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Accountant's Compilation Report

Board of Directors
Hess Ranch Metropolitan District No. 3
Douglas County, Colorado

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Hess Ranch Metropolitan District No. 3 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 Hess Ranch Metropolitan District No. 3.

CliftonLarsonAllen LLP

Greenwood Village, Colorado
January 24, 2018

HESS RANCH METROPOLITAN DISTRICT NO. 3
GENERAL FUND
2018 BUDGET AS ADOPTED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,

1/24/2018

	ACTUAL 2016	ESTIMATED 2017	ADOPTED 2018
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
1 Property taxes	-	-	1
2 Developer advance	-	200,000	49,999
Total revenues	<u>-</u>	<u>200,000</u>	<u>50,000</u>
Total funds available	<u>-</u>	<u>200,000</u>	<u>50,000</u>
EXPENDITURES			
General and administration			
3 Accounting	-	10,000	15,000
4 Contingency	-	-	4,000
5 Dues and membership	-	-	1,000
6 Easement payments	-	130,000	-
7 Election	-	-	2,000
8 Insurance	-	-	3,000
9 Legal	-	60,000	25,000
10 Miscellaneous	-	-	-
Total expenditures	<u>-</u>	<u>200,000</u>	<u>50,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>200,000</u>	<u>50,000</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.

HESS RANCH METROPOLITAN DISTRICT NO. 3
PROPERTY TAX SUMMARY INFORMATION
For the Years Ended and Ending December 31,

1/24/2018

	ACTUAL 2016	ESTIMATED 2017	ADOPTED 2018
ASSESSED VALUATION - DOUGLAS			
Agricultural	\$ -	\$ -	\$ 10
Certified Assessed Value	\$ -	\$ -	\$ 10
MILL LEVY			
GENERAL FUND	-	-	35.000
Total Mill Levy	-	-	35.000
PROPERTY TAXES			
Budgeted Property Taxes	\$ -	\$ -	\$ 1
BUDGETED PROPERTY TAXES			
GENERAL FUND	\$ -	\$ -	\$ 1
	\$ -	\$ -	\$ 1

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

**HESS RANCH METROPOLITAN DISTRICT NO. 3
2018 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District is a quasi-municipal corporation and political subdivision of the State of Colorado under Title 32, Article 1 of the Colorado Revised Statutes, and was organized by order of the District Court in Douglas County on April 11, 2016. The formation of the District was approved by the Town of Parker, Colorado in conjunction with the approval by the Town Board of a Consolidated Service Plan for the District and Hess Ranch Metropolitan District Nos. 1 - 2 and Nos. 4 - 8. The District was organized to the financing for Hess Ranch Metropolitan District No. 1. The District's service area is located south of Hess Road and west of Motsenbocker Road in the Town of Parker in Douglas County, Colorado.

On November 3, 2015, the District's electors authorized debt in the amount of \$1,222,600,000 for public improvements including street improvements, park and recreation, water, sanitation, public transportation, mosquito control, traffic and safety control, fire protection, television relay and translation, and security. \$366,780,000 of debt was also authorized for the purpose of refunding debt, operations and maintenance, and intergovernmental agreements. The District is authorized to increase taxes \$5,000,000 annually to pay the operations and administrative costs of the District, without limitation. However, the District is in negotiations with the Town of Parker, whereby which District Nos. 1-3 will likely be limited to imposing no more than 10 mills for operations.

Additionally, the Service Plan limits (except for a Gallagher adjustment) the District's debt service mill levy to 35.000 mills (adjusted to 42.827 mills) for residential property and 50.000 mills for commercial property. The Service Plan also limits the imposition of the debt service mill levy to 40 years after initial year of imposition of such mill levy.

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

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 page 3 of the Budget at the adopted total mill levy.

**HESS RANCH METROPOLITAN DISTRICT NO. 3
2018 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - continued

Developer Advances

The District's general and administrative costs will be 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 bonds proceeds and other legally available revenue.

Expenditures

General and Administrative Expenditures

General and administrative expenditures include the estimated cost of services necessary to maintain the District's administrative viability such as legal, accounting, insurance, membership dues, election and other administrative expenditures.

Debt and Leases

The District has no debt and operating or capital leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish emergency reserve. This reserve must be at least 3% of fiscal year spending. Since all funds received by the District are from Developer advances which pay for all of the District's operations and maintenance costs, an emergency reserve is not reflected in the District's budget.

This information is an integral part of the accompanying budget.