



Accountant's Report

Board of Directors
Roxborough Village Metropolitan District
Douglas County, Colorado

We have compiled the accompanying forecasted budget of revenue, expenditures and fund balance of the Roxborough Village Metropolitan District for the General, Debt Service and Capital Projects Funds for the year ending December 31, 2007 including the forecasted estimate of comparative information for the year ending December 31, 2006 in accordance with attestation standards established by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of a forecast information that is the representation of management and does not include evaluation of the support for the assumptions underlying the forecast. We have not examined the forecast and, accordingly, do not express an opinion or any other form of assurance on the accompanying budget of revenue, expenditures and fund balances or assumptions. Furthermore, there will usually be differences between the forecasted and actual results, because events and circumstances frequently do not occur as expected and those differences may be material. We have no responsibility to update this report for events or circumstances occurring after the date of this report.

The actual historical information for the year 2005 is presented for comparative purposes only. Such information is taken from the audit report of the District for the year ended December 31, 2005 as prepared by L. Paul Goedecke P.C., dated March 16, 2006, in which an unqualified opinion was expressed.

Management has elected to omit the summary of significant accounting policies required by the guidelines for presentation of a forecast established by the American Institute of Certified Public Accountants. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the District's results of operations for the forecasted periods. Accordingly, this forecast is not designed for those who are not informed about such matters.

We are not independent with respect to Roxborough Village Metropolitan District.

Clifton Gunderson LLP

Greenwood Village, Colorado
December 12, 2006

**ROXBOROUGH VILLAGE METROPOLITAN DISTRICT
SUMMARY**

**FORECASTED 2007 BUDGET AS ADOPTED
WITH 2005 ACTUAL AND 2006 ESTIMATED
For the Years Ended and Ending December 31,**

12/12/2006
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	ACTUAL 2005	ESTIMATED 2006	ADOPTED 2007
BEGINNING FUND BALANCES	\$ 650,584	\$ 1,036,638	\$ 1,643,194
REVENUE			
Property taxes	2,484,912	2,883,100	3,124,000
Property taxes - HB1006	35,636	71,656	38,000
Specific ownership tax	274,506	288,000	312,000
Investment income	61,470	88,000	85,000
Lottery proceeds	26,068	32,000	34,000
Reimbursed expenditure	13,016	-	75,000
Miscellaneous income	1,212	800	1,000
Total revenue	2,896,820	3,363,556	3,669,000
TRANSFERS IN	350,000	430,000	550,000
Total funds available	3,897,404	4,830,194	5,862,194
EXPENDITURES			
General			
Accounting	35,250	33,000	35,000
Audit	4,500	4,500	4,650
Algae control	2,062	5,000	5,000
Director fees	4,500	6,000	7,200
District management	63,741	72,000	70,000
Election costs	-	7,220	-
Engineering	27,668	40,000	41,000
Insurance	5,146	6,000	6,500
Landscape contract	93,095	115,000	120,000
Landscape irrigation maintenance	30,926	30,000	30,000
Landscape weed contract	8,481	15,000	18,000
Legal	24,028	29,000	29,000
Miscellaneous	727	2,500	2,500
Mosquito control	18,328	14,000	22,000
Communications	-	2,000	10,000
Repairs and maintenance	38,009	30,000	35,000
SDA - dues	709	647	800
Snow removal	3,489	8,000	9,000
Treasurer's fees	37,273	43,247	46,860
Treasurer's fees - HB1006	5,961	12,182	6,460
Trustee fees	6,563	7,100	7,100
Utilities	11,629	15,000	18,000
Non-potable water use	24,045	35,000	50,500
Contingency	-	13,673	14,502
Debt Service			
Bond principal	290,000	535,000	725,000
Bond interest	1,498,269	1,480,321	1,446,428
Capital outlay	276,367	195,610	686,000
Total expenditures	2,510,766	2,757,000	3,446,500
TRANSFERS OUT	350,000	430,000	550,000
Total expenditures and transfers out requiring appropriation	2,860,766	3,187,000	3,996,500
ENDING FUND BALANCES	\$ 1,036,638	\$ 1,643,194	\$ 1,865,694

This financial information should be read only in connection with the accompanying accountant's report and summary of significant assumptions.

