

TOWN CENTER SUB DISTRICT NO. 1

FINANCIAL STATEMENTS

MARCH 31, 2019

TOWN CENTER SUB DISTRICT NO. 1
BALANCE SHEET - GOVERNMENTAL FUNDS
MARCH 31, 2019

		General
ASSETS		
FirstBank Checking	\$	4,741
C - Safe		171,287
Petty cash		2,300
Prepaid expense		800
Receivable from County Treasurer		7,873
TOTAL ASSETS	\$	187,001
LIABILITIES AND FUND BALANCES		
CURRENT LIABILITIES		
Accounts payable	\$	53,519
Due to other districts		1,876
Total Liabilities		55,395
FUND BALANCES		
Total Fund Balances		131,606
TOTAL LIABILITIES AND FUND BALANCES	\$	187,001

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 THREE MONTHS ENDED MARCH 31, 2019**

GENERAL FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Property taxes	\$ 393,391	\$ 184,880	\$ (208,511)
Specific ownership tax	23,600	8,633	(14,967)
Interest income	270	367	97
TOTAL REVENUES	417,261	193,880	(223,381)
EXPENDITURES			
General and administrative			
Accounting	30,000	11,510	18,490
County Treasurer's fee	5,900	1,849	4,051
District management	65,000	13,918	51,082
Insurance and bonds	8,000	1,876	6,124
Contingency	4,500	-	4,500
Operations and maintenance			
Clubhouse management	166,360	26,176	140,184
Clubhouse operations and maintenance	90,000	19,594	70,406
FV Clubhouse events	47,750	9,190	38,560
Landscape Maintenance	18,900	1,343	17,557
Pool maintenance	13,600	8,762	4,838
Repair and maintenance	1,500	863	637
Fitness programs	25,000	6,781	18,219
Utilities - electric	30,500	7,135	23,365
Utilities - storm drainage	1,500	705	795
Utilities - water	1,800	95	1,705
Construction/maintenance management	5,000	-	5,000
General clubhouse maintenance	7,200	5,791	1,409
General clubhouse repairs	15,490	315	15,175
Irrigation repairs	2,650	-	2,650
Plumbing/electric repairs	5,000	-	5,000
Interior /exterior repairs	6,350	158	6,192
Clubhouse	50,000	656	49,344
TOTAL EXPENDITURES	602,000	116,717	485,283
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(184,739)	77,163	261,902
OTHER FINANCING SOURCES (USES)			
Developer contribution	184,000	120,000	(64,000)
TOTAL OTHER FINANCING SOURCES (USES)	184,000	120,000	(64,000)
NET CHANGE IN FUND BALANCES	(739)	197,163	197,902
FUND BALANCES - BEGINNING	18,985	(59,744)	(78,729)
FUND BALANCES - ENDING	\$ 18,246	\$ 131,606	\$ 113,360

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SUPPLEMENTARY INFORMATION

TOWN CENTER METROPOLITAN DISTRICT SUBDISTRICT NO. 1
2019 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The Board of Directors of Town Center Metropolitan District (Town) by resolution allowed for the division of Town into one or more areas. Town Center Metropolitan District 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 District 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 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 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 District.

The calculation of the taxes levied is displayed on page 3 at the adopted mill levy of 55.278.

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.

**TOWN CENTER METROPOLITAN DISTRICT SUBDISTRICT NO. 1
2019 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

Developer Contributions

The Subdistrict is in the development stage. A portion of operations and maintenance costs of the Subdistrict in 2019 is expected to be funded by the Developer. Developer contributions are recorded as revenue for budget purposes and are not an obligation for future repayment.

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 and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the Subdistrict's administrative viability such as legal, management, accounting, insurance and meeting expenses. Estimated expenditures related to clubhouse maintenance, operations and management are also included in the General Fund budget.

Capital Expenditures

The District has budget expenditures for clubhouse equipment and ADA equipment in 2019.

Debt and Leases

The Subdistrict has no operating or capital leases.

Reserves

Emergency Reserve Funds

The Subdistrict has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending for 2019, as defined under TABOR.

