



CliftonLarsonAllen LLP  
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## Accountant's Compilation Report

Board of Directors  
Park 70 Metropolitan District  
Adams County, Colorado

Management is responsible for the accompanying budget of revenues expenditures and fund balances of Park 70 Metropolitan District for the year ending December 31, 2018, including the estimate of comparative information for the year ending December 31, 2017, and the actual comparative information for the year ending December 31, 2016, 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 Park 70 Metropolitan District.

Greenwood Village, Colorado  
January 23, 2018

**PARK 70 METROPOLITAN DISTRICT  
SUMMARY  
2018 BUDGET AS ADOPTED  
WITH 2016 ACTUAL AND 2017 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/2018

	ACTUAL 2016	ESTIMATED 2017	ADOPTED 2018
BEGINNING FUND BALANCES	\$ 1,453,024	\$ 9,841,462	\$ 3,417,177
REVENUES			
1 Property taxes	1,202,858	1,170,890	1,530,865
2 Specific ownership taxes	101,889	113,980	168,400
3 Developer advance	-	14,274,092	100,000
4 Net investment income	18,566	88,840	83,750
5 Other income	-	4,087	-
6 Property taxes - ARTA	32,912	32,525	42,524
7 Bond proceeds	16,260,000	-	-
8 Original issue premium	2,106,411	-	-
Total revenues	19,722,636	15,684,414	1,925,539
TRANSFERS IN	8,563,847	7,835	-
Total funds available	29,739,507	25,533,711	5,342,716
EXPENDITURES			
9 General and administration			
10 Accounting	28,655	25,000	25,000
11 Audit	4,000	4,000	4,500
12 Banking fees	226	210	250
13 Contingency	-	-	2,510
14 County Treasurer's fees	3,759	3,659	4,800
15 Director fees	800	500	2,000
16 District management	20,685	20,000	30,000
17 Dues and membership	-	-	1,000
18 Election	645	-	1,500
19 Insurance	4,262	4,081	4,290
20 Legal	23,043	20,000	30,000
21 Miscellaneous	51	432	2,000
22 Payroll taxes	61	38	150
23 Repay developer advance	168,459	-	-
24 Operations and maintenance			
25 Landscaping	24,985	30,000	55,000
26 Landscaping - floral	-	-	15,000
27 Mosquito & pest control	4,500	5,000	5,000
28 Utilities	7,250	12,000	12,000
29 Debt service			
30 ARTA Reimbursement	32,912	32,037	41,886
31 Bond interest	150,000	-	-
32 Bond interest Series 2016	141,199	799,350	792,600
33 Bond issue costs	226,338	-	-
34 Bond principal Series 2016	-	135,000	160,000
35 Bond redemption	10,244,950	-	-
36 Contingency	-	-	7,964
37 County Treasurer's fees	14,284	13,904	18,200
38 County Treasurer's fees - ARTA	-	488	638
39 Loan interest - Series 2013	146,016	-	-
40 Paying agent fees	-	3,000	3,000
41 Capital projects			
42 Capital outlay	-	20,992,898	2,007,102
43 Engineering	897	7,102	-
44 Repay developer advance	86,221	-	-
Total expenditures	11,334,198	22,108,699	3,226,390
TRANSFERS OUT	8,563,847	7,835	-
Total expenditures and transfers out requiring appropriation	19,898,045	22,116,534	3,226,390
ENDING FUND BALANCES	\$ 9,841,462	\$ 3,417,177	\$ 2,116,326
EMERGENCY RESERVE	\$ 8,300	\$ 8,400	\$ 10,800
TOTAL RESERVE	\$ 8,300	\$ 8,400	\$ 10,800

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

**PARK 70 METROPOLITAN DISTRICT**  
**PROPERTY TAX SUMMARY INFORMATION**  
**For the Years Ended and Ending December 31,**

