



**CliftonLarsonAllen**

CliftonLarsonAllen LLP  
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## **Accountant's Compilation Report**

Board of Directors  
Aspen Park Metropolitan District  
Jefferson County, Colorado

We have compiled the accompanying forecasted budget of revenues, expenditures and fund balances/funds available of the Aspen Park Metropolitan District for the General Fund, Debt Service Fund, Capital Projects Fund and Enterprise Fund for the year ending December 31, 2012, including the forecasted estimate of comparative information for the year ending December 31, 2011, in accordance with attestation standards established by the American Institute of Certified Public Accountants. A compilation is limited to presenting, in the form of a forecast, information that is the representation of management and does not include evaluation of the support for the assumptions underlying the forecast. We have not audited or reviewed the forecast and, accordingly, do not express an opinion or any other form of assurance about whether the accompanying budget of revenues, expenditures and fund balances/funds available or assumptions are in accordance with attestation standards generally accepted in the United States of America. Furthermore, there will usually be differences between the forecasted and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

Management is responsible for the preparation and fair presentation of the forecast in accordance with attestation standards generally accepted in the United States of America, and for designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the forecast.

The actual historical information for the year 2010 is presented for comparative purposes only. Such information is taken from the audit report of the District for the year ended December 31, 2010, as prepared by Haynie & Company dated June 16, 2011, wherein an unqualified opinion was expressed.

Management has elected to omit the summary of significant accounting policies required by the guidelines for presentation of a forecast established by the American Institute of Certified Public Accountants. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the District's results of operations for the forecasted periods. Accordingly, this forecast is not designed for those who are not informed about such matters.

We are not independent with respect to the Aspen Park Metropolitan District.

*CliftonLarsonAllen LLP*

Greenwood Village, Colorado  
January 18, 2012

**ASPEN PARK METROPOLITAN DISTRICT  
SUMMARY  
FORECASTED 2012 BUDGET AS ADOPTED  
WITH 2010 ACTUAL AND 2011 ESTIMATED  
For the Years Ended and Ending December 31,**

1/18/2012

	ACTUAL 2010	ESTIMATED 2011	ADOPTED 2012
BEGINNING FUND BALANCES/FUNDS AVAILABLE	\$ 1,031,318	\$ 891,812	\$ 907,856
<b>REVENUES</b>			
1 Property taxes	325,083	342,042	314,389
2 Specific ownership taxes	27,435	22,192	22,010
3 Public improvement fees	531,905	564,000	575,000
4 Net investment income	17,128	1,913	4,534
5 Reimbursed expenditures	9,720	17,972	10,000
6 Other income	-	4,263	-
7 Bond issuance	500,000	-	-
8 Water fees	34,304	29,008	29,000
9 Sewer fees	70,680	61,252	61,000
10 Water fixed charges	89,880	76,440	76,398
11 Sewer fixed charges	176,328	149,548	149,879
12 Storm drainage fees	12,327	10,413	10,478
13 Improved surfaces fees	61,631	52,492	52,386
14 Retaining wall fees	4,251	3,613	3,613
15 Developer contribution	81,382	98,439	25,000
16 Sales tax revenue	-	-	34,000
Total revenues	1,942,054	1,433,588	1,367,687
Total funds available	2,973,372	2,325,400	2,275,543
<b>EXPENDITURES</b>			
17 GENERAL FUND	38,217	45,674	66,546
18 DEBT SERVICE FUND	928,682	928,743	929,000
19 CAPITAL PROJECTS FUND	622,248	62,051	22,000
20 ENTERPRISE FUND	492,413	381,076	351,940
Total expenditures	2,081,560	1,417,544	1,369,486
Total expenditures and transfers out requiring appropriation	2,081,560	1,417,544	1,369,486
ENDING FUND BALANCES/FUNDS AVAILABLE	\$ 891,812	\$ 907,856	\$ 906,057

