



**CliftonLarsonAllen**

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## **Accountant's Compilation Report**

Board of Directors  
Roxborough Village Metropolitan District

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Roxborough Village Metropolitan District for the year ending December 31, 2019, including the estimate of comparative information for the year ending December 31, 2018, and the actual comparative information for the year ended December 31, 2017, in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105 and the related summary of significant assumptions in accordance with guidelines for the presentation of a budget established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

The budgeted results may not be achieved as there will usually be differences between the budgeted and actual results, because events and circumstances frequently do not occur as expected, and these differences may be material. We assume no responsibility to update this report for events and circumstances occurring after the date of this report.

We draw attention to the summary of significant assumptions which describe that the budget is presented in accordance with the requirements of C.R.S. 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

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

Greenwood Village, Colorado  
November 29, 2018

**ROXBOROUGH VILLAGE METROPOLITAN DISTRICT  
SUMMARY  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

11/29/18

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCES	\$ 2,813,128	\$ 3,261,810	\$ 3,787,179
REVENUES			
Property taxes	2,895,507	3,202,993	3,211,220
Specific ownership tax	317,280	320,300	321,122
Interest income	38,903	56,500	56,500
Lottery proceeds	33,768	32,000	34,000
Other revenue	2,602	-	-
Sports field fees	100	4,000	11,000
Miscellaneous Income	-	9,000	3,000
Total revenues	<u>3,288,160</u>	<u>3,624,793</u>	<u>3,636,842</u>
TRANSFERS IN	<u>286,000</u>	<u>370,000</u>	<u>100,000</u>
Total funds available	<u>6,387,288</u>	<u>7,256,603</u>	<u>7,524,021</u>
EXPENDITURES			
General Fund	791,178	799,934	1,087,445
Debt Service Fund	1,994,198	2,000,754	2,001,978
Capital Projects Fund	54,102	298,736	553,000
Total expenditures	<u>2,839,478</u>	<u>3,099,424</u>	<u>3,642,423</u>
TRANSFERS OUT	<u>286,000</u>	<u>370,000</u>	<u>100,000</u>
Total expenditures and transfers out requiring appropriation	<u>3,125,478</u>	<u>3,469,424</u>	<u>3,742,423</u>
ENDING FUND BALANCES	<u>\$ 3,261,810</u>	<u>\$ 3,787,179</u>	<u>\$ 3,781,598</u>
EMERGENCY RESERVE	<u>\$ 32,700</u>	<u>\$ 35,300</u>	<u>\$ 35,500</u>
TOTAL RESERVE	<u>\$ 32,700</u>	<u>\$ 35,300</u>	<u>\$ 35,500</u>

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

**ROXBOROUGH VILLAGE METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

11/29/18

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
<b>ASSESSED VALUATION - Douglas</b>			
Residential	\$ 54,810,320	\$ 60,577,790	\$ 61,224,420
Commercial	5,167,960	6,355,570	6,355,570
State assessed	891,500	947,100	920,900
Vacant land	1,108,310	641,010	508,460
Personal property	691,870	695,020	667,990
	<u>62,669,960</u>	<u>69,216,490</u>	<u>69,677,340</u>
Adjustments	-	-	-
Certified Assessed Value	<u>\$ 62,669,960</u>	<u>\$ 69,216,490</u>	<u>\$ 69,677,340</u>
<b>MILL LEVY</b>			
General	12.087	12.087	12.087
Debt Service	34.000	34.000	34.000
Refund and abatements	0.129	0.188	0.000
Total mill levy	<u>46.216</u>	<u>46.275</u>	<u>46.087</u>
<b>PROPERTY TAXES</b>			
General	\$ 757,492	\$ 836,620	\$ 842,190
Debt Service	2,130,779	2,353,360	2,369,030
Refund and abatements	8,084	13,013	-
	<u>2,896,355</u>	<u>3,202,993</u>	<u>3,211,220</u>
Levied property taxes	2,896,355	3,202,993	3,211,220
Adjustments to actual/rounding	(848)	-	-
Budgeted property taxes	<u>\$ 2,895,507</u>	<u>\$ 3,202,993</u>	<u>\$ 3,211,220</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	\$ 759,390	\$ 840,032	\$ 842,190
Debt Service	2,136,117	2,362,961	2,369,030
	<u>\$ 2,895,507</u>	<u>\$ 3,202,993</u>	<u>\$ 3,211,220</u>

