



**CliftonLarsonAllen**

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**Accountant's Compilation Report**

Board of Directors  
Wildgrass At Rockrimmon Metropolitan District  
El Paso County, Colorado

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Wildgrass At Rockrimmon Metropolitan District 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 Wildgrass At Rockrimmon Metropolitan District.

*CliftonLarsonAllen LLP*

Colorado Springs, Colorado  
December 22, 2016

**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT  
SUMMARY**

**2017 BUDGET AS ADOPTED  
WITH 2015 ACTUAL AND 2016 ESTIMATED  
For the Years Ended and Ending December 31,**

12/22/2016

	ACTUAL 2015	ESTIMATED 2016	ADOPTED 2017
BEGINNING FUND BALANCES	\$ -	\$ -	\$ 8,507
REVENUES			
1 Property taxes	-	10,245	10,245
2 Specific ownership taxes	-	1,125	1,125
3 Developer advance	-	21,600	18,500
4 Net investment income	-	4	-
5 Developer advance receivable	2,231	-	-
Total revenues	<u>2,231</u>	<u>32,974</u>	<u>29,870</u>
Total funds available	<u>2,231</u>	<u>32,974</u>	<u>38,377</u>
EXPENDITURES			
6 General and administration			
7 Accounting	-	5,500	5,500
8 Contingency	-	-	262
9 County Treasurer's fees	-	38	38
10 District management	-	2,400	2,500
11 Dues and membership	-	200	200
12 Insurance	-	1,436	1,500
13 Legal	2,231	14,700	10,000
14 Debt service			
15 Contingency	-	78	-
16 County Treasurer's fees	-	115	115
Total expenditures	<u>2,231</u>	<u>24,467</u>	<u>20,115</u>
Total expenditures and transfers out requiring appropriation	<u>2,231</u>	<u>24,467</u>	<u>20,115</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ 8,507</u>	<u>\$ 18,262</u>
EMERGENCY RESERVE	<u>\$ -</u>	<u>\$ 100</u>	<u>\$ 100</u>
TOTAL RESERVE	<u>\$ -</u>	<u>\$ 100</u>	<u>\$ 100</u>

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

**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT**  
**PROPERTY TAX SUMMARY INFORMATION**  
**For the Years Ended and Ending December 31,**

12/22/2016

	ACTUAL 2015	ESTIMATED 2016	ADOPTED 2017
<b>ASSESSED VALUATION -</b>			
Vacant Land	\$ -	\$ 256,130	\$ 256,130
Certified Assessed Value	<u>\$ -</u>	<u>\$ 256,130</u>	<u>\$ 256,130</u>
<b>MILL LEVY</b>			
GENERAL FUND	-	10.000	10.000
DEBT SERVICE FUND	-	30.000	30.000
Total Mill Levy	<u>-</u>	<u>40.000</u>	<u>40.000</u>
<b>PROPERTY TAXES</b>			
GENERAL FUND	\$ -	\$ 2,561	\$ 2,561
DEBT SERVICE FUND	-	7,684	7,684
Budgeted Property Taxes	<u>\$ -</u>	<u>\$ 10,245</u>	<u>\$ 10,245</u>
<b>BUDGETED PROPERTY TAXES</b>			
GENERAL FUND	\$ -	\$ 2,561	\$ 2,561
DEBT SERVICE FUND	-	7,684	7,684
	<u>\$ -</u>	<u>\$ 10,245</u>	<u>\$ 10,245</u>

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

**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT  
GENERAL FUND  
2017 BUDGET AS ADOPTED  
WITH 2015 ACTUAL AND 2016 ESTIMATED  
For the Years Ended and Ending December 31,**

