

TOWN CENTER SUB DISTRICT NO. 1

FINANCIAL STATEMENTS

JUNE 30, 2020

TOWN CENTER SUB DISTRICT NO. 1  
BALANCE SHEET - GOVERNMENTAL FUNDS  
JUNE 30, 2020

		General
ASSETS		
FirstBank Checking	\$	55,689
C - Safe		104,036
Petty cash		500
Prepaid expense		5,700
Due from other districts		84,832
Receivable from County Treasurer		156,593
TOTAL ASSETS	\$	407,350
LIABILITIES AND FUND BALANCES		
CURRENT LIABILITIES		
Accounts payable	\$	23,304
Due to other districts		53
Total Liabilities		23,357
FUND BALANCES		
Total Fund Balances		383,993
TOTAL LIABILITIES AND FUND BALANCES	\$	407,350

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted

TOWN CENTER SUB DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE SIX MONTHS ENDED JUNE 30, 2020

GENERAL FUND

	Annual Budget	Year to Date Actual	Variance
<b>REVENUES</b>			
Property taxes	\$ 442,546	\$ 438,428	\$ (4,118)
Specific ownership tax	26,550	10,485	(16,065)
Interest income	300	295	(5)
Intergovernmental revenue - TCSD4	165,361	155,332	(10,029)
<b>TOTAL REVENUES</b>	<u>634,757</u>	<u>604,540</u>	<u>(30,217)</u>
<b>EXPENDITURES</b>			
<b>Administration</b>			
Accounting	36,000	17,765	18,235
County Treasurer's fee	4,426	4,384	42
Insurance	4,000	-	4,000
Contingency	2,074	-	2,074
<b>Operations</b>			
Sub-District Management	65,000	27,905	37,095
Clubhouse management	181,000	71,305	109,695
Clubhouse operations	110,000	46,730	63,270
Clubhouse events	55,500	16,454	39,046
Fitness programs	25,000	2,855	22,145
Utilities - electric	28,000	10,175	17,825
Utilities - storm drainage	4,000	852	3,148
Utilities - water	4,500	1,159	3,341
<b>Maintenance/repairs</b>			
Landscape Maintenance	32,000	5,742	26,258
Pool maintenance	25,000	8,379	16,621
Other repairs and maintenance	10,000	461	9,539
Snow removal	10,000	3,107	6,893
Construction/maintenance management	5,000	-	5,000
General clubhouse maintenance	15,000	4,572	10,428
General clubhouse repairs	10,000	1,047	8,953
Irrigation repairs	2,500	1,452	1,048
Plumbing/electric repairs	5,000	1,204	3,796
Interior /exterior repairs	6,000	3,700	2,300
Pool repairs	5,000	1,059	3,941
<b>Capital</b>			
Clubhouse	10,000	-	10,000
Clubhouse equipment	5,000	-	5,000
<b>TOTAL EXPENDITURES</b>	<u>660,000</u>	<u>230,307</u>	<u>429,693</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(25,243)</b>	<b>374,233</b>	<b>399,476</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer contribution	30,000	23,000	(7,000)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>30,000</u>	<u>23,000</u>	<u>(7,000)</u>
<b>NET CHANGE IN FUND BALANCES</b>	<b>4,757</b>	<b>397,233</b>	<b>392,476</b>
<b>FUND BALANCE - BEGINNING</b>	<u>19,887</u>	<u>(13,240)</u>	<u>(33,127)</u>
<b>FUND BALANCE - ENDING</b>	<u>\$ 24,644</u>	<u>\$ 383,993</u>	<u>\$ 359,349</u>

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## SUPPLEMENTARY INFORMATION

**TOWN CENTER METROPOLITAN DISTRICT - SUBDISTRICT NO. 1**  
**2020 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The Board of Directors of Town Center Metropolitan Subdistrict (Town) by resolution allowed for the division of Town into one or more areas. Town Center Metropolitan Subdistrict No. 1 (Subdistrict) was established on August 22, 2011. Different rates of levy for property tax purposes may be fixed against all the taxable property within the Subdistrict for operations and/or repayment of indebtedness issued by the Subdistrict to finance services, programs, and facilities furnished or to be furnished within the Subdistrict.

