital. The line provided funding up to \$400,000 at 4.25%. The District office building was pledged as collateral on this line of credit as a condition of the agreement. There were no draws or payments associated with this line of credit during 2022 or 2021 and no balance was outstanding at June 30, 2022 and 2021.

Borrowings from RUS are subject to certain financial covenants related to debt service coverage (DSC) and times interest earned ratios (TIER). Management believes they are in compliance with all debt covenants as of June 30, 2022 and 2021.

Note 5 – Capital Lease Obligation

The District entered into a capital lease for the purchase of a 2018 Trackless MT5 tractor during 2019 with payments through May 2022. The asset and related liability under capital lease are recorded at fair value of the asset. The fair value of the asset included in business-type activities capital assets at June 30, 2022 and 2021, was \$72,374 and \$82,713, respectively. Depreciation of the asset under capital lease is included in depreciation expense and was \$10,339 for the years ended June 30, 2022 and 2021. Accumulated depreciation of the asset under capital lease was \$31,017 and \$20,678 at June 30, 2022 and 2021, respectively. There are no remaining minimum future lease payments as of June 30, 2022.

Kirkwood Meadows Public Utility District Notes to the Basic Financial Statements

Note 6 – Pension and OPEB Plans

General Information About the Pension Plans

Plan descriptions – All qualified permanent and probationary employees are eligible to participate in cost-sharing multiple employer defined benefit pension plans (Plans) administered by the California Public Employees’ Retirement System (CalPERS). Benefit provisions under the CalPERS are established by state statute and local government resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions, and membership information that can be found on the CalPERS website.

In 2012, the Public Employees’ Pension Reform Act (PEPRA) became law and implemented new benefit formulas and final compensation period, as well as new contribution requirements for new employees hired on or after January 1, 2013, who meet the definition of new member under PEPRA. Employees hired prior to January 1, 2013, and those new employees not meeting the PEPRA definition of new members are considered classic employees.

Benefits provided – CalPERS provides service retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for nonduty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit; the 1957 Survivor Benefit; or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees’ Retirement Law.

The Plans’ provisions and benefits in effect at June 30, 2022, are summarized as follows:

Hire date	<u>Prior to January 1, 2013</u>	<u>On or after January 1, 2013</u>
Benefit formula	2.5% @ 55	2.0% @ 62
Benefit vesting schedule	5 years service	5 years service
Benefit payment	monthly for life	monthly for life
Retirement age	55	62
Monthly benefits, as a % of eligible compensation	2.50%	2.00%
Required employee contribution rates	8.00%	6.25%
Required employer contribution rates	9.671%	6.237%

Kirkwood Meadows Public Utility District

Notes to the Basic Financial Statements

Note 6 – Pension and OPEB Plans (continued)

Contributions – Section 20814(c) of the California Public Employees’ Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for both Plans are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The District is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

For the year ended June 30, 2022, the contributions recognized as part of pension expense for the Plans were as follows:

Contributions - employer	\$ 131,226
Contributions - employee (paid by employer)	89,792

Pension liabilities, pension expenses, and deferred outflows/inflows of resources related to pensions – As of June 30, the District reported its proportionate share of the net pension liability for the plans as follows:

	<u>Proportionate Share of Net Pension Liability</u>
June 30, 2022	\$ 461,171
June 30, 2021	1,033,961

The District’s net pension liability for each Plan is measured as the proportionate share of the CalPERS net pension liability. The net pension liability of the Plan is measured as of June 30, 2021, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2020, rolled forward to June 30, 2021, using standard update procedures. The District’s proportion of the net pension liability was based on a projection of the District’s long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined.

The District’s proportionate share of the net pension liability for each Plan as of June 30, 2022 and 2021, was as follows:

	<u>Classic</u>	<u>PEPRA</u>
Proportion Total Pension Liability - June 30, 2022	0.0260000%	0.0000000%
Proportion Fiduciary Net Position - June 30, 2022	0.0261800%	0.0000000%
Proportion Total Pension Liability - June 30, 2021	0.0251400%	0.0000000%
Proportion Fiduciary Net Position - June 30, 2021	0.0251400%	0.0000000%

For the years ended June 30, 2022 and 2021, the District recognized pension (benefit) expense of \$(77,861) and \$74,036, respectively.