1/23/2018

	ACTUAL 2016	ESTIMATED 2017	ADOPTED 2018
<b>ASSESSED VALUATION - ADAMS</b>			
Commercial	\$ 24,604,420	\$ 24,604,420	\$ 26,367,500
Agricultural	-	11,100	1,950
Vacant Land	223,320	223,320	3,444,700
Personal Property	8,584,640	7,681,520	12,709,510
State Assessed	360	340	360
Other	-	4,040	-
Certified Assessed Value	<u>\$ 33,412,740</u>	<u>\$ 32,524,740</u>	<u>\$ 42,524,020</u>
<b>MILL LEVY</b>			
GENERAL FUND	7.500	7.500	7.500
DEBT SERVICE FUND	28.500	28.500	28.500
ARI	1.000	1.000	1.000
Total Mill Levy	<u>37.000</u>	<u>37.000</u>	<u>37.000</u>
<b>PROPERTY TAXES</b>			
GENERAL FUND	\$ 250,596	\$ 243,935	\$ 318,930
DEBT SERVICE FUND	952,263	926,955	1,211,935
ARI	33,413	32,525	42,524
Levied property taxes	<u>1,236,272</u>	<u>1,203,415</u>	<u>1,573,389</u>
Adjustments to actual/rounding	(502)	-	-
Budgeted Property Taxes	<u>\$ 1,235,770</u>	<u>\$ 1,203,415</u>	<u>\$ 1,573,389</u>
<b>BUDGETED PROPERTY TAXES</b>			
GENERAL FUND	\$ 250,595	\$ 243,935	\$ 318,930
DEBT SERVICE FUND	952,263	926,955	1,211,935
ARI	32,912	32,525	42,524
	<u>\$ 1,235,770</u>	<u>\$ 1,203,415</u>	<u>\$ 1,573,389</u>

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

**PARK 70 METROPOLITAN DISTRICT  
GENERAL FUND  
2018 BUDGET AS ADOPTED  
WITH 2016 ACTUAL AND 2017 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/2018

	ACTUAL 2016	ESTIMATED 2017	ADOPTED 2018
BEGINNING FUND BALANCES	\$ 359,869	\$ 256,968	\$ 401,195
REVENUES			
1 Property taxes	250,595	243,935	318,930
2 Specific ownership taxes	21,183	23,720	35,100
3 Net investment income	3,087	5,240	5,000
4 Other income	-	4,087	-
Total revenues	274,865	276,982	359,030
Total funds available	634,734	533,950	760,225
EXPENDITURES			
General and administration			
5 Accounting	28,655	25,000	25,000
6 Audit	4,000	4,000	4,500
7 Banking fees	226	210	250
8 Contingency	-	-	2,510
9 County Treasurer's fees	3,759	3,659	4,800
10 Director fees	800	500	2,000
11 District management	20,685	20,000	30,000
12 Dues and membership	-	-	1,000
13 Election	645	-	1,500
14 Insurance	4,262	4,081	4,290
15 Legal	23,043	20,000	30,000
16 Miscellaneous	51	432	2,000
17 Payroll taxes	61	38	150
18 Repay developer advance	168,459	-	-
Operations and maintenance			
19 Landscaping	24,985	30,000	55,000
20 Landscaping - floral	-	-	15,000
21 Mosquito & pest control	4,500	5,000	5,000
22 Utilities	7,250	12,000	12,000
Total expenditures	291,381	124,920	195,000
TRANSFERS OUT			
CAPITAL PRJOECTS FUND	86,385	7,835	-
Total transfers out	86,385	7,835	-
Total expenditures and transfers out requiring appropriation	377,766	132,755	195,000
ENDING FUND BALANCES	\$ 256,968	\$ 401,195	\$ 565,225
EMERGENCY RESERVE	\$ 8,300	\$ 8,400	\$ 10,800
TOTAL RESERVE	\$ 8,300	\$ 8,400	\$ 10,800

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

**PARK 70 METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2018 BUDGET AS ADOPTED  
WITH 2016 ACTUAL AND 2017 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/2018