The organizational election for the Subdistrict approved authorization to increase property taxes up to \$500,000 annually, as necessary, to pay for the costs of constructing, operating and maintaining the improvements within and/or benefiting the Subdistrict. Debt authorization was also approved in the amount of \$1,500,000 for street improvements, \$1,500,000 for safety protection, \$1,500,000 for park and recreation facilities, \$1,500,000 for water system, \$1,500,000 for sanitation system, \$1,500,000 for mosquito control, \$1,500,000 for television relay and translation system, \$15,000,000 for operations and maintenance, \$15,000,000 for executing intergovernmental agreements, and \$20,000,000 for debt refunding.

The Subdistrict has no employees and all administrative functions are contracted.

The Subdistrict 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 Subdistrict 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 Subdistrict'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 Subdistrict.

The calculation of the taxes levied are detailed on Property Tax Summary pages of the budget.

**TOWN CENTER METROPOLITAN – SUBDISTRICT NO. 1**  
**2020 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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 Subdistrict's share will be equal to approximately 6% of the property taxes collected by the General Fund.

**Intergovernmental Revenue**

Per agreement with Town Center Subdistrict No. 4 (SD4), the Subdistrict will be paid the net property and specific ownership taxes collected by SD4 to be used to fund the collective expenditures for amenities related to 55+ communities.

**Net Investment Income**

Interest earned on the Subdistrict's available funds has been estimated based on an average interest rate of approximately 1.5%.

**Expenditures**

**Administrative, Operating, and Maintenance Expenditures**

Administrative expenditures include the services necessary to maintain the Subdistrict's administrative viability such as legal, accounting, managerial, general engineering, insurance, meeting expense, and other administrative expenses, as well as landscape maintenance and repairs.

Clubhouse operations include services for pest control, alarm monitoring, phone/cable/internet, utilities, janitorial, trash pickup, mechanical and geothermal maintenance and servicing, elevator service, window cleaning, and management reimbursements.

**Capital Outlay**

The Subdistrict anticipates capital improvements in 2020 for the clubhouse and equipment.

**Reserves**

**Emergency Reserves**

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

**TOWN CENTER METROPOLITAN DISTRICT**  
**Subdistrict No. 1**  
**Schedule of Cash Position**  
**June 30, 2020**  
**Updated as of July 26, 2020**

	<b>General Fund</b>
<b><u>1st Bank - Checking Account</u></b>	
Balance as of 6/30/20	\$ 55,689.11
Subsequent events:	
07/15/20      Checks #1865-1878	(22,700.20)
<i>Anticipated Balance</i>	32,988.91
 <b><u>C-Safe 04 - Operating SD No.1</u></b>	
Balance as of 6/30/20	97,035.76
Subsequent events:	
07/10/20      June Property Tax	156,593.13
07/14/20      Transfer to TCM - Denver Water, July	(1,617.18)
07/14/20      Transfer to SD No.4 - utility reimbursement	(52.50)
<i>Anticipated Transfer from SD No. 4 - Ptax revenue per Budget</i>	80,500.00
<i>Anticipated Balance</i>	332,459.21
 <b><u>C-Safe 04 - Operating SD No.1</u></b>	
Restricted Funds - Emergency Reserve	7,000.00
<i>Total Anticipated Balances</i>	<b>\$ 372,448.12</b>