Kirkwood Meadows Public Utility District
Notes to the Basic Financial Statements

Note 6 – Pension and OPEB Plans (continued)

At June 30, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	2022	2021
Deferred outflows of resources		
Pension contribution subsequent to measurement date	\$ 202,384	\$ 200,116
Change in employer's proportion and differences between the employer's contributions and the employer's proportionate share of contributions	126,753	179,902
Net difference between projected and actual earnings on plan investments	55,364	86,153
	\$ 384,501	\$ 466,171
Deferred inflows of resources		
Change in employer's proportion and differences between the employer's contributions and the employer's proportionate share of contributions	\$ -	\$ (10,139)
Net difference between projected and actual earnings on plan investments	(430,964)	(7,563)
	\$ (430,964)	\$ (17,702)

Amounts reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be amortized and recognized as pension expense as follows for the years ended June 30:

2023	\$ (77,675)
2024	(2,184)
2025	(48,847)
2026	(120,141)
	\$ (248,847)

Kirkwood Meadows Public Utility District

Notes to the Basic Financial Statements

Note 6 – Pension and OPEB Plans (continued)

Actuarial assumptions – The total pension liabilities in the actuarial valuations were determined using the following actuarial assumptions:

	2022	2021
Valuation date	June 30, 2020	June 30, 2019
Measurement date	June 30, 2021	June 30, 2020
Actuarial cost method	Entry - Age Normal Cost Method	
Actuarial assumptions		
Discount rate	7.15%	
Inflation	2.50%	
Payroll growth	2.75%	
Projected salary increase	Varies by Entry Age and Service	
Investment rate of return	7.00% ⁽²⁾	7.25% ⁽²⁾
Mortality	Derived using CalPERS' Membership Data for all Funds ⁽¹⁾	

⁽¹⁾ The mortality table used was developed based on CalPERS' specific data. The table includes 15 years of mortality improvements using Society of Actuaries Scale 90% of scale MP 2016. For more details on this table, please refer to the 2017 experience study report.

⁽²⁾ Net of pension plan investment expenses, including inflation.

The underlying mortality assumptions and all other actuarial assumptions used in the June 30, 2020, and June 30, 2019, valuations were based on the results of a December 2017 actuarial experience study for the period 1997 to 2015. Further details of the experience study can be found on the CalPERS website.

Discount rate – The discount rate used to measure the total pension liability as of June 30, 2022 and 2021, was 7.15%. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each Plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing, none of the tested plans run out of assets. Therefore, the current 7.15% discount rate used is adequate and the use of the municipal bond rate calculation is not necessary. The long-term expected discount rate of 7.15% will be applied to all plans in the Public Employees Retirement Fund (PERF). The stress test results are presented in a detailed report that can be obtained from the CalPERS website.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations, as well as the expected pension fund cash flows. Using historical returns of all the funds' asset classes, expected compound returns were calculated over the short term (first 10 years) and the long term (11–60 years) using a building-block approach. Using the expected nominal returns for both the short term and long term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

Kirkwood Meadows Public Utility District Notes to the Basic Financial Statements

Note 6 – Pension and OPEB Plans (continued)

The table below reflects the long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. The target allocation shown below was adopted by the CalPERS Board effective on July 1, 2018.

Asset Class	Assumed Asset Allocation	Real Return Years 1 - 10 ^(a)	Real Return Years 11+ ^(b)
Global equity	50.00%	4.80%	5.98%
Fixed income	28.00%	1.00%	2.62%
Inflation assets	0.00%	0.77%	1.81%
Private equity	8.00%	6.30%	7.23%
Real estate	13.00%	3.75%	4.93%
Liquidity	1.00%	0.00%	-0.92%
Total	100.00%		

^(a) An expected inflation of 2.0% used for this period

^(b) An expected inflation of 2.9% used for this period

Sensitivity of the proportionate share of the net pension liability to changes in the discount rate –

The following presents the District's proportionate share of the net pension liability for each Plan, calculated using the discount rate for each Plan, as well as what the District's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	Classic
1% decrease	6.15%
Net pension liability	\$ 1,101,372
Current discount rate	7.15%
Net pension liability	\$ 461,171
1% increase	8.15%
Net pension asset	\$ (68,076)

Pension plan fiduciary net position – Detailed information about each pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

General Information About the Other Post-Employment Benefits (OPEB) Plan

Plan description – All qualified permanent and probationary employees are eligible to participate in cost-sharing multiple employer defined benefit health plan (the Retiree Health Plan) administered by the District. Effective January 1, 2021, the District transitioned the medical insurance provider from CalPERS Health Insurance to ACWA-JPIA. Employees at age 50 with 5 years' CalPERS service, hired before January 1, 2013, or age 52 and 5 years' service, hired after January 1, 2013, may retire directly from the District and receive a District-paid contribution toward retiree medical benefits. This benefit is equal to \$430 per month.