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

**ASPEN PARK METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
For the Years Ended and Ending December 31,**

1/18/2012

	ACTUAL 2010	ESTIMATED 2011	ADOPTED 2012
<b>ASSESSED VALUATION - JEFFERSON</b>			
Commercial	\$ 8,104,720	\$ 6,795,100	\$ 6,229,907
Vacant Land	78,350	78,350	57,681
	<u>8,183,070</u>	<u>6,873,450</u>	<u>6,287,588</u>
Adjustments	200	200	203
Certified Assessed Value	<u>\$ 8,183,270</u>	<u>\$ 6,873,650</u>	<u>\$ 6,287,791</u>
<b>MILL LEVY</b>			
GENERAL FUND	5.000	5.000	5.000
DEBT SERVICE FUND	45.000	45.000	45.000
Total Mill Levy	<u>50.000</u>	<u>50.000</u>	<u>50.000</u>
<b>PROPERTY TAXES</b>			
GENERAL FUND	\$ 40,915	\$ 34,367	\$ 31,438
DEBT SERVICE FUND	368,247	309,314	282,951
Levied property taxes	<u>409,162</u>	<u>343,681</u>	<u>314,389</u>
Adjustments to actual/rounding	(767)	-	-
Refund and abatements	(83,312)	(1,639)	-
Budgeted Property Taxes	<u>\$ 325,083</u>	<u>\$ 342,042</u>	<u>\$ 314,389</u>
<b>BUDGETED PROPERTY TAXES</b>			
GENERAL FUND	\$ 32,507	\$ 34,204	\$ 31,438
DEBT SERVICE FUND	292,576	307,838	282,951
	<u>\$ 325,083</u>	<u>\$ 342,042</u>	<u>\$ 314,389</u>

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

**ASPEN PARK METROPOLITAN DISTRICT  
GENERAL FUND  
FORECASTED 2012 BUDGET AS ADOPTED  
WITH 2010 ACTUAL AND 2011 ESTIMATED  
For the Years Ended and Ending December 31,**

1/18/2012

	ACTUAL 2010	ESTIMATED 2011	ADOPTED 2012
BEGINNING FUND BALANCES	\$ 11,931	\$ 10,236	\$ 1,000
<b>REVENUES</b>			
1 Property taxes	32,507	34,204	31,438
2 Specific ownership taxes	2,743	2,219	2,200
3 Net investment income	1,272	15	8
4 Sales tax revenue	-	-	34,000
Total revenues	36,522	36,438	67,646
Total funds available	48,453	46,674	68,646
<b>EXPENDITURES</b>			
General and administration			
5 Accounting	4,776	5,000	3,200
6 Audit	4,000	4,000	4,000
7 County Treasurer's fees	506	513	472
8 Director fees	2,500	2,200	2,500
9 District management	6,137	5,000	3,200
10 Dues and membership	3,478	1,864	1,800
11 Election	1,883	3,330	2,000
12 Insurance	8,809	9,417	10,000
13 Legal	4,328	4,500	3,160
14 Miscellaneous	-	50	1,814
15 PIF compliance/review	-	8,000	-
16 Website maintenance	1,800	1,800	1,800
Paid by sales tax revenue			
17 Landscaping	-	-	6,000
18 Snow removal	-	-	20,000
19 Street sweeping	-	-	1,000
20 Surface repairs and maintenance	-	-	5,000
21 Surface utilities	-	-	600
Total expenditures	38,217	45,674	66,546
Total expenditures and transfers out requiring appropriation	38,217	45,674	66,546
ENDING FUND BALANCES	\$ 10,236	\$ 1,000	\$ 2,100
EMERGENCY RESERVE	\$ 1,100	\$ 1,000	\$ 2,100

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

**ASPEN PARK METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
FORECASTED 2012 BUDGET AS ADOPTED  
WITH 2010 ACTUAL AND 2011 ESTIMATED  
For the Years Ended and Ending December 31,**

1/18/2012

	ACTUAL 2010	ESTIMATED 2011	ADOPTED 2012
BEGINNING FUND BALANCES	\$ 597,279	\$ 529,960	\$ 493,765
<b>REVENUES</b>			
1 Property taxes	292,576	307,838	282,951
2 Specific ownership taxes	24,692	19,973	19,810
3 Public improvement fees	531,905	564,000	575,000
4 Net investment income	12,190	737	2,345
Total revenues	861,363	892,548	880,106
Total funds available	1,458,642	1,422,508	1,373,871
<b>EXPENDITURES</b>			
General and administration			
5 County Treasurer's fees	4,557	4,618	4,244
Debt Service			
6 Bond interest - Senior Bonds	719,625	704,625	688,500
7 Bond principal - Senior Bonds	200,000	215,000	230,000
8 Contingency	-	-	1,756
9 Paying agent fees	4,500	4,500	4,500
Total expenditures	928,682	928,743	929,000
Total expenditures and transfers out requiring appropriation	928,682	928,743	929,000
ENDING FUND BALANCES	\$ 529,960	\$ 493,765	\$ 444,871
DEBT SERVICE RESERVE REQUIREMENT	\$ 922,625	\$ 922,625	\$ 922,625