ROXBOROUGH VILLAGE METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
For the Years Ended and Ending December 31,

12/12/2006

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Douglas County
ASSESSED VALUATION

	ACTUAL 2005	ESTIMATED 2006	ADOPTED 2007
Residential	\$ 38,262,980	\$ 43,519,840	\$ 45,753,590
Commercial	906,180	1,293,080	3,103,800
Vacant land	1,017,150	2,304,920	2,592,290
Personal property	524,700	545,540	1,196,310
Total	40,711,010	47,663,380	52,645,990
Adjustments - New Growth	(583,160)	(1,154,120)	(639,680)
Certified Assessed Value	\$ 40,127,850	\$ 46,509,260	\$ 52,006,310

MILL LEVY

General	12.087	12.087	12.087
Debt Service	50.000	50.000	48.000
Temporary Mill Levy Reduction (pursuant to C.R.S.39-5-121)	-	-	-
Refund and abatements	-	-	-
Total mill levy	62.087	62.087	60.087

PROPERTY TAXES

General	\$ 485,025	\$ 562,157	\$ 628,600
Debt Service	2,006,393	2,325,463	2,496,303
Temporary Mill Levy Reduction	-	-	-
Refund and abatements	-	-	-
Levied property taxes	2,491,418	2,887,620	3,124,903
Adjustments to actual/rounding	(6,506)	(129)	(903)
Adjustments for refunds and abatements	-	(4,391)	-
Budgeted property taxes	\$ 2,484,912	\$ 2,883,100	\$ 3,124,000

PROPERTY TAXES - HB1006

General	\$ -	\$ -	\$ -
Capital Projects	35,636	71,656	38,436
Budgeted property taxes - HB1006	\$ 35,636	\$ 71,656	\$ 38,436

BUDGETED PROPERTY TAXES

General	\$ 483,758	\$ 561,240	\$ 628,000
Debt Service	2,001,154	2,321,860	2,496,000
Capital Projects	35,636	71,656	38,000
Total	\$ 2,520,548	\$ 2,954,756	\$ 3,162,000

This financial information should be read only in connection with the accompanying accountant's report and summary of significant assumptions.

**ROXBOROUGH VILLAGE METROPOLITAN DISTRICT
GENERAL FUND
FORECASTED 2007 BUDGET AS ADOPTED
WITH 2005 ACTUAL AND 2006 ESTIMATED
For the Years Ended and Ending December 31,**

12/12/2006
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	ACTUAL 2005	ESTIMATED 2006	ADOPTED 2007
BEGINNING FUND BALANCE	\$ 18,810	\$ 85,390	\$ 105,430
REVENUE			
Property taxes	483,758	561,240	628,000
Specific ownership tax	274,506	288,000	312,000
Investment income	39,532	60,000	50,000
Miscellaneous income	462	800	1,000
Total revenue	<u>798,258</u>	<u>910,040</u>	<u>991,000</u>
TRANSFERS IN			
Capital Projects Fund	-	-	-
Debt Service Fund	-	-	-
Total transfers in	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>817,068</u>	<u>995,430</u>	<u>1,096,430</u>
EXPENDITURES			
Accounting	35,039	31,000	32,000
Audit	4,500	4,500	4,650
Algae control	2,062	5,000	5,000
Director fees	4,500	6,000	7,200
District management - general	63,197	64,000	64,000
Election costs	-	7,220	-
Engineering	20,125	25,000	26,000
Insurance	5,146	6,000	6,500
Landscape contract	93,095	115,000	120,000
Landscape irrigation maintenance	30,926	30,000	30,000
Landscape weed control	8,481	15,000	18,000
Legal	22,989	28,000	26,000
Miscellaneous	727	2,500	2,500
Mosquito control	18,328	14,000	22,000
Communications	-	2,000	10,000
Repairs and maintenance	23,352	30,000	35,000
SDA - dues	709	647	800
Snow removal	3,489	8,000	9,000
Treasurer's fees	7,256	8,419	9,420
Trustee fees	2,083	2,100	2,100
Utilities	11,629	15,000	18,000
Non-potable water use	24,045	35,000	50,500
Contingency/reserve	-	5,614	6,330
Total expenditures	<u>381,678</u>	<u>460,000</u>	<u>505,000</u>
TRANSFERS OUT			
Capital Projects Fund	350,000	430,000	550,000
Debt Service Fund	-	-	-
Total transfers out	<u>350,000</u>	<u>430,000</u>	<u>550,000</u>
Total expenditures and transfers out requiring appropriation	<u>731,678</u>	<u>890,000</u>	<u>1,055,000</u>
ENDING FUND BALANCE	<u>\$ 85,390</u>	<u>\$ 105,430</u>	<u>\$ 41,430</u>
EMERGENCY RESERVE	<u>\$ 25,100</u>	<u>\$ 27,300</u>	<u>\$ 29,700</u>

This financial information should be read only in connection with the accompanying accountant's report and summary of significant assumptions.