Kirkwood Meadows Public Utility District

Notes to the Basic Financial Statements

Note 6 – Pension and OPEB Plans (continued)

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future. Actuarially determined amounts are subject to continual revision, as actual results are compared to past expectations and new estimates are made about the future.

Calculations are based on the types of benefits provided under the terms of the substantive plan at the time of each valuation. Actuarial calculations reflect a long-term perspective. Consistent with that perspective, actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets. Based on the latest biennial actuarial valuation date, the significant methods and assumptions are as follows:

Actuarial data and assumptions – The total OPEB liability in the June 30, 2020, actuarial valuation was determined using the following assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Salary increases	3.00%
Discount rate	2.45%
Medical cost trend rate	6.00% grading down to 4.00% through 2070

The discount rate was based on 20-Year Tax-Exempt Municipal Bond Yield, as required by GASB Statement No. 75.

Pre-retirement mortality rates were based on the RP-2014 Employee Mortality Table for Males or Females, as appropriate, without projection. Post-retirement mortality rates were based on the RP-2014 Health Annuitant Mortality Table for Males or Females, as appropriate, without projection. Termination rates were based on the Crocker-Sarason T5 table, without adjustment.

OPEB liability – As of June 30, 2022, the District’s total OPEB liability for retiree healthcare was \$1,857,524. For the year ended June 30, 2022, the annual payroll of active employees covered by the plan was \$1,179,935.

The following census of membership was used in the actuarial valuation:

Active employees	12
Retired employees	2
	14
	14

Kirkwood Meadows Public Utility District
Notes to the Basic Financial Statements

Note 6 – Pension and OPEB Plans (continued)

The following table shows the changes in the District's total OPEB liability:

	Years Ended June 30,	
	2022	2021
Total OPEB liability - beginning	\$ 1,857,523	\$ 1,579,731
Changes recognized for the fiscal year		
Service cost	32,434	94,679
Interest on the total OPEB liability	-	51,905
Change of benefit terms	-	733,745
Difference between expected and actual experience	-	(458,015)
Changes of assumptions	-	(112,085)
Benefit payments	<u>(32,434)</u>	<u>(32,437)</u>
Net changes	<u>-</u>	<u>277,792</u>
Total OPEB liability - ending	<u>\$ 1,857,523</u>	<u>\$ 1,857,523</u>

The schedule of changes in the District's total OPEB liability and related ratios is included in the Required Supplementary Information.

Sensitivity analysis – The discount rate used to measure the total OPEB liability is 2.45% for 2022. The following table presents the sensitivity of total OPEB liability calculation to a 1% increase and 1% decrease in the discount rate used to measure the total OPEB liability:

1% decrease	1.45%
Total OPEB liability	\$ 2,214,623
Current discount rate	2.45%
Total OPEB liability	\$ 1,857,523
1% increase	3.45%
Total OPEB liability	\$ 1,578,259

The following table presents the sensitivity of total OPEB liability calculation to a 1% increase and a 1% decrease in the healthcare cost trend rates used to measure the total OPEB liability:

1% decrease	5.00%
Total OPEB liability	\$ 1,526,901
Current healthcare cost trend	6.00%
Total OPEB liability	\$ 1,857,523
1% increase	7.00%
Total OPEB liability	\$ 2,291,949

Kirkwood Meadows Public Utility District

Notes to the Basic Financial Statements

Note 6 – Pension and OPEB Plans (continued)

Deferred outflows of resources related to OPEB – At June 30, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>2022</u>	<u>2021</u>
Deferred outflows of resources		
Pension contribution subsequent to measurement date	\$ 32,435	\$ 32,435
Changes in assumptions	<u>53,448</u>	<u>63,532</u>
	<u>\$ 85,883</u>	<u>\$ 95,967</u>
Deferred inflows of resources		
Difference between expected and actual experience	\$ (348,963)	\$ (403,489)
Changes in assumptions	<u>(85,399)</u>	<u>(98,743)</u>
	<u>\$ (434,362)</u>	<u>\$ (502,232)</u>

Amounts reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability in the year ended June 30, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be amortized and recognized as OPEB expense as follows for the years ended June 30:

2023	\$ (57,785)
2024	(57,785)
2025	(57,785)
2026	(57,785)
2027	(57,785)
Thereafter	<u>(91,989)</u>
	<u>\$ (380,914)</u>

Note 7 – Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The District carries commercial insurance for risks of loss including property and liability, automobile liability, directors' and officers' liability, and employee dishonesty coverage. Settled claims resulting from these risks have not exceeded commercial insurance coverage during the current and prior fiscal years. The District self-insures for the for risk of loss from workers' compensation claims.