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

**ASPEN PARK METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
FORECASTED 2012 BUDGET AS ADOPTED  
WITH 2010 ACTUAL AND 2011 ESTIMATED  
For the Years Ended and Ending December 31,**

1/18/2012

	ACTUAL 2010	ESTIMATED 2011	ADOPTED 2012
BEGINNING FUND BALANCES	\$ 187,283	\$ 148,189	\$ 185,129
REVENUES			
1 Net investment income	1,772	552	935
2 Bond issuance	500,000	-	-
3 Developer contribution	81,382	98,439	25,000
Total revenues	583,154	98,991	25,935
Total funds available	770,437	247,180	211,064
EXPENDITURES			
General and administration			
4 Bond issue costs	13,520	-	-
Capital projects			
5 Engineering	14,532	-	-
6 Escrow fees	-	1,000	-
7 Exfiltration gallery	17,857	-	-
8 Injection well	1,902	-	-
9 Repay Developer advances	501,645	-	-
10 Repay interest on Developer advances	71,237	-	-
11 SDP/PEL/SWSP - CG Acct.	-	1,900	800
12 SDP/PEL/SWSP - CG Mgmt.	-	2,300	800
13 SDP/PEL/SWSP - Jackson Kelly	-	15,000	8,000
14 SDP/PEL/SWSP - Martin and Wood	-	16,000	2,000
15 SDP/PEL/SWSP - TST	-	25,000	10,000
16 SDP/PEL/SWSP - WBA	-	851	400
17 Well improvements	1,555	-	-
Total expenditures	622,248	62,051	22,000
Total expenditures and transfers out requiring appropriation	622,248	62,051	22,000
ENDING FUND BALANCES	\$ 148,189	\$ 185,129	\$ 189,064

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

**ASPEN PARK METROPOLITAN DISTRICT  
ENTERPRISE FUND  
FORECASTED 2012 BUDGET AS ADOPTED  
WITH 2010 ACTUAL AND 2011 ESTIMATED  
For the Years Ended and Ending December 31,**

1/18/2012

	ACTUAL 2010	ESTIMATED 2011	ADOPTED 2012
BEGINNING FUNDS AVAILABLE	\$ 234,825	\$ 203,427	\$ 227,962
<b>REVENUES</b>			
1 Net investment income	1,894	609	1,246
2 Reimbursed expenditures	9,720	17,972	10,000
3 Other income	-	4,263	-
4 Water fees	34,304	29,008	29,000
5 Sewer fees	70,680	61,252	61,000
6 Water fixed charges	89,880	76,440	76,398
7 Sewer fixed charges	176,328	149,548	149,879
8 Storm drainage fees	12,327	10,413	10,478
9 Improved surfaces fees	61,631	52,492	52,386
10 Retaining wall fees	4,251	3,613	3,613
Total revenues	461,015	405,611	394,000
Total funds available	695,840	609,038	621,962
<b>EXPENDITURES</b>			
11 Accounting	39,460	35,000	36,800
12 Billing	3,585	8,408	6,500
13 District management	51,791	45,000	36,800
14 Engineering	113,068	60,000	62,000
15 Legal	49,510	35,000	36,340
16 Miscellaneous	162	3,368	5,000
17 Water	74,442	50,500	55,500
18 Sewer	140,895	115,000	111,000
19 Stormwater	790	1,000	1,000
20 Improved Surfaces	18,710	27,800	-
21 Retaining wall	-	-	1,000
Total expenditures	492,413	381,076	351,940
Total expenditures and transfers out requiring appropriation	492,413	381,076	351,940
ENDING FUNDS AVAILABLE	\$ 203,427	\$ 227,962	\$ 270,022
O & M REPLACEMENT RESERVE	\$ 203,427	\$ 227,962	\$ 270,022

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

**ASPEN PARK METROPOLITAN DISTRICT  
ENTERPRISE FUND EXPENDITURE DETAILS  
FORECASTED 2012 BUDGET AS ADOPTED  
WITH 2010 ACTUAL AND 2011 ESTIMATED  
For the Years Ended and Ending December 31,**