ROXBOROUGH VILLAGE METROPOLITAN DISTRICT
DEBT SERVICE FUND
FORECASTED 2007 BUDGET AS ADOPTED
WITH 2005 ACTUAL AND 2006 ESTIMATED
For the Years Ended and Ending December 31,

12/12/2006

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	ACTUAL 2005	ESTIMATED 2006	ADOPTED 2007
BEGINNING FUND BALANCE	\$ 43,697	\$ 256,671	\$ 549,531
REVENUE			
Property taxes	2,001,154	2,321,860	2,496,000
Investment income	21,570	28,000	35,000
Reimbursed expenditure	13,016	-	-
Total revenue	2,035,740	2,349,860	2,531,000
TRANSFERS IN			
Capital Projects Fund	-	-	-
General Fund	-	-	-
Total transfers in	-	-	-
Total funds available	2,079,437	2,606,531	3,080,531
EXPENDITURES			
Treasurer's fees	30,017	34,828	37,440
Trustee fees	4,480	5,000	5,000
Bond principal	220,000	265,000	330,000
Bond principal - Series 2004	70,000	270,000	395,000
Bond interest	1,106,811	1,084,433	1,059,314
Bond interest - Series 2004	391,458	395,888	387,114
Contingency	-	1,851	1,632
Total expenditures	1,822,766	2,057,000	2,215,500
TRANSFERS OUT			
Capital Projects Fund	-	-	-
General Fund	-	-	-
Total transfers out	-	-	-
Total expenditures and transfers out requiring appropriation	1,822,766	2,057,000	2,215,500
ENDING FUND BALANCE	\$ 256,671	\$ 549,531	\$ 865,031

This financial information should be read only in connection with the accompanying accountant's report and summary of significant assumptions.

**ROXBOROUGH VILLAGE METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
FORECASTED 2007 BUDGET AS ADOPTED
WITH 2005 ACTUAL AND 2006 ESTIMATED
For the Years Ended and Ending December 31,**

12/12/2006

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	ACTUAL 2005	ESTIMATED 2006	ADOPTED 2007
BEGINNING FUND BALANCE	\$ 588,077	\$ 694,577	\$ 988,233
REVENUE			
Property taxes - HB1006	35,636	71,656	38,000
Lottery proceeds	26,068	32,000	34,000
Investment income	368	-	-
Reimbursed expenditure	-	-	75,000
Miscellaneous	750	-	-
Total revenue	<u>62,822</u>	<u>103,656</u>	<u>147,000</u>
TRANSFERS IN			
Debt Service Fund	-	-	-
General Fund	350,000	430,000	550,000
Total transfers in	<u>350,000</u>	<u>430,000</u>	<u>550,000</u>
Total funds available	<u>1,000,899</u>	<u>1,228,233</u>	<u>1,685,233</u>
EXPENDITURES			
Accounting	211	2,000	3,000
District management	544	8,000	6,000
Legal	1,039	1,000	3,000
Treasurer's fees - HB1006	5,961	12,182	6,460
Repairs and maintenance	14,657	-	-
Engineering - general	7,543	15,000	15,000
Capital outlay - Chatfield	-	40,155	-
Reseeding open space in Chatfield	-	-	45,000
Chatfield park improvements	-	-	85,000
Chatfield playground improvements	-	-	85,000
Capital outlay	7,969	18,000	50,000
Community park master plan	-	-	26,000
Skateboard park	-	-	225,000
Baseball field improvements	-	25,000	25,000
Irrigation replacement	-	40,000	30,000
Median renovation	-	-	50,000
Tree replacement	-	15,000	10,000
Path/walkway reconstruction	268,398	2,400	-
Park master plan	-	45,000	-
Parking lot improvements	-	-	50,000
Pond fencing	-	5,055	-
Signage	-	5,000	5,000
Contingency	-	6,208	6,540
Total expenditures	<u>306,322</u>	<u>240,000</u>	<u>726,000</u>
TRANSFERS OUT			
Debt Service Fund	-	-	-
General Fund	-	-	-
Total transfers out	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>306,322</u>	<u>240,000</u>	<u>726,000</u>
ENDING FUND BALANCE	\$ 694,577	\$ 988,233	\$ 959,233
CAPITAL RESERVES	<u>263,200</u>	<u>344,020</u>	<u>329,150</u>
FUND BALANCE AVAILABLE	<u>\$ 431,377</u>	<u>\$ 644,213</u>	<u>\$ 630,083</u>