Kirkwood Meadows Public Utility District Notes to the Basic Financial Statements

Note 8 – Communities Facilities District

Community Facilities District (CFD) No. 98-1 is a legally constituted governmental activity established under the Mello-Roos Community Facilities Act of 1982 (the Act), as amended. The Act provides an alternative method for financing certain public capital facilities and services. CFD No. 98-1 was established through a special election held in May 1999 whereby the qualified electors approved the Rate and Method of Apportionment of the Special Tax and authorized the issuance of up to \$6,263,552 in bonds.

In October 1999, \$2,450,000 in long-term bonds was issued: the 1999 Series A Bonds. A second series of long-term bonds in the amount of \$3,813,552 was issued in May 2000: the 2000 Special Tax Bonds, Series B. The bond proceeds provided funds for the acquisition and construction of public sewer treatment plant improvements to serve property located within CFD No. 98-1.

The bonds are secured and payable from a pledge of the Special Taxes collected by the Counties and remitted to the District (which are remitted to the Community Facilities District) levied upon certain real property within the CFD. The proceeds of any foreclosure actions brought following a delinquency in the payment of the Special Tax, and from amounts held in certain funds pursuant to the resolution. Neither the faith and credit nor the taxing power of the District, the CFD District, the county, the state of California, or any political subdivision of any of the foregoing is pledged to the payment of the bonds.

The bonds are not a debt of the District, CFD No. 98-1, the county, the state of California, or any political subdivisions, and neither the District, CFD No. 98-1, the county, the state, nor any of its political subdivisions is liable therefore.

Note 9 – Fund Balances

As of June 30, 2022 and 2021, fund balances of the governmental funds are classified as follows:

Nonspendable – Amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District did not have any nonspendable balances at June 30, 2022 or 2021.

Restricted – Amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

Committed – Amounts that can be used only for specific purposes determined by a formal action of the District. The board of directors has the highest level of decision-making authority for the District. Commitments may be established, modified, or rescinded only through resolutions approved by the board of directors. The District did not have any committed balances at June 30, 2022 or 2021.

Kirkwood Meadows Public Utility District

Notes to the Basic Financial Statements

Note 9 – Fund Balances (continued)

Assigned – Amounts that do not meet the criteria to be classified as restricted or committed but are intended to be used for specific purposes. This intent can be expressed by the board of directors or through the delegation of this responsibility to the General Manager. The District did not have any assigned balances at June 30, 2022 or 2021.

Unassigned – Consist of all amounts not included in the other classifications previously mentioned.

The District would typically use assigned resources as appropriate opportunities arise, but reserves the right to selectively spend unassigned resources first to defer the use of these other classified funds.

Note 10 – Commitments and Contingencies

Power supply contracts – The District had a power purchase contract with Shell Energy North America to provide the District's power supply through December 2023.

Legal – The District is involved in various claims arising in the normal course of business. The District does not believe that the ultimate outcome of these matters will have a material adverse impact on its financial position or results of operations.

Required Supplementary Information

Kirkwood Meadows Public Utility District
Schedule of Revenues and Expenditures, Budget to Actual – Fire Department
Year Ended June 30, 2022

	Budget Original and Final	Actual	Variance With Final Budget
REVENUES			
Property taxes	\$ -	\$ 154,867	\$ 154,867
Annual assessment	67,200	65,127	(2,073)
Contributions and grants	-	8,544	8,544
Other	-	34,465	34,465
Special events	-	-	-
Impact fees	-	-	-
	<hr/>	<hr/>	<hr/>
Total revenues	67,200	263,003	195,803
	<hr/>	<hr/>	<hr/>
EXPENDITURES			
Salaries and wages	1,116	1,865	749
Employee benefits	589	747	158
Payroll taxes	116	147	31
Fire and accident calls	33,031	47,543	14,512
Fundraising	9,772	-	(9,772)
Meetings and training	2,901	3,814	913
Outside services	-	14,053	14,053
Professional fees - other	-	368	368
Supplies and operating materials	13,896	11,453	(2,443)
Capital expenditures	48,000	53,006	5,006
General and administrative allocations	138,327	146,510	8,183
Operating expenses	8,400	8,129	(271)
	<hr/>	<hr/>	<hr/>
Total expenditures	256,148	287,635	31,487
	<hr/>	<hr/>	<hr/>
Excess of expenditures over revenues	<u>\$ (188,948)</u>	<u>\$ (24,632)</u>	<u>\$ 164,316</u>