TOWN CENTER METROPOLITAN DISTRICT
Subdistrict No. 1
Schedule of Cash Position
March 31, 2019
Updated as of May 15, 2019

	General Fund
<u>1st Bank - Checking Account</u>	
Balance as of 03/31/2019	\$ 4,740.67
Subsequent events:	
04/10/19 Transfer from Csafe	80,000.00
04/10/19 Checks # 1577-1602	(77,679.79)
<i>Anticipated Vouchers Payable</i>	(25,820.12)
<i>Anticipated Transfer from Csafe</i>	24,000.00
<i>Anticipated Balance</i>	5,240.76
 <u>C-Safe - 04 - Operating SD No.1</u>	
Balance as of 03/31/2019	164,286.53
Subsequent events:	
04/10/19 March Property Tax	7,872.89
04/10/19 Transfer to TCM - Water Reimbursement April	(126.28)
04/10/19 Transfer to TCM - Insurance Reimbursement	(1,865.93)
04/10/19 Transfer to 1st Bank Checking	(80,000.00)
04/30/19 Interest Income	242.65
05/10/19 April Property Tax	24,710.85
<i>Anticipated Transfer to TCM - Water Reimbursement May</i>	(133.39)
<i>Anticipated Transfer to 1st Bank Checking</i>	(24,000.00)
<i>Anticipated Balance</i>	90,987.32
 <u>C-Safe - 04 - Operating SD No.1</u>	
Restricted Funds - Emergency Reserve	7,000.00
<i>Total Anticipated Balances</i>	\$ 103,228.08

Yield information:

Csafe as of 03/31/19 - 2.48%

TOWN CENTER METROPOLITAN DISTRICT - Subdistrict 1
Property Taxes Reconciliation
2019

	Current Year							Prior Year			
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	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	\$ 9,746.36	\$ -	\$ 1,515.80	\$ -	\$ (97.46)	11,164.70	2.48%	2.48%	\$ 26,292.71	7.05%	7.05%
February	169,052.47	-	5,265.22	-	(1,690.52)	172,627.17	42.97%	45.45%	138,536.36	39.47%	46.52%
March	6,081.41	-	1,852.29	-	(60.81)	7,872.89	1.55%	47.00%	18,522.42	4.79%	51.32%
April	22,794.42	-	2,144.37	-	(227.94)	24,710.85	5.79%	52.79%	20,363.41	5.36%	56.67%
May	-	-	-	-	-	-	0.00%	52.79%	28,499.96	7.67%	64.34%
June	-	-	-	-	-	-	0.00%	52.79%	116,251.38	33.02%	97.36%
July	-	-	-	-	-	-	0.00%	52.79%	8,453.57	1.86%	99.22%
August	-	-	-	-	-	-	0.00%	52.79%	4,156.45	0.74%	99.96%
September	-	-	-	-	-	-	0.00%	52.79%	1,515.80	0.00%	99.96%
October	-	-	-	-	-	-	0.00%	52.79%	1,515.80	0.00%	99.96%
November	-	-	-	-	-	-	0.00%	52.79%	1,515.80	0.00%	99.96%
December	-	-	-	-	-	-	0.00%	52.79%	1,515.80	0.00%	99.96%
	\$ 207,674.66	\$ -	\$ 10,777.68	\$ -	\$ (2,076.73)	\$ 216,375.61	52.79%	52.79%	\$ 367,139.46	99.96%	99.96%

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

General Fund	\$ 393,391.00	100.00%	\$ 207,674.66	52.79%
	<u>\$ 393,391.00</u>	<u>100.00%</u>	<u>\$ 207,674.66</u>	<u>52.79%</u>

Specific Ownership Tax

General Fund	\$ 23,600.00	100.00%	\$ 10,777.68	45.67%
	<u>\$ 23,600.00</u>	<u>100.00%</u>	<u>\$ 10,777.68</u>	<u>45.67%</u>

Treasurer's Fees

General Fund	\$ 5,900.00	100.00%	\$ 2,076.73	35.20%
	<u>\$ 5,900.00</u>	<u>100.00%</u>	<u>\$ 2,076.73</u>	<u>35.20%</u>

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