1/18/2012

	ACTUAL 2010	ESTIMATED 2011	ADOPTED 2012
<b>Water</b>			
1 Chemicals and supplies	\$ 2,128	\$ 2,500	\$ 2,500
2 Operations	15,845	16,000	16,000
3 Repairs and maintenance	19,647	10,000	15,000
4 Testing	18,434	2,000	2,000
5 Utilities	18,388	20,000	20,000
Total Water	<u>\$ 74,442</u>	<u>\$ 50,500</u>	<u>\$ 55,500</u>
<b>Sewer</b>			
6 Chemicals and supplies	\$ 7,614	\$ 6,000	\$ 6,000
7 EG testing	-	13,000	8,000
8 Operations	19,787	22,000	22,000
9 Repairs and maintenance	46,409	26,000	26,000
10 Sludge and waste disposal	13,960	12,000	12,000
11 Testing	7,992	6,000	7,000
12 Utilities	19,123	20,000	20,000
13 Water hauling	26,010	10,000	10,000
Total Sewer	<u>\$ 140,895</u>	<u>\$ 115,000</u>	<u>\$ 111,000</u>
<b>Stormwater</b>			
14 Repairs and maintenance	\$ 790	\$ 1,000	\$ 1,000
Total Stormwater	<u>\$ 790</u>	<u>\$ 1,000</u>	<u>\$ 1,000</u>
<b>Improved Surfaces</b>			
15 Landscaping	\$ 6,160	\$ 5,500	\$ -
16 Repairs and maintenance	1,200	3,000	-
17 Snow removal	10,898	19,000	-
18 Street sweeping	-	-	-
19 Utilities	452	300	-
Total Improved Surfaces	<u>\$ 18,710</u>	<u>\$ 27,800</u>	<u>\$ -</u>
<b>Retaining wall</b>			
20 Retaining wall	\$ -	\$ -	\$ 1,000
Total Retaining wall	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,000</u>

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



**ASPEN PARK METROPOLITAN DISTRICT  
2012 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized on November 5, 2002 to provide construction, installation, financing and operation of public improvements, including streets, drainage improvements, traffic and safety controls, park and recreation facilities, water and wastewater improvements, primarily for commercial development within the District. The District's service area is located entirely within Jefferson County, Colorado.

The District's voters approved general obligation indebtedness of \$2,500,000 for street improvements, \$1,000,000 for traffic and safety controls, \$5,000,000 for water supply system, \$23,000,000 for refinancing of District debt, \$23,000,000 for reimbursement of obligation to private entities, \$10,000,000 for sanitary sewer systems, \$3,000,000 for parks and recreation, \$500,000 for public transportation, \$500,000 for television relay and translation system, \$500,000 for mosquito control and \$500,000 for general operations and maintenance.

Further, the District's voters approved authorization to increase property taxes by up to \$500,000 annually, as necessary, to pay for the operations and maintenance expenditures of the District. Additionally, the election allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law.

The District prepares its budget on the modified accrual basis of accounting. For financial statement reporting under generally accepted accounting principles (GAAP), the Enterprise uses the full accrual basis of accounting. Consequently the terminology of "Funds Available" is used in the budget to distinguish the difference from GAAP accounting for Fund Balance. Funds Available represents the Enterprise Fund's current assets less its current liabilities except for the current portion of the long-term debt. For the District's other funds, Developer Advances are recorded as revenue and repayment of Developer Advances are recorded as expenditures whereas the financial statement presentation, in accordance with GAAP, records these transactions as fund liabilities and does not affect the operating statement.

**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.

**ASPEN PARK METROPOLITAN DISTRICT  
2012 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

The calculation of the taxes levied is displayed on page 3 of the budget at the adopted total mill levy of 50.000, with 5.000 mills for operations and 45.000 mills for debt service.

**Specific Ownership Taxes**

This revenue is based on a sharing of the collection of vehicle ownership taxes pooled by the County. The estimate is calculated at 7% of total levied property taxes.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.5%.

**Service Fees**

The District charges customers for water, sewer and storm sewer services, as well as improved surfaces and retaining wall maintenance.

**Public Improvement Fees**

The District charges public improvement fees (PIF). The nature of the PIF is that of a fee imposed under private contract and not through the exercise of any governmental taxing authority. The PIF is applied to the sale of goods at a rate of 1% for Dillon Companies and 2% for all other locations, payable in addition to all sales and use taxes that may be imposed and is collected by the retailers in the District, and remitted to the District within 20 days after month end.