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

**ROXBOROUGH VILLAGE METROPOLITAN DISTRICT  
GENERAL FUND  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

11/29/18

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCE	\$ 391,596	\$ 403,106	\$ 411,505
<b>REVENUES</b>			
Property taxes	759,390	840,033	842,190
Specific ownership tax	317,280	320,300	321,122
Interest income	10,276	6,000	6,000
Other revenue	1,642	-	-
Sports field fees	100	4,000	11,000
Miscellaneous Income	-	8,000	2,000
Total revenues	<u>1,088,688</u>	<u>1,178,333</u>	<u>1,182,312</u>
Total funds available	<u>1,480,284</u>	<u>1,581,439</u>	<u>1,593,817</u>
<b>EXPENDITURES</b>			
General and administrative			
Accounting	32,139	43,000	45,000
Auditing	4,950	4,950	5,000
County Treasurer's fee	11,397	12,610	12,633
Directors' fees	5,900	8,000	8,000
Dues and licenses	1,624	1,059	1,200
Insurance and bonds	8,938	9,663	10,000
District management	98,465	94,000	110,000
Legal services	57,642	70,000	70,000
Miscellaneous	1,061	2,000	4,000
Payroll taxes	451	612	612
Election expense	-	40,000	-
Engineering	14,376	40,000	40,000
Communications/website	-	4,000	600
Operations and maintenance			
Algae control	4,944	5,040	5,400
Foothills Park and Recreation fees	12,528	15,000	17,500
Graffiti removal/ vandalism	-	3,000	10,000
Landscape contract	188,160	154,000	160,000
Landscape improvement	8,658	30,000	67,500
Landscape irrigation maintenance	83,076	25,000	95,000
Landscape weed control	50,172	25,000	35,000
Mosquito control	14,000	13,000	16,000
Nonpotable water purchase usage	75,655	22,000	75,000
Open space maintenance / mitigation	-	-	25,000
Portable restrooms	2,768	2,000	3,000
Playground repairs and maintenance	23,551	-	30,000
Repairs and maintenance	35,318	20,000	60,000
Seasonal lights	11,668	13,000	13,000
Skate Park maintenance	-	5,000	15,000
Snow removal	14,075	30,000	30,000
Tree maintenance & replacement	11,995	90,000	75,000
Utilities	17,667	18,000	18,000
Contingency	-	-	30,000
Total expenditures	<u>791,178</u>	<u>799,934</u>	<u>1,087,445</u>
<b>TRANSFERS OUT</b>			
Transfers to other funds	<u>286,000</u>	<u>370,000</u>	<u>100,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,077,178</u>	<u>1,169,934</u>	<u>1,187,445</u>
ENDING FUND BALANCE	<u>\$ 403,106</u>	<u>\$ 411,505</u>	<u>\$ 406,372</u>
EMERGENCY RESERVE	<u>\$ 32,700</u>	<u>\$ 35,300</u>	<u>\$ 35,500</u>
TOTAL RESERVE	<u>\$ 32,700</u>	<u>\$ 35,300</u>	<u>\$ 35,500</u>

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

**ROXBOROUGH VILLAGE METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

11/29/18

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCE	\$ 1,296,431	\$ 1,467,937	\$ 1,880,143
REVENUES			
Property taxes	2,136,117	2,362,960	2,369,030
Interest income	28,627	50,000	50,000
Other revenue	960	-	-
Total revenues	<u>2,165,704</u>	<u>2,412,960</u>	<u>2,419,030</u>
Total funds available	<u>3,462,135</u>	<u>3,880,897</u>	<u>4,299,173</u>
EXPENDITURES			
Bond interest - Series 1993	384,030	307,570	224,290
Bond interest - Series 2014	95,410	80,084	64,453
Bond principal - Series 2014	755,000	770,000	845,000
Bond principal - Series 1993	725,000	800,000	825,000
County Treasurer's fee	32,058	35,400	35,535
Contingency	-	5,000	5,000
Paying agent fees	2,700	2,700	2,700
Total expenditures	<u>1,994,198</u>	<u>2,000,754</u>	<u>2,001,978</u>
Total expenditures and transfers out requiring appropriation	<u>1,994,198</u>	<u>2,000,754</u>	<u>2,001,978</u>
ENDING FUND BALANCE	<u>\$ 1,467,937</u>	<u>\$ 1,880,143</u>	<u>\$ 2,297,195</u>