	ACTUAL 2016	ESTIMATED 2017	ADOPTED 2018
BEGINNING FUND BALANCES	\$ 1,093,155	\$ 1,095,729	\$ 1,173,880
REVENUES			
1 Property taxes	952,263	926,955	1,211,935
2 Specific ownership taxes	80,706	90,260	133,300
3 Net investment income	3,443	12,190	13,750
4 Property taxes - ARTA	32,912	32,525	42,524
5 Bond proceeds	16,260,000	-	-
6 Original issue premium	2,106,411	-	-
Total revenues	19,435,735	1,061,930	1,401,509
Total funds available	20,528,890	2,157,659	2,575,389
EXPENDITURES			
Debt service			
7 ARTA Reimbursement	32,912	32,037	41,886
8 Bond interest	150,000	-	-
9 Bond interest Series 2016	141,199	799,350	792,600
10 Bond issue costs	226,338	-	-
11 Bond principal Series 2016	-	135,000	160,000
12 Bond redemption	10,244,950	-	-
13 Contingency	-	-	7,964
14 County Treasurer's fees	14,284	13,904	18,200
15 County Treasurer's fees - ARTA	-	488	638
16 Loan interest - Series 2013	146,016	-	-
17 Paying agent fees	-	3,000	3,000
Total expenditures	10,955,699	983,779	1,024,288
TRANSFERS OUT			
CAPITAL PRJOECTS FUND	8,477,462	-	-
Total transfers out	8,477,462	-	-
Total expenditures and transfers out requiring appropriation	19,433,161	983,779	1,024,288
ENDING FUND BALANCES	\$ 1,095,729	\$ 1,173,880	\$ 1,551,101

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

**PARK 70 METROPOLITAN DISTRICT  
CAPITAL PRJOECTS FUND  
FORECASTED 2018 BUDGET AS ADOPTED  
WITH 2016 ACTUAL AND 2017 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/2018

	ACTUAL 2016	ESTIMATED 2017	ADOPTED 2018
BEGINNING FUND BALANCES	\$ -	\$ 8,488,765	\$ 1,842,102
REVENUES			
1 Developer advance	-	14,274,092	100,000
2 Net investment income	12,036	71,410	65,000
Total revenues	12,036	14,345,502	165,000
TRANSFERS IN			
GENERAL FUND	86,385	7,835	-
DEBT SERVICE FUND	8,477,462	-	-
Total transfers in	8,563,847	7,835	-
Total funds available	8,575,883	22,842,102	2,007,102
EXPENDITURES			
Capital projects			
3 Capital outlay	-	20,992,898	2,007,102
4 Engineering	897	7,102	-
5 Repay developer advance	86,221	-	-
Total expenditures	87,118	21,000,000	2,007,102
Total expenditures and transfers out requiring appropriation	87,118	21,000,000	2,007,102
ENDING FUND BALANCES	\$ 8,488,765	\$ 1,842,102	\$ -

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

**PARK 70 METROPOLITAN DISTRICT  
2018 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized on November 4, 2003 by election to provide financing for the planning, design, acquisition, construction, installation, relocation, and redevelopment of all powers of a metropolitan district as described in Colorado statutes and the Colorado Constitution except for certain limitations which have been placed upon fire protection, television relay and translation and golf course construction within the District's Amended Service Plan dated February 17, 2006. The District's service area is located entirely within the City of Aurora in Adams County, Colorado.

The District operates under the Amended and Restated Service Plan as approved by the City of Aurora on February 17, 2006.

District voters approved authorization for property taxes to be increased up to \$1,100,000 annually and taxes be increased up to \$90,000,000 annually by the imposition of a fee or fees to pay for the operations and maintenance expenditures of the District. In addition, voters approved taxes to be increased up to \$1,000,000 annually for regional improvements. Total debt authorization was approved in the amount of \$853,712,500 for the above listed facilities and operations and maintenance, \$90,000,000 for intergovernmental agreements and \$123,337,500 for refunding debt. The election provided for intergovernmental agreements as multi-fiscal year obligations and allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado Constitution or any other law. However, the District's Amended Service Plan stipulates that the total debt that the District will be permitted to issue will not exceed \$90,000,000, not including refunding of debt.