Kirkwood Meadows Public Utility District
Schedule of Revenues and Expenditures, Budget to Actual – Fire Department
Year Ended June 30, 2021

	Budget Original and Final	Actual	Variance With Final Budget
REVENUES			
Property taxes	\$ -	\$ 163,119	\$ 163,119
Annual assessment	64,800	65,419	619
Contributions and grants	1,000	144,781	143,781
Other	1,200	5,374	4,174
Special events	-	-	-
Impact fees	-	2,146	2,146
	<u>67,000</u>	<u>380,839</u>	<u>313,839</u>
Total revenues			
EXPENDITURES			
Salaries and wages	856	6,077	5,221
Employee benefits	482	3,261	2,779
Payroll taxes	71	524	453
Fire and accident calls	31,387	40,410	9,023
Fundraising	9,286	-	(9,286)
Meetings and training	2,757	3,491	734
Outside services	-	250	250
Professional fees - other	-	278	278
Supplies and operating materials	13,204	11,035	(2,169)
Capital expenditures	38,400	209,837	171,437
General and administrative allocations	161,682	139,774	(21,908)
Operating expenses	8,366	8,765	399
	<u>266,491</u>	<u>423,702</u>	<u>157,211</u>
Total expenditures			
Excess of expenditures over revenues	<u>\$ (199,491)</u>	<u>\$ (42,863)</u>	<u>\$ 156,628</u>

Kirkwood Meadows Public Utility District
Schedule of Revenues and Expenditures, Budget to Actual – Parks
Year Ended June 30, 2022

	Budget Original and Final	Actual	Variance With Final Budget
REVENUES			
Property taxes	\$ -	\$ 31,314	\$ 31,314
EXPENDITURES			
Salaries and wages	2,970	8,186	5,216
Employee benefits	1,701	4,671	2,970
Payroll taxes	351	798	447
Supplies and operating materials	1,100	-	(1,100)
Outside services employed	-	-	-
Capital expenditures	3,780	-	(3,780)
General and administrative allocations	16,666	17,652	986
Total expenditures	<u>26,568</u>	<u>31,307</u>	<u>4,739</u>
Excess of expenditures over revenues	<u>\$ (26,568)</u>	<u>\$ 7</u>	<u>\$ 26,575</u>

Kirkwood Meadows Public Utility District
Schedule of Revenues and Expenditures, Budget to Actual – Parks
Year Ended June 30, 2021

	<u>Budget Original and Final</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
REVENUES			
Property taxes	<u>\$ 75,000</u>	<u>\$ 80,392</u>	<u>\$ 5,392</u>
EXPENDITURES			
Salaries and wages	4,464	4,636	172
Employee benefits	2,637	2,568	(69)
Payroll taxes	365	686	321
Supplies and operating materials	1,100	-	(1,100)
Outside services employed	-	-	-
Capital expenditures	3,780	-	(3,780)
General and administrative allocations	<u>18,009</u>	<u>16,840</u>	<u>(1,169)</u>
Total expenditures	<u>30,355</u>	<u>24,730</u>	<u>(5,625)</u>
Excess of expenditures over revenues	<u>\$ 44,645</u>	<u>\$ 55,662</u>	<u>\$ 11,017</u>

Kirkwood Meadows Public Utility District
Schedule of the District's Proportional Share of the Net Pension Liability
Year Ended June 30, 2022

As of June 30, 2022
 Last 10 Years*

	2022	2021	2020	2019	2018
	Combined**	Combined**	Combined**	Combined**	Combined**
Proportion of the net pension liability	0.02618%	0.02514%	0.02549%	0.02369%	0.02219%
Proportionate share of the net pension liability	\$ 461,171	\$ 1,033,961	\$ 939,819	\$ 852,269	\$ 891,645
Covered - employee payroll	\$ 1,179,935	\$ 1,291,213	\$ 1,142,474	\$ 1,150,895	\$ 1,159,848
Proportionate share of the net pension liability as a percentage of covered employee payroll	39.08%	80.08%	82.26%	74.05%	76.88%
Plan's fiduciary net position	\$ 4,729,624	\$ 3,722,638	\$ 3,563,422	\$ 3,108,706	\$ 2,662,427
Plan fiduciary net position as a percentage of the total pension liability	90.49%	78.26%	79.13%	78.48%	74.91%