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

**ROXBOROUGH VILLAGE METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

11/29/18

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCE	\$ 1,125,101	\$ 1,390,767	\$ 1,495,531
REVENUES			
Interest income	-	500	500
Lottery proceeds	33,768	32,000	34,000
Miscellaneous Income	-	1,000	1,000
Total revenues	<u>33,768</u>	<u>33,500</u>	<u>35,500</u>
TRANSFERS IN			
Transfers from other funds	<u>286,000</u>	<u>370,000</u>	<u>100,000</u>
Total funds available	<u>1,444,869</u>	<u>1,794,267</u>	<u>1,631,031</u>
EXPENDITURES			
General and Administrative			
Accounting	-	1,500	3,000
Contingency	-	100,000	100,000
District management	-	5,000	15,000
Engineering	-	10,000	10,000
Legal services	-	5,000	5,000
Master plan	-	-	150,000
Capital Projects			
Baseball field improvements	38,238	30,000	10,000
Capital outlay	1,997	1,132	-
Irrigation upgrades/replacement	6,934	30,000	200,000
Parking lot improvements	-	15,000	-
Repay developer advance	-	61,104	-
Trails/bike path	-	5,000	15,000
Tree replacement	-	10,000	15,000
Water rights enhancements	6,933	25,000	30,000
Total expenditures	<u>54,102</u>	<u>298,736</u>	<u>553,000</u>
Total expenditures and transfers out requiring appropriation	<u>54,102</u>	<u>298,736</u>	<u>553,000</u>
ENDING FUND BALANCE	<u>\$ 1,390,767</u>	<u>\$ 1,495,531</u>	<u>\$ 1,078,031</u>

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

**ROXBOROUGH VILLAGE METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized on July 10, 1985, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's operates under a Service Plan approved by Douglas County on July 24, 1985. The District's service area is located in Douglas County, Colorado. The District was established to provide irrigation, drainage and storm facilities, 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, 2016 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 has no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**ROXBOROUGH VILLAGE METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (continued)**

The District's maximum Required Mill Levy for the Series 1993 Bonds is 73.109 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable.

The calculation of taxes levied is displayed on the Property Tax Summary Information page of the budget using the adopted mill levy imposed by District.

**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 budget 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.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on historical interest earnings.

**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**

Principal and interest payments in 2019 are provided based on the debt amortization schedule from the Series 1993 Bonds and Series 2014 Loan (discussed under Debt and Leases).

**Capital Projects**

Anticipated expenditures for capital outlay are detailed on the Capital Project Fund page of the Budget.



**ROXBOROUGH VILLAGE METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

**Series 1993 Bonds**

The bonds are payable only from the revenue from the voter approved mill levy (December 1991 election) to generate a “guaranteed revenue” deposited directly to the Trustee and restricted for Series A and B, including interest earned on the cash deposited. The requirement for a replenishable reserve of \$50,000 ended in 2003. Any unpaid interest compounds semi-annually.

**1993 Series B Principal Only**

\$6,247,629 of principal bears interest at 10.41%, payable semiannually, and matures December 31, 2021. The Series B Principal Only Bonds are subject to mandatory redemption in increasing amounts in 2000 through 2021. The bonds are not callable at the option of the District.

**Series 2014 Bonds**

\$6,390,000 General Obligation Refunding Bonds, Series 2014, dated October 24, 2014, with interest of 2.03%. The Bonds are payable semiannually and matures December 1, 2021, and is subject to mandatory redemption at increasing amounts beginning in 2014 through 2021 in increasing amounts. The Bonds are not subject to redemption prior to maturity.

**Reserves**

**Emergency Reserves**

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

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

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

Year	1993 Series B (Note A) Principal Only Bonds Interest Rate 10.41% Principal Paid December 31 Interest Paid June 30 and December 31		2014 Series - \$6,390,000 General Obligation Refunding Bonds October 24, 2014 Interest Rate 2.03% Interest Paid June 1 and December 1		Total		
	Principal	Interest	Principal	Interest	Principal	Interest	Total
2019	\$ 825,000	\$ 224,290	\$ 845,000	\$ 64,453	\$ 1,670,000	\$ 288,743	\$ 1,958,743
2020	900,000	138,407	875,000	47,299	1,775,000	185,706	1,960,706
2021	429,560	44,717	1,455,000	29,537	1,884,560	74,254	1,958,814
	<u>\$ 2,154,560</u>	<u>\$ 407,414</u>	<u>\$ 3,175,000</u>	<u>\$ 141,289</u>	<u>\$ 5,329,560</u>	<u>\$ 548,703</u>	<u>\$ 5,878,263</u>

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