



**CliftonLarsonAllen**

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## **Accountant's Compilation Report**

Board of Directors  
Crowfoot Valley Ranch Metropolitan District No. 1  
Douglas County, Colorado

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Crowfoot Valley Ranch Metropolitan District No. 1 for the year ending December 31, 2017, including the estimate of comparative information for the year ending December, 31, 2016, and the actual comparative information for the year ending December 31, 2015, in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105. 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 American Institute of Certified Public Accountants. 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.

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 the Crowfoot Valley Ranch Metropolitan District No. 1.

*CliftonLarsonAllen LLP*

Greenwood Village, Colorado  
December 22, 2016

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1**  
**SUMMARY**  
**2017 BUDGET AS ADOPTED**  
**WITH 2015 ACTUAL AND 2016 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/22/2016

|   | ACTUAL<br>2015 | ESTIMATED<br>2016 | ADOPTED<br>2017 |
|---|----------------|-------------------|-----------------|
| BEGINNING FUND BALANCES   | \$ (10,286)    | \$ 15,226         | \$ 13,091       |
| REVENUES  |                |                   |                 |
| 1 Developer advance   | -              | -                 | 500,000         |
| 2 Net investment income   | 18             | 58                | 50              |
| 3 Transfer from other Districts                                 | 59,640         | 44,807            | 44,467          |
| Total revenues  | 59,658         | 44,865            | 544,517         |
| Total funds available   | 49,372         | 60,091            | 557,608         |
| EXPENDITURES  |                |                   |                 |
| 4 General and administration                                    |                |                   |                 |
| 5 Accounting  | 13,595         | 8,300             | 11,000          |
| 6 Contingency   | -              | 9,592             | 5,050           |
| 7 District management   | 13,236         | 7,000             | 12,000          |
| 8 Dues and membership   | -              | 602               | 650             |
| 9 Election  | -              | 53                | -               |
| 10 Insurance  | 216            | 9,953             | 5,300           |
| 11 Legal  | 6,986          | 11,000            | 11,000          |
| 12 Miscellaneous  | 113            | 500               | 1,000           |
| 13 Noxious weed control   | -              | -                 | 5,000           |
| 14 Capital projects   |                |                   |                 |
| 15 Engineering  | -              | -                 | 250,000         |
| 16 Grading/Erosion control                                      | -              | -                 | 250,000         |
| Total expenditures  | 34,146         | 47,000            | 551,000         |
| Total expenditures and transfers out<br>requiring appropriation | 34,146         | 47,000            | 551,000         |
| ENDING FUND BALANCES  | \$ 15,226      | \$ 13,091         | \$ 6,608        |
| EMERGENCY RESERVE   | \$ -           | \$ 1,400          | \$ 1,400        |
| TOTAL RESERVE   | \$ -           | \$ 1,400          | \$ 1,400        |

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

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1**  
**PROPERTY TAX SUMMARY INFORMATION**  
**For the Years Ended and Ending December 31,**

12/22/2016

|                                     | ACTUAL<br>2015  | ESTIMATED<br>2016 | ADOPTED<br>2017 |
|-------------------------------------|-----------------|-------------------|-----------------|
| <b>ASSESSED VALUATION - DOUGLAS</b> |                 |                   |                 |
| Agricultural                        | \$ 10           | \$ 10             | \$ 10           |
| State Assessed                      | 8,700           | 8,500             | 8,200           |
| Certified Assessed Value            | <u>\$ 8,710</u> | <u>\$ 8,510</u>   | <u>\$ 8,210</u> |
| <b>MILL LEVY</b>                    |                 |                   |                 |
| <b>PROPERTY TAXES</b>               |                 |                   |                 |
| Budgeted Property Taxes             | <u>\$ -</u>     | <u>\$ -</u>       | <u>\$ -</u>     |
| <b>BUDGETED PROPERTY TAXES</b>      |                 |                   |                 |
|                                     | <u>\$ -</u>     | <u>\$ -</u>       | <u>\$ -</u>     |