	2017	2016		2015	
	Combined**	Classic	PEPRA	Classic	PEPRA
Proportion of the net pension liability	0.02396%	0.02602%	0.00001%	0.00997%	0.00000%
Proportionate share of the net pension liability	\$ 832,171	\$ 713,811	\$ (176)	\$ 382,145	\$ 14
Covered - employee payroll	\$ 1,229,515	\$ 947,831	\$ 75,200	\$ 1,025,337	\$ 34,278
Proportionate share of the net pension liability as a percentage of covered employee payroll	67.68%	75.31%	-0.23%	37.27%	0.04%
Plan's fiduciary net position	\$ 2,381,318	\$ 2,120,478	\$ 10,133	\$ 1,994,156	\$ 69
Plan fiduciary net position as a percentage of the total pension liability	74.10%	74.82%	101.77%	76.27%	83.13%

* Fiscal year 2015 was the first year of implementation; therefore, only eight years are shown.

** In fiscal years 2017–2021, CalPERS no longer provides proportionate share of net pension liability for each of the Classic and PEPRA plans, but rather, combines them as one.

Kirkwood Meadows Public Utility District
Schedule of District Contributions
Year Ended June 30, 2022

As of June 30, 2022
Last 10 Years*

	2022		2021		2020		2019	
	Classic	PEPRA	Classic	PEPRA	Classic	PEPRA	Classic	PEPRA
Contractually required contributions (actuarially determined)	\$ 110,273	\$ 20,953	\$ 109,271	\$ 21,277	\$ 100,619	\$ 18,335	\$ 95,704	\$ 17,013
Contributions in relation to the actuarially determined contributions	(110,273)	(20,953)	(109,271)	(21,277)	(100,619)	(18,335)	(95,704)	(17,013)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered employee payroll	\$ 903,877	\$ 276,058	\$ 883,997	\$ 275,179	\$ 880,497	\$ 261,977	\$ 902,140	\$ 248,755
Contributions as a percentage of covered employee payroll	12.20%	7.59%	12.36%	7.73%	11.43%	7.00%	10.61%	6.84%

	2018		2017		2016		2015	
	Classic	PEPRA	Classic	PEPRA	Classic	PEPRA	Classic	PEPRA
Contractually required contributions (actuarially determined)	\$ 103,189	\$ 9,057	\$ 98,528	\$ 6,243	\$ 189,845	\$ 4,492	\$ 202,264	\$ 6,559
Contributions in relation to the actuarially determined contributions	(103,189)	(9,057)	(98,528)	(6,243)	(189,845)	(4,492)	(202,264)	(6,559)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered employee payroll	\$ 1,021,207	\$ 138,641	\$ 1,135,171	\$ 94,344	\$ 947,831	\$ 75,200	\$ 1,025,337	\$ 34,278
Contributions as a percentage of covered employee payroll	10.10%	6.53%	8.68%	6.62%	20.03%	5.97%	19.73%	19.13%

Methods and assumptions used to determine contribution rates above

Single and agent employers example	Entry age normal
Amortization method	Level percentage of payroll and direct rate smoothing
Asset valuation method	Market value
Inflation	2.50%
Salary increase	Varies by entry age and service
Payroll growth	2.75%
Investment rate of return	7.00%, net of pension plan investment and administrative expenses; including inflation
Retirement age	The probabilities of retirement are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015
Mortality	The probabilities of mortality are based on the 2017 CalPERS Experience Study of the period from 1997 to 2015. Preretirement and post-retirement mortality rates include 5 years of projected mortality improvement using Scale AA published by the Society of Actuaries.

* Fiscal year 2015 was the first year of implementation; therefore, only eight years are shown.

Kirkwood Meadows Public Utility District
Schedule of Changes in Total Other Post-Employment Benefits (OPEB) Liability
and Related Ratios
Year Ended June 30, 2022

	June 30, 2022	June 30, 2021
	<u> </u>	<u> </u>
Total OPEB Liability		
Normal cost	\$ 32,434	\$ 94,679
Interest	-	51,905
Change of benefit terms	-	733,745
Difference between expected and actual experience	-	(458,015)
Changes of assumptions	-	(112,085)
Benefit payments	<u>(32,434)</u>	<u>(32,437)</u>
 Total OPEB liability - beginning of year	 <u>1,857,523</u>	 <u>1,579,731</u>
 Total OPEB liability - end of year	 <u><u>\$ 1,857,523</u></u>	 <u><u>\$ 1,857,523</u></u>

Supplemental Information

Kirkwood Meadows Public Utility District
Schedule of Detailed Statement of Revenues, Expenditures, and Changes in
Fund Balance – Governmental Funds
Year Ended June 30, 2022