**Yield information as of 06/30/20:**  
C-Safe - 0.35%

# Town Center Sub District No. 1

## Check List

All Bank Accounts

July 15, 2020

Check Number	Check Date	Payee	Amount
<b>Vendor Checks</b>			
1865	07/15/20	Active Minds	250.00
1866	07/15/20	Century Link	203.50
1867	07/15/20	CliftonLarsonAllen	1,845.55
1868	07/15/20	Environmental Landworks Company, Inc.	1,354.54
1869	07/15/20	Foothills Facilities Maintenance, LLC	4,420.14
1870	07/15/20	GVR Landscape	1,223.93
1871	07/15/20	Juana L. Salquil De Saquimux	79.42
1872	07/15/20	Pro Graphic Install	65.00
1873	07/15/20	Security Central, Inc.	114.00
1874	07/15/20	Teresa M Latimer	150.00
1875	07/15/20	Timberline District Consulting, LLC	8,682.28
1876	07/15/20	Waste Management of Denver	455.37
1877	07/15/20	WTS International Inc	2,695.75
1878	07/15/20	Xcel Energy	1,160.72
<b>Vendor Check Total</b>			<u>22,700.20</u>
<b>Check List Total</b>			<u><u>22,700.20</u></u>

Check count = 14

**TOWN CENTER METROPOLITAN DISTRICT - Subdistrict 1**  
**Property Taxes Reconciliation**  
**2020**

	Current Year							Prior Year				
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
January	\$ 20,398.64	\$ -	\$ 2,309.67	\$ -	\$ (203.99)	\$ (4,727.07)	17,777.25	4.61%	4.61%	\$ 11,164.70	2.48%	2.48%
February	186,229.59	-	2,399.11	-	(1,862.30)	-	186,766.40	42.08%	46.69%	172,627.17	42.97%	45.45%
March	13,141.17	-	1,119.87	-	(131.41)	-	14,129.63	2.97%	49.66%	7,872.89	1.55%	47.00%
April	23,589.54	-	694.10	-	(235.90)	-	24,047.74	5.33%	54.99%	24,710.85	5.79%	52.79%
May	38,744.89	-	2,139.48	-	(387.45)	-	40,496.92	8.75%	63.75%	40,778.93	9.92%	62.71%
June	156,323.88	-	1,822.66	9.93	(1,563.34)	-	156,593.13	35.32%	99.07%	135,929.26	34.38%	97.09%
July	-	-	-	-	-	-	-	0.00%	99.07%	6,447.45	1.06%	98.16%
August	-	-	-	-	-	-	-	0.00%	99.07%	6,473.95	1.01%	99.16%
September	-	-	-	-	-	-	-	0.00%	99.07%	2,144.44	0.00%	99.16%
October	-	-	-	-	-	-	-	0.00%	99.07%	2,501.84	0.00%	99.16%
November	-	-	-	-	-	-	-	0.00%	99.07%	2,103.33	0.00%	99.16%
December	-	-	-	-	-	-	-	0.00%	99.07%	2,098.28	0.00%	99.16%
	<b>\$ 438,427.71</b>	<b>\$ -</b>	<b>\$ 10,484.89</b>	<b>\$ 9.93</b>	<b>\$ (4,384.39)</b>	<b>\$ (4,727.07)</b>	<b>\$ 439,811.07</b>	<b>99.07%</b>	<b>99.07%</b>	<b>\$ 414,853.09</b>	<b>99.16%</b>	<b>99.16%</b>

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
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**Property Tax**

General Fund	\$ 442,546.00	100.00%	\$ 438,427.71	99.07%
	<b>\$ 442,546.00</b>	<b>100.00%</b>	<b>\$ 438,427.71</b>	<b>99.07%</b>

**Specific Ownership Tax**

General Fund	\$ 26,550.00	100.00%	\$ 10,484.89	39.49%
	<b>\$ 26,550.00</b>	<b>100.00%</b>	<b>\$ 10,484.89</b>	<b>39.49%</b>

**Treasurer's Fees**

General Fund	\$ 4,426.00	100.00%	\$ 4,384.39	99.06%
	<b>\$ 4,426.00</b>	<b>100.00%</b>	<b>\$ 4,384.39</b>	<b>99.06%</b>

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