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

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1**  
**GENERAL FUND**  
**2017 BUDGET AS ADOPTED**  
**WITH 2015 ACTUAL AND 2016 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/22/2016

|   | ACTUAL<br>2015 | ESTIMATED<br>2016 | ADOPTED<br>2017 |
|---|----------------|-------------------|-----------------|
| BEGINNING FUND BALANCES   | \$ (10,286)    | \$ 15,226         | \$ 13,091       |
| REVENUES  |                |                   |                 |
| 1 Developer advance   | -              | -                 | -               |
| 2 Net investment income   | 18             | 58                | 50              |
| 3 Transfer from other Districts                                 | 59,640         | 44,807            | 44,467          |
| Total revenues  | 59,658         | 44,865            | 44,517          |
| Total funds available   | 49,372         | 60,091            | 57,608          |
| EXPENDITURES  |                |                   |                 |
| General and administration                                      |                |                   |                 |
| 4 Accounting  | 13,595         | 8,300             | 11,000          |
| 5 Contingency   | -              | 9,592             | 5,050           |
| 6 District management   | 13,236         | 7,000             | 12,000          |
| 7 Dues and membership   | -              | 602               | 650             |
| 8 Election  | -              | 53                | -               |
| 9 Insurance   | 216            | 9,953             | 5,300           |
| 10 Legal  | 6,986          | 11,000            | 11,000          |
| 11 Miscellaneous  | 113            | 500               | 1,000           |
| 12 Noxious weed control   | -              | -                 | 5,000           |
| Total expenditures  | 34,146         | 47,000            | 51,000          |
| Total expenditures and transfers out<br>requiring appropriation | 34,146         | 47,000            | 51,000          |
| ENDING FUND BALANCES  | \$ 15,226      | \$ 13,091         | \$ 6,608        |
| EMERGENCY RESERVE   | \$ -           | \$ 1,400          | \$ 1,400        |
| TOTAL RESERVE   | \$ -           | \$ 1,400          | \$ 1,400        |

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

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1**  
**CAPITAL PROJECTS FUND**  
**2017 BUDGET AS ADOPTED**  
**WITH 2015 ACTUAL AND 2016 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/22/2016

|   | ACTUAL<br>2015 | ESTIMATED<br>2016 | ADOPTED<br>2017 |
|---|----------------|-------------------|-----------------|
| BEGINNING FUND BALANCES   | \$ -           | \$ -              | \$ -            |
| REVENUES  |                |                   |                 |
| 1 Developer advance   | -              | -                 | 500,000         |
| Total revenues  | <u>-</u>       | <u>-</u>          | <u>500,000</u>  |
| Total funds available   | <u>-</u>       | <u>-</u>          | <u>500,000</u>  |
| EXPENDITURES  |                |                   |                 |
| Capital projects  |                |                   |                 |
| 2 Engineering   | -              | -                 | 250,000         |
| 3 Grading/Erosion control                                       | -              | -                 | 250,000         |
| Total expenditures  | <u>-</u>       | <u>-</u>          | <u>500,000</u>  |
| Total expenditures and transfers out<br>requiring appropriation | <u>-</u>       | <u>-</u>          | <u>500,000</u>  |
| ENDING FUND BALANCES  | <u>\$ -</u>    | <u>\$ -</u>       | <u>\$ -</u>     |

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

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1**  
**2017 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Douglas County on December 3, 2002, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Douglas County, Colorado.

The District was organized to provide financing for the design, acquisition, installation and construction of sanitation improvements, water improvements, street improvements, traffic and safety control improvements, park and recreation improvements, transportation improvements, television relay and translation improvements, mosquito control, fire protection, emergency medical services, and operation and maintenance of the District. Under the Service Plan, the District is the Service District related to Crowfoot Valley Ranch Metropolitan District No. 2, the Financing District ("District No. 2").

On November 4, 2014, the District's voters authorized general obligation indebtedness of \$53,000,000 for street improvements, \$53,000,000 for parks and recreation, \$53,000,000 for water supply system, \$53,000,000 for sanitary sewer system, \$53,000,000 for traffic and safety control, \$53,000,000 for public transport, \$53,000,000 for fire protection and emergency response facilities, and \$106,000,000 for refinancing of District debt. This voter authorization replaced the voter authorization of December 3, 2002. District voters also 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 Colorado Revised Statutes C.R.S. 29-1-105.

**Revenues**

**Developer Advances**

The District is in the development stage. As such, the Developer will fund expenditures necessary for the District's general operations and capital infrastructure development for 2017. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer under agreements approved by the Board.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.50%.

**Transfers from Other Districts**

District No. 2 will transfer the revenues collected from its General Fund mill levy, net of any applicable fees, to fund operations of the District.

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1  
2017 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**General and Administrative Expenditures**

General and administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses. In 2017 and future years, it is anticipated that all administrative expenditures will be incurred in District No. 1 for both District No. 1 and District No. 2.

**Capital Outlay**

The District anticipates infrastructure improvements during 2017 as displayed on page 5.

**Debt and Leases**

The District has no outstanding indebtedness, nor any operating or capital leases.

**Reserves**

**Emergency Reserve**

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2017, as defined under TABOR.

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