12/22/2016

	ACTUAL 2015	ESTIMATED 2016	ADOPTED 2017
BEGINNING FUND BALANCES	\$ -	\$ -	\$ 169
<b>REVENUES</b>			
1 Property taxes	-	2,561	2,561
2 Specific ownership taxes	-	280	280
3 Developer advance	-	21,600	18,500
4 Net investment income	-	2	-
5 Developer advance receivable	2,231	-	-
Total revenues	2,231	24,443	21,341
Total funds available	2,231	24,443	21,510
<b>EXPENDITURES</b>			
General and administration			
6 Accounting	-	5,500	5,500
7 Contingency	-	-	262
8 County Treasurer's fees	-	38	38
9 District management	-	2,400	2,500
10 Dues and membership	-	200	200
11 Insurance	-	1,436	1,500
12 Legal	2,231	14,700	10,000
Total expenditures	2,231	24,274	20,000
Total expenditures and transfers out requiring appropriation	2,231	24,274	20,000
ENDING FUND BALANCES	\$ -	\$ 169	\$ 1,510
EMERGENCY RESERVE	\$ -	\$ 100	\$ 100
TOTAL RESERVE	\$ -	\$ 100	\$ 100

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

**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT**  
**DEBT SERVICE FUND**  
**2017 BUDGET AS ADOPTED**  
**WITH 2015 ACTUAL AND 2016 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/22/2016

	ACTUAL 2015	ESTIMATED 2016	ADOPTED 2017
BEGINNING FUND BALANCES	\$ -	\$ -	\$ 8,338
REVENUES			
1 Property taxes	-	7,684	7,684
2 Specific ownership taxes	-	845	845
3 Net investment income	-	2	-
Total revenues	-	8,531	8,529
Total funds available	-	8,531	16,867
EXPENDITURES			
Debt service			
4 Contingency	-	78	-
5 County Treasurer's fees	-	115	115
Total expenditures	-	193	115
Total expenditures and transfers out requiring appropriation	-	193	115
ENDING FUND BALANCES	\$ -	\$ 8,338	\$ 16,752

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

**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT  
2017 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for El Paso County recorded on January 10, 2007, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the County on September 11, 2007. The District's service area is located entirely in El Paso County, Colorado.

The District was established to provide financing for the construction, installation, and operation of public improvements including streets and safety control, landscaping, storm drainage, water, sewer, television relay, and park and recreation improvements and facilities.

On November 6, 2007, the District's voters authorized general obligation indebtedness of \$6,500,000 for street improvements, \$6,500,000 for park and recreation, \$6,500,000 water improvements; \$6,500,000 for sanitation improvements; \$2,000,000 for transportation; \$1,000,000 for mosquito control; \$1,000,000 for safety protection; \$1,000,000 for fire protection; \$1,000,000 for television and relay translation; \$1,000,000 for security services; \$2,000,000 for operations and maintenance debt and \$6,500,000 for refinancing of District debt. The election also approved an annual increase in taxes of \$1,000,000 for general operations and maintenance.

On May 6, 2014, the District's voters authorized general obligation indebtedness of \$65,000,000 representing \$6,500,000 for each of the following public improvements: streets, park and recreation, water, sanitation, transportation, mosquito control, safety protection, fire protection, television relay and translation and security services. The voters also approved general obligations indebtedness of \$6,500,000 for refinancing of District debt, \$6,500,000 for intergovernmental contracts; and \$6,500,000 for operations and maintenance debt. The election also approved an annual increase in taxes of \$1,000,000 for general operations and maintenance.

The Service Plan limits total general obligation indebtedness to \$6,500,000.

The District has no employees and all operations and 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**

**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 District's service plan allows for a maximum debt mill levy of 30.000 mills for residential sub-districts and 50.000 mills for commercial sub-districts. The District's maximum operating mill levy is 10.000 mills.

The calculation of the taxes levied is displayed on page 3 of the Budget at a total mill levy of 40.000 mills, with 10.000 mills for operations and 30.000 mills for debt service.

**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT  
2017 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (continued)**

**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 11% of the property taxes collected.

**Developer Advance**

The District is in the development stage. As such, the operating and administrative expenditures will be mainly 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.

**Expenditures**

**Administrative and Operating Expenses**

Administrative and operating expenditures include the services necessary to maintain the District's administrative viability such as legal, accounting, audit, managerial, insurance, and other administrative expenses.

**County Treasurer's Fees**

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

**Debt and Leases**

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

**Reserves**

**Emergency Reserves**

The District has provided 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.**