This financial information should be read only in connection with the accompanying accountant's report and summary of significant assumptions.

**ROXBOROUGH VILLAGE METROPOLITAN DISTRICT
 CAPITAL PROJECTS FUND - RESERVES
 FORECASTED 2007 BUDGET AS ADOPTED
 WITH 2005 ACTUAL AND 2006 ESTIMATED
 For the Years Ended and Ending December 31,**

12/12/2006

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ACTUAL 2005	ESTIMATED 2006	ADOPTED 2007
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ENDING FUND BALANCE	\$ 694,577	\$ 988,233	\$ 959,233
RESERVES			
Picnic shelter	8,000	8,800	9,680
Tennis court	5,700	6,270	6,900
Basketball court	2,500	2,750	3,050
Baseball diamond improvements	5,000	-	-
Restroom	10,000	11,000	12,100
Park parking lot	10,000	15,000	-
Tennis court parking lot	2,000	2,200	2,420
Dredge ponds (2)	40,000	-	-
Irrigation transfer vault	10,000	-	-
Irrigation pump-large pond reserve	12,000	13,000	25,000
Irrigation pump-small pond reserve	8,000	-	-
Spillway	150,000	200,000	220,000
Skate park	-	50,000	-
Trails/bike path	-	35,000	50,000
	263,200	344,020	329,150
FUND BALANCE AVAILABLE	\$ 431,377	\$ 644,213	\$ 630,083

This financial information should be read only in connection with the accompanying accountant's report and summary of significant assumptions.

ROXBOROUGH VILLAGE METROPOLITAN DISTRICT

2007 BUDGET

SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District, a quasi-municipal corporation, was organized July 10, 1985 and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located entirely within Douglas County, Colorado. The District was established to provide irrigation, street improvements, park and recreational facilities.

On September 3, 1985, the District's voters authorized total indebtedness of \$12,000,000 for the above listed facilities and powers. The authorization provided that the bonds would be subject to a maximum net interest rate of 15% per annum. At a special election on December 30, 1992, the District's voters authorized an additional \$14,000,000. The authorization provided that the bonds would be subject to a minimum mill levy for property taxes which increases from 16.0 mills in 1993 to 39.5 mills in 2005 through 2042 adjusted for changes in the State mandated assessment procedures and the levy must be sufficient to generate a minimum revenue as stated in the ballot question. On November 2, 2004, the District's voters authorized additional indebtedness in an amount not to exceed \$10,500,000 at an interest rate not to exceed 7% per annum. At December 31, 2005, the District had authorized but unissued indebtedness of \$475,000 for the purpose of debt refunding.

The budget is in accordance with the TABOR Amendment limitations, which were modified by the voters in an election held on November 6, 2001. District voters approved authorization for the District to retain and spend District revenues, from any lawful source, in excess of the spending, revenue raising, or other limitations in Article X, Section 20 of the Colorado constitution. Emergency reserves, required under TABOR have been provided.

The District prepares its budget on the modified accrual basis of accounting.

Revenue

Property Taxes

The primary source of revenue is property taxes. The calculation of the taxes levied is displayed on page 3 of the budget at the adopted total mill levy of 60.087.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The forecast assumes that the District's share will be equal to approximately 10% of the property taxes collected by both the General Fund and the Debt Service Fund.

ROXBOROUGH VILLAGE METROPOLITAN DISTRICT

2007 BUDGET

SUMMARY OF SIGNIFICANT ASSUMPTIONS (continued)

Interest

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4%.

Expenditures

Administrative and Operating Expenditures

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as management, legal, accounting, insurance, banking, meeting expense, repairs and maintenance and other operating expenses. Such expenses have been assumed to be at approximately the same levels as the prior year since no significant changes are anticipated in the level or scope of service.