	Fire Department	Parks & Recreation	General Government	Total
REVENUES				
General revenues	\$ 108,136	\$ -	\$ 4,774	\$ 112,910
Investment income	-	-	-	-
Grant revenues	-	-	-	-
Property taxes	<u>154,867</u>	<u>31,314</u>	<u>-</u>	<u>186,181</u>
Total revenues	<u>263,003</u>	<u>31,314</u>	<u>4,774</u>	<u>299,091</u>
EXPENDITURES				
General government	-	-	1,759,309	1,759,309
Public protection	142,100	-	-	142,100
Culture and recreation	-	13,655	-	13,655
Capital outlay	<u>53,006</u>	<u>-</u>	<u>-</u>	<u>53,006</u>
Total expenditures	<u>195,106</u>	<u>13,655</u>	<u>1,759,309</u>	<u>1,968,070</u>
Excess (deficiency) of revenues over expenses	<u>\$ 67,897</u>	<u>\$ 17,659</u>	<u>\$ (1,754,535)</u>	<u>(1,668,979)</u>
OTHER FINANCING SOURCES (USES)				
Transfers in				(258)
General and administrative allocation out				1,771,130
General and administrative allocation in				<u>(111,189)</u>
Total other financing sources				<u>1,659,683</u>
NET CHANGE IN FUND BALANCES				(9,296)
FUND BALANCE, beginning of year				<u>33,059</u>
FUND BALANCE, end of year				<u>\$ 23,763</u>

Kirkwood Meadows Public Utility District
Schedule of Detailed Statement of Revenues, Expenditures, and Changes in
Fund Balance – Governmental Funds
Year Ended June 30, 2021

	Fire Department	Parks & Recreation	General Government	Total
REVENUES				
General revenues	\$ 217,720	\$ -	\$ 5,937	\$ 223,657
Investment income	-	-	-	-
Grant revenues	-	-	-	-
Property taxes	163,119	80,392	-	243,511
Total revenues	<u>380,839</u>	<u>80,392</u>	<u>5,937</u>	<u>467,168</u>
EXPENDITURES				
General government	-	-	1,688,569	1,688,569
Public protection	115,977	-	-	115,977
Culture and recreation	-	7,890	-	7,890
Capital outlay	209,837	-	-	209,837
Total expenditures	<u>325,814</u>	<u>7,890</u>	<u>1,688,569</u>	<u>2,022,273</u>
Excess (deficiency) of revenues over expenses	<u>\$ 55,025</u>	<u>\$ 72,502</u>	<u>\$ (1,682,632)</u>	<u>(1,555,105)</u>
OTHER FINANCING SOURCES (USES)				
Transfers in				(12,737)
General and administrative allocation out				1,693,508
General and administrative allocation in				<u>(156,677)</u>
Total other financing sources				<u>1,524,094</u>
NET CHANGE IN FUND BALANCES				(31,011)
FUND BALANCE, beginning of year				<u>64,070</u>
FUND BALANCE, end of year				<u>\$ 33,059</u>

Kirkwood Meadows Public Utility District
Schedule of Detailed Statement of Revenues, Expenses, and Changes in Net Position –
Proprietary Funds
Year Ended June 30, 2022

	Cable	Electric	Employee Housing	Propane	Snow Removal	Solid Waste	Water	Waste-water	Total
OPERATING REVENUES									
Residential	\$ -	\$ 475,180	\$ -	\$ 700,811	\$ -	\$ 297,859	\$ 90,835	\$ 237,982	\$ 1,802,667
Commercial	-	888,250	-	866,668	-	27,886	86,837	323,878	2,193,519
Other	12,217	150,830	72,799	37,729	662,216	1,565	58,604	20,321	1,016,281
Interfund sales	-	182,651	-	35,601	20,410	-	480	882	240,024
Base rate	-	2,853,399	-	50,242	-	-	380,847	641,649	3,926,137
Total operating revenues	12,217	4,550,310	72,799	1,691,051	682,626	327,310	617,603	1,224,712	9,178,628
OPERATING EXPENSES									
Salaries and benefits	401	257,226	14,421	139,848	210,523	33,331	146,749	190,101	992,600
Operations and maintenance	-	293,788	33,008	17,392	67,272	153,981	32,615	306,418	904,474
Contract services	-	6,666	-	7,134	2,585	-	8,990	34,985	60,360
Operating expenses	-	17,648	44	1,090	14,786	-	16,170	29,833	79,571
OPEB expense	-	44,792	-	(102,886)	(122,771)	9,211	71,522	42,350	(57,782)
Pension expense	-	833	-	(85,164)	(50,285)	41,270	13,465	2,020	(77,861)
Depreciation	332	1,545,742	57,894	61,149	60,127	-	106,183	298,326	2,129,753
Amortization	-	389,949	-	(2,470)	-	-	(958)	(1,383)	385,138
General and administrative allocations	8,702	449,322	-	313,254	185,328	68,883	287,013	287,013	1,599,515
Fuel and purchased power	-	772,281	-	1,025,813	-	-	-	-	1,798,094
Total operating expenses	9,435	3,778,247	105,367	1,375,160	367,565	306,676	681,749	1,189,663	7,813,862
Operating income (loss)	\$ 2,782	\$ 772,063	\$ (32,568)	\$ 315,891	\$ 315,061	\$ 20,634	\$ (64,146)	\$ 35,049	1,364,766
NONOPERATING REVENUES (EXPENSES)									
Investment income and other									24,013
Property taxes									712,774
Interest expense									(1,694,462)
Transfers									(7,186)
Total nonoperating (expenses)									(964,861)
CHANGE IN NET POSITION									399,905
NET POSITION, beginning of year									11,036,636
NET POSITION, end of year									\$ 11,436,541