**Sales Tax Revenue**

The District imposes a 0.25% sales tax on all taxable sales within the District.

**Expenditures**

**General, Administrative and Operating Expenditures**

General, administrative and operating expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the estimated costs of operating water and sewer facilities, maintaining streets and retaining walls, and the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

**ASPEN PARK METROPOLITAN DISTRICT  
2012 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (continued)**

**Debt Service**

Debt service related to the Series 2004 Public Improvement Fee/Limited Tax Supported Revenue Bonds are comprised of a principal payment of \$230,000 and an interest payment of \$688,500. The projected total 2012 revenue pledged for debt service is not sufficient to cover total 2012 debt payments. The shortfall in 2012, approximately \$48,894, will be withdrawn from the Debt Service Reserve Fund. The Bond Indenture allows this withdrawal but requires that the Reserve Fund be replenished in the subsequent year. The District anticipates to fully repay draws from the Reserve Fund within the next few years.

**Debt and Leases**

On June 22, 2004, the District issued \$10,000,000 of Public Improvement Fee/Limited Tax Supported Revenue Bonds, Series 2004. The 2004 Bonds were used to establish a debt service reserve account and a capitalized interest account, pay for the costs of issuance of the bonds, and to provide funding for the purchase and construction of public infrastructure and related costs. The Series 2004 Bonds are terms bonds due on December 1, 2029 and bear interest at a rate of 7.50%.

On March 21, 2007, the District's Board of Directors approved a Master Bond Resolution authorizing the issuance of subordinate revenue bonds of up to \$4,200,000. On July 18, 2007, the District issued \$3,700,000 Subordinate Revenue Bonds, Series 2007, to acquire certain public improvements constructed by the Developer. On April 20, 2010, the District issued an additional \$500,000 Subordinate Revenue Bonds, Series 2010, to repay Developer advances for capital improvements. The principal and interest on these Bonds are payable solely from and to the extent of the Subordinate Pledged Revenue on a basis subordinate to the Senior Bonds. Interest on these Subordinate Bonds shall continue to accrue and shall be paid on the next Interest Payment Date when funds are available for such payment. Furthermore, if any amount of principal or interest remains due and owing on these Subordinate Bonds on December 1, 2037, such amounts shall be discharged and no further amounts shall be due on these Subordinate Bonds. The District does not anticipate having funds available to pay interest on the Subordinate Bonds in 2012.

The District has no outstanding operating or capital leases.

**ASPEN PARK METROPOLITAN DISTRICT  
2012 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending for 2012 as defined under TABOR.

**Debt Service Reserve**

The Debt Service Reserve in the amount of \$922,625 is required to be maintained on the 2004 bonds. At the end of 2012, this reserve is anticipated to carry a balance of \$444,871. See related comments on page 11, under Debt Service.

**This information is an integral part of the accompanying forecasted budget.**

**ASPEN PARK METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
December 31, 2011**

**\$10,000,000 Public Improvement Fee/Limited Tax Supported Revenue Bonds  
Series 2004**

**Dated June 22, 2004  
Principal due December 1  
7.50% Term Bonds Due December 1, 2029  
Interest Due June 1 and December 1**

<b><u>Year Ended December 31,</u></b>	<b><u>Principal</u></b>		<b><u>Interest</u></b>		<b><u>Annual Debt Service</u></b>
2012	\$	230,000	\$	688,500	\$ 918,500
2013		250,000		671,250	921,250
2014		265,000		652,500	917,500
2015		290,000		632,625	922,625
2016		310,000		610,875	920,875
2017		330,000		587,625	917,625
2018		355,000		562,875	917,875
2019		385,000		536,250	921,250
2020		415,000		507,375	922,375
2021		445,000		476,250	921,250
2022		475,000		442,875	917,875
2023		515,000		407,250	922,250
2024		550,000		368,625	918,625
2025		595,000		327,375	922,375
2026		635,000		282,750	917,750
2027		685,000		235,125	920,125
2028		735,000		183,750	918,750
2029		1,715,000		128,625	1,843,625
	<b>\$</b>	<b>9,180,000</b>	<b>\$</b>	<b>8,302,500</b>	<b>\$ 17,482,500</b>

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