



**CliftonLarsonAllen**

CliftonLarsonAllen LLP  
CLAconnect.com

## Accountant's Compilation Report

Board of Directors  
Coal Creek Metropolitan District No. 1

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Coal Creek 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 Coal Creek Metropolitan District No. 1.

*CliftonLarsonAllen LLP*

Greenwood Village, Colorado  
December 13, 2019



An independent member of Nexia International

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

12/13/19

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCE	\$ -	\$ -	\$ 30,474
<b>REVENUES</b>			
Property taxes	-	135,508	522,972
Specific ownership tax	-	8,130	31,378
Interest income	-	1,600	3,102
Developer advance	-	88,308	-
Other revenue	-	314	-
Total revenues	-	233,860	557,452
Total funds available	-	233,860	587,926
<b>EXPENDITURES</b>			
General and administrative			
Accounting	-	13,000	15,000
County Treasurer's fee	-	2,033	7,845
Dues and membership	-	183	-
Insurance and bonds	-	5,466	3,200
Legal services	-	90,000	20,000
Miscellaneous	-	495	-
Organization costs	-	4,087	-
Banking fees	-	2,500	-
Repay developer advance	-	61,860	26,448
Repay developer advance - interest	-	23,762	1,500
Contingency	-	-	9,955
Total expenditures	-	203,386	83,948
Total expenditures requiring appropriation	-	203,386	83,948
ENDING FUND BALANCE	\$ -	\$ 30,474	\$ 503,978
EMERGENCY RESERVE	\$ -	\$ 4,400	\$ 16,750
TOTAL RESERVE	\$ -	\$ 4,400	\$ 16,750

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

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

12/13/19

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
<b>ASSESSED VALUATION</b>			
Residential	\$ 15,790	\$ 15,790	\$ 19,773
Agricultural	15,067	15,067	15,305
Oil and Gas	-	1,904,746	7,435,712
Other	232	232	232
Certified Assessed Value	\$ 31,089	\$ 1,935,835	\$ 7,471,022
General	0.000	70.000	70.000
<b>MILL LEVY</b>	0.000	70.000	70.000
<b>PROPERTY TAXES</b>			
General	\$ -	\$ 135,508	\$ 522,972
Levied property taxes	-	135,508	522,972
	\$ -	\$ 135,508	\$ 522,972
<b>BUDGETED PROPERTY TAXES</b>			
General	\$ -	\$ 135,508	\$ 522,972
<b>BUDGETED PROPERTY TAXES</b>	\$ -	\$ 135,508	\$ 522,972

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

**COAL CREEK METROPOLITAN DISTRICT NO. 1  
2020 ADOPTED 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 Arapahoe County on February 17, 2016, 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 entirely within the City of Aurora, Arapahoe County, Colorado.

The District was established to provide financing for the construction, installation, and operation of public improvements, including streets and safety controls, street lighting, monuments, signage, landscaping, water, sanitary sewer, storm drainage, television relay, transportation, mosquito control and park and recreation facilities, primarily for single family residential development within the District.

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.

**Revenue**

**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 Property Tax Summary page of the budget using the adopted mill levy imposed by the 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 6.0% of the property taxes collected.

**COAL CREEK METROPOLITAN DISTRICT NO. 1  
2020 ADOPTED BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**General and Administrative Expenditures**

General and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense.

**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 debt or operating or capital leases.

**Reserves**

**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 budget.**