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

**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.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the Budget at the total adopted mill levy of 37.000 mills; 7.500 for general operations, 28.500 for debt service and 1.000 for the Aurora Regional Improvement (ARI) mill levy. The ARI mill levy is required pursuant to the Amended and Restated Service Plan.

**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 11.0% of the property taxes collected by the General Fund and Debt Service fund.

**PARK 70 METROPOLITAN DISTRICT  
2018 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (continued)**

**Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.00%.

**Expenditures**

**Administrative and Operation Expenditures**

Administrative expenditures include the services necessary to maintain the District's administrative viability such as accounting and audit, insurance, legal and management costs. Operation expenditures include the street, sidewalk and landscaping maintenance. These expenditures are based on estimates of the District's Board of Directors and consultants.

**Debt Service**

Principal and interest payments are provided based upon the debt amortization schedule for the Series 2016 General Obligation Refunding and Improvement Bonds.

**Debt and Leases**

On September 28, 2016, the District issued General Obligation Refunding and Improvement Bonds. The proceeds of the Series 2016 Bonds were used in part to redeem the Series 2013 Note in the amount of \$10,244,950.42. Bond proceeds of \$8,477,462.20 will be used for a future capital improvement project. The Series 2016 Bond bears an interest rate of 5.00% and matures on December 1, 2046. Interest is payable semi-annually on June 1 and December 1, and the principal is payable annually on December 1. The Bonds maturing on and after December 1, 2036 are subject to redemption prior to maturity, at the option of the District on December 1, 2026, and on any date thereafter, upon payment of par plus accrued interest, without redemption premium. The Bonds maturing on December 1, 2036, are also subject to mandatory sinking fund redemption on December 1, 2027, and on each December 1 thereafter prior to the maturity date, upon payment of par and accrued interest, without redemption premium.

The Bonds are secured by and payable from the Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: 1) all Property Tax Revenues, 2) all Specific Ownership Tax Revenues, and 3) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund.

The district has no operating or capital leases.

**Reserve Funds**

**Emergency Reserve**

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

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

**PARK 70 METROPOLITAN DISTRICT**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**  
**December 31, 2018**

**\$16,260,000.00**

**General Obligation Refunding and Improvement Bonds, Series 2016**

**Dated September 28, 2016**

**Principal Due December 1**

**Interest Due June 1 and December 1**

**Interest at 5.00%**

	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2018	\$ 160,000.00	\$ 792,600.00	\$ 952,600.00
2019	165,000.00	784,600.00	949,600.00
2020	195,000.00	776,350.00	971,350.00
2021	205,000.00	766,600.00	971,600.00
2022	225,000.00	762,500.00	987,500.00
2023	235,000.00	751,250.00	986,250.00
2024	270,000.00	739,500.00	1,009,500.00
2025	280,000.00	726,000.00	1,006,000.00
2026	315,000.00	712,000.00	1,027,000.00
2027	330,000.00	696,250.00	1,026,250.00
2028	370,000.00	679,750.00	1,049,750.00
2029	385,000.00	661,250.00	1,046,250.00
2030	425,000.00	642,000.00	1,067,000.00
2031	450,000.00	620,750.00	1,070,750.00
2032	490,000.00	598,250.00	1,088,250.00
2033	515,000.00	573,750.00	1,088,750.00
2034	565,000.00	548,000.00	1,113,000.00
2035	590,000.00	519,750.00	1,109,750.00
2036	645,000.00	490,250.00	1,135,250.00
2037	675,000.00	458,000.00	1,133,000.00
2038	730,000.00	424,250.00	1,154,250.00
2039	770,000.00	387,750.00	1,157,750.00
2040	830,000.00	349,250.00	1,179,250.00
2041	870,000.00	307,750.00	1,177,750.00
2042	940,000.00	264,250.00	1,204,250.00
2043	985,000.00	217,250.00	1,202,250.00
2044	1,060,000.00	168,000.00	1,228,000.00
2045	1,110,000.00	115,000.00	1,225,000.00
2046	1,190,000.00	59,500.00	1,249,500.00
	<u>\$ 15,975,000.00</u>	<u>\$ 15,592,400.00</u>	<u>\$ 31,567,400.00</u>

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