



**CliftonLarsonAllen**

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## **Accountant's Compilation Report**

Board of Directors  
Mirabelle Metropolitan District No. 1

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Mirabelle Metropolitan District No. 1 for the year ending December 31, 2020, including the estimate of comparative information for the year ending December 31, 2019, and the actual comparative information for the year ended December 31, 2018, 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 Mirabelle Metropolitan District No. 1.

*CliftonLarsonAllen LLP*

Greenwood Village, Colorado  
January 28, 2020

**MIRABELLE METROPOLITAN DISTRICT NO. 1  
SUMMARY  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

1/28/20

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCES	\$ (132,842)	\$ (405,906)	\$ 1,000
REVENUES			
Property taxes	2,289	310	10,480
Specific ownership tax	243	30	939
Interest income	-	-	1,000
Operations & maintenance fee	-	-	3,840
Tap and option payments	-	231,810	945,060
Developer advance	2,628,302	19,293,851	15,525,280
Intergovernmental revenues	-	2	25,786,059
Total revenues	<u>2,630,834</u>	<u>19,526,003</u>	<u>42,272,658</u>
Total funds available	<u>2,497,992</u>	<u>19,120,097</u>	<u>42,273,658</u>
EXPENDITURES			
General Fund	72,232	105,287	90,042
Special Revenue Fund	-	-	25,000
Debt Service Fund	-	-	7,616
Capital Projects Fund	2,831,666	19,013,810	42,150,000
Total expenditures	<u>2,903,898</u>	<u>19,119,097</u>	<u>42,272,658</u>
Total expenditures and transfers out requiring appropriation	<u>2,903,898</u>	<u>19,119,097</u>	<u>42,272,658</u>
ENDING FUND BALANCES	<u>\$ (405,906)</u>	<u>\$ 1,000</u>	<u>\$ 1,000</u>
EMERGENCY RESERVE	<u>\$ 100</u>	<u>\$ 100</u>	<u>\$ 200</u>
TOTAL RESERVE	<u>\$ 100</u>	<u>\$ 100</u>	<u>\$ 200</u>

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

**MIRABELLE METROPOLITAN DISTRICT NO. 1**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2020 BUDGET**  
**WITH 2018 ACTUAL AND 2019 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/28/20

ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
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**ASSESSED VALUATION**

Agricultural	\$ 20	\$ 20	\$ 20
State assessed	82,800	11,200	23,800
Personal property	-	-	101,700
	82,820	11,220	125,520
Certified Assessed Value	\$ 82,820	\$ 11,220	\$ 125,520

**MILL LEVY**

General	27.638	27.638	27.831
Debt Service	0.000	0.000	55.664
	27.638	27.638	83.495
Total mill levy	27.638	27.638	83.495

**PROPERTY TAXES**

General	\$ 2,289	\$ 310	\$ 3,493
Debt Service	-	-	6,987
	2,289	310	10,480
Budgeted property taxes	\$ 2,289	\$ 310	\$ 10,480

**BUDGETED PROPERTY TAXES**

<b>General</b>	<b>\$ 2,289</b>	<b>\$ 310</b>	<b>\$ 3,493</b>
<b>Debt Service</b>	<b>-</b>	<b>-</b>	<b>6,987</b>
	<b>\$ 2,289</b>	<b>\$ 310</b>	<b>\$ 10,480</b>

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

**MIRABELLE METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

1/28/20

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCES	\$ (4,270)	\$ (9,793)	\$ 1,000
REVENUES			
Property taxes	2,289	310	3,493
Specific ownership tax	243	30	310
Developer advance	64,177	115,738	85,790
Intergovernmental revenues	-	2	449
Total revenues	<u>66,709</u>	<u>116,080</u>	<u>90,042</u>
Total funds available	<u>62,439</u>	<u>106,287</u>	<u>91,042</u>
EXPENDITURES			
General and administrative			
Accounting	25,570	42,000	30,000
Auditing	-	4,250	4,250
County Treasurer's fee	35	5	52
Dues and licenses	518	524	1,000
Insurance and bonds	2,488	3,508	4,000
District management	-	-	15,000
Legal services	40,406	55,000	30,000
Election expense	3,215	-	2,000
Contingency	-	-	3,740
Total expenditures	<u>72,232</u>	<u>105,287</u>	<u>90,042</u>
Total expenditures and transfers out requiring appropriation	<u>72,232</u>	<u>105,287</u>	<u>90,042</u>
ENDING FUND BALANCES	<u>\$ (9,793)</u>	<u>\$ 1,000</u>	<u>\$ 1,000</u>
EMERGENCY RESERVE	<u>\$ 100</u>	<u>\$ 100</u>	<u>\$ 200</u>
TOTAL RESERVE	<u>\$ 100</u>	<u>\$ 100</u>	<u>\$ 200</u>

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

**MIRABELLE METROPOLITAN DISTRICT NO. 1  
SPECIAL REVENUE FUND  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

1/28/20

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Developer advance	-	-	21,160
Operations & maintenance fee	-	-	3,840
Total revenues	<u>-</u>	<u>-</u>	<u>25,000</u>
Total funds available	<u>-</u>	<u>-</u>	<u>25,000</u>
EXPENDITURES			
Operations and maintenance			
High Line Canal maintenance	-	-	25,000
Total expenditures	<u>-</u>	<u>-</u>	<u>25,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>25,000</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.