Kirkwood Meadows Public Utility District
Schedule of Detailed Statement of Revenues, Expenses, and Changes in Net Position –
Proprietary Funds
Year Ended June 30, 2021

	Cable	Electric	Employee Housing	Propane	Snow Removal	Solid Waste	Water	Waste-water	Total
OPERATING REVENUES									
Residential	\$ -	\$ 1,288,027	\$ -	\$ 617,050	\$ -	\$ 236,516	\$ 107,918	\$ 295,905	\$ 2,545,416
Commercial	-	2,484,642	-	702,308	-	22,107	63,291	206,622	3,478,970
Other	10,941	115,953	65,665	22,983	632,410	2,046	42,723	11,751	904,472
Interfund sales	-	208,339	-	31,485	61,035	-	530	1,037	302,426
Base rate	-	203,006	-	47,955	-	-	413,435	664,330	1,328,726
Total operating revenues	10,941	4,299,967	65,665	1,421,781	693,445	260,669	627,897	1,179,645	8,560,010
OPERATING EXPENSES									
Salaries and benefits	942	226,534	20,038	187,365	291,145	31,175	130,199	191,999	1,079,397
Operations and maintenance	-	312,092	32,437	19,515	55,148	180,878	6,463	74,693	681,226
Contract services	-	19,911	-	9,018	-	2,075	15,489	24,334	70,827
Operating expenses	-	15,865	-	1,441	12,392	-	15,271	26,813	71,782
OPEB expense	-	190,749	-	258,954	74,207	22,972	115,161	128,066	790,109
Pension expense	-	25,490	-	57,482	(26,212)	(835)	12,061	6,066	74,052
Depreciation	500	1,543,207	56,974	60,864	63,045	-	109,230	303,683	2,137,503
Amortization	-	389,949	-	(2,470)	-	-	(958)	(1,383)	385,138
General and administrative allocations	7,838	400,564	-	298,175	176,408	65,567	273,197	273,197	1,494,946
Fuel and purchased power	-	689,496	-	779,259	-	-	-	-	1,468,755
Total operating expenses	9,280	3,813,857	109,449	1,669,603	646,133	301,832	676,113	1,027,468	8,253,735
Operating income (loss)	\$ 1,661	\$ 486,110	\$ (43,784)	\$ (247,822)	\$ 47,312	\$ (41,163)	\$ (48,216)	\$ 152,177	306,275
NONOPERATING REVENUES (EXPENSES)									
Investment income and other									13,451
Property taxes									650,996
Interest expense									(1,776,878)
Transfers									(48,203)
Total nonoperating (expenses)									(1,160,634)
CHANGE IN NET POSITION									(854,359)
NET POSITION, beginning of year									11,890,995
NET POSITION, end of year									\$ 11,036,636

Report of Independent Auditors on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

The Board of Directors
Kirkwood Meadows Public Utility District

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, and the fiduciary fund information of Kirkwood Meadows Public Utility District (the District) as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise Kirkwood Meadows Public Utility District's basic financial statements, and have issued our report thereon dated October 7, 2022.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Kirkwood Meadows Public Utility District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Kirkwood Meadows Public Utility District's internal control. Accordingly, we do not express an opinion on the effectiveness of Kirkwood Meadows Public Utility District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Kirkwood Meadows Public Utility District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Everett, Washington
October 7, 2022