Debt Service

The debt service expenditures are for principal and interest payments related to the Series 1993A, Series 1993B principal only and Series 1993C bonds and the Series 2004A and 2004B bonds. Through 2004, interest accrued on the Series 1993B interest only bonds was recorded as bond proceeds since the accrued interest was to be transferred to interest certificates in future years. In December 2004, Series 2004A and 2004B refunding bonds were issued and the proceeds were used to refund the Series 1993B interest only bonds and the 1993B interest certificates in their entirety. See attached debt service schedule.

Capital Projects

Anticipated expenditures for capital outlay in 2007 are detailed on page 6 of the Budget.

Debt and Leases

The District's current debt service schedule is attached. The District has no operating or capital leases.

Reserves

Emergency Reserves

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending for 2007, as defined under TABOR.

ROXBOROUGH VILLAGE METROPOLITAN DISTRICT

2007 BUDGET

**SUMMARY OF SIGNIFICANT ASSUMPTIONS
(continued)**

Capital Reserves

The Board has established a capital reserve to allow for future defined capital expenditures. These reserves are detailed on page 7 of the Budget.

This information is an integral part of the accompanying forecasted budget.

**ROXBOROUGH VILLAGE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

Date	1993 Series A Interest Rate 9.00% Principal Paid December 31 Interest Paid June 30 and December 31		1993 Series B (Note A) Principal Only Bonds Interest Rate 10.41% Principal Paid December 31 Interest Paid June 30 and December 31		1993 Series C (Note C) Interest Rate 9.84% Interest (and Principal, if applicable) Paid June 30 and December 31	
	Principal	Interest	Principal	Interest	Principal	Interest
2007	200,000	311,900	130,000	605,297	-	142,117
2008	250,000	293,900	135,000	591,764	-	142,117
2009	275,000	271,400	160,000	577,710	-	142,117
2010	300,000	246,650	220,000	561,054	-	142,117
2011	350,000	219,650	230,000	538,152	-	142,117
2012	400,000	188,150	240,000	514,209	-	142,117
2013	450,000	152,150	280,000	489,225	1,444,277	82,680
2014	500,000	111,650	300,000	460,077	-	-
2015	500,000	66,650	60,000	428,847	-	-
2016	240,554	21,650	380,000	422,601	-	-
2017	-	-	725,000	383,043	-	-
2018	-	-	800,000	307,570	-	-
2019	-	-	825,000	224,290	-	-
2020	-	-	900,000	138,407	-	-
2021	-	-	429,560	44,717	-	-
	<u>\$ 3,465,554</u>	<u>\$ 1,883,750</u>	<u>\$ 5,814,560</u>	<u>\$ 6,286,963</u>	<u>\$ 1,444,277</u>	<u>\$ 935,382</u>

This financial information should be read only in connection with the accompanying accountant's report and summary of significant assumptions.

**ROXBOROUGH VILLAGE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

2004A Series General Obligation Refunding Interest Rate 3.25%-4.25% Interest Paid				
June 1 and December 1		Total		
Principal	Interest	Principal	Interest	Total
395,000	387,114	725,000	1,446,428	2,171,428
400,000	374,276	785,000	1,402,057	2,187,057
370,000	361,276	805,000	1,352,503	2,157,503
350,000	346,476	870,000	1,296,297	2,166,297
360,000	334,052	940,000	1,233,971	2,173,971
375,000	319,652	1,015,000	1,164,128	2,179,128
-	304,651	2,174,277	1,028,706	3,202,983
500,000	304,651	1,300,000	876,378	2,176,378
825,000	283,402	1,385,000	778,899	2,163,899
845,000	252,464	1,465,554	696,715	2,162,269
835,000	219,720	1,560,000	602,763	2,162,763
860,000	186,320	1,660,000	493,890	2,153,890
965,000	149,770	1,790,000	374,060	2,164,060
1,015,000	110,205	1,915,000	248,612	2,163,612
1,590,000	67,575	2,019,560	112,292	2,131,852
<u>\$ 9,685,000</u>	<u>\$ 4,001,604</u>	<u>\$ 20,409,391</u>	<u>\$ 13,107,699</u>	<u>\$ 33,517,090</u>

This financial information should be read only in connection with the accompanying accountant's report and summary of significant assumptions.