**MIRABELLE METROPOLITAN DISTRICT NO. 1  
DEBT SERVICE FUND  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

1/28/20

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	-	6,987
Specific ownership tax	-	-	629
Total revenues	<u>-</u>	<u>-</u>	<u>7,616</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>-</u>	<u>-</u>	<u>7,616</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	-	105
Intergovernmental expenditures	-	-	7,511
Total expenditures	<u>-</u>	<u>-</u>	<u>7,616</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>7,616</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.

**MIRABELLE METROPOLITAN DISTRICT NO. 1  
CAPITAL PROJECTS FUND  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

1/28/20

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCES	\$ (128,572)	\$ (396,113)	\$ -
REVENUES			
Interest income	-	-	1,000
Developer advance	2,564,125	19,178,113	15,418,330
Tap and option payments	-	231,810	945,060
Intergovernmental revenue	-	-	25,785,610
Total revenues	<u>2,564,125</u>	<u>19,409,923</u>	<u>42,150,000</u>
Total funds available	<u>2,435,553</u>	<u>19,013,810</u>	<u>42,150,000</u>
EXPENDITURES			
General and Administrative			
Accounting	2,365	10,000	15,000
Bond issue costs	-	-	-
Legal services	38,416	50,000	25,000
Contingency	-	-	499,731
Capital Projects			
Repay developer advance	-	-	25,785,610
Engineering	836,735	800,000	2,383,011
Landscaping/Buffer Areas/Parks	-	350,000	2,872,418
Phase 1 grading project	-	-	212,828
Offsite drainageway and outfall	27,081	372,000	3,052
Roxborough Road	-	200,000	-
Sanitary sewer	-	-	170,212
Local streets	-	4,500,000	6,263,404
Southeast access road (on-site)	305,693	-	-
Southeast access road phase 1 (off-site)	174,556	3,000,000	1,752,750
CWSD administrative advance	13,649	-	-
ARS Payment	1,058,749	-	518,251
Solstice Filing I	374,422	9,500,000	-
CWSD payments	-	-	171,692
Purchased capacity - CWSD	-	231,810	927,240
Tap option payment	-	-	322,245
Irrigation meter fees	-	-	30,000
Waterline	-	-	58,100
Storm Sewer	-	-	139,456
Total expenditures	<u>2,831,666</u>	<u>19,013,810</u>	<u>42,150,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,831,666</u>	<u>19,013,810</u>	<u>42,150,000</u>
ENDING FUND BALANCES	<u>\$ (396,113)</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.

**MIRABELLE METROPOLITAN DISTRICT NO. 1  
2020 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 the order and decree of the District Court for Douglas County on June 25, 1980, 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.

The District's election held on November 8, 2016 authorized debt of \$900,000,000 for street improvements, water, park and recreation, sanitation/sewer, mosquito control, security, transportation, safety protection, television relay and translation, and fire protection. Additionally, the District authorized the District's taxes be increased \$2,000,000 annually to pay the District's general and administrative costs.

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 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.

The calculation of the taxes levied is displayed on the Property Tax Summary Information page of the budget.

**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 9% of the property taxes collected.

**Operations and maintenance fee**

The District will collect a fee of \$480 per year from homeowners of the District to pay for the District's costs of operations, payable in quarterly installments.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.0%.



**MIRABELLE METROPOLITAN DISTRICT NO. 1  
2020 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Developer Advances**

The District is in the development stage. As such, the operating and administrative expenditures, and capital outlay will be partially funded by the Developer. 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 from bond proceeds and other legally available revenue.

**Intergovernmental Revenues**

The District anticipates the collection of taxes in Districts No. 2 which will be transferred to fund operations and capital expenditures of District No. 1.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operating 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 accounting, legal, insurance, and other administrative expenditures.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.5% of property tax collections.

**Intergovernmental Expenditures**

The District anticipates transferring taxes to District No. 2 to fund debt service expenditures.

**Capital Outlay**

The District anticipates capital expenditures during the fiscal year as displayed on the Capital Projects Funds page.

**Reserve Funds**

**Emergency Reserve**

The district has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending for 2020, as defined under TABOR.

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