

City Clerk Filing #:

RECEIVED
CLERK & RECORDER
CITY & COUNTY DENVER

2015 SEP 29 PM 3:58

05-860-R



CliftonLarsonAllen

CliftonLarsonAllen LLP
CLAconnect.com

Accountant's Compilation Report

Advisory Board
City Council, City and County of Denver
Gateway Village General Improvement District
City and County of Denver, Colorado

We are not independent with respect to the Gateway Village General Improvement District.

Greenwood Village, Colorado
_____, 2015

PRELIMINARY DRAFT SUBJECT TO REVISION

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT
SUMMARY
FORECASTED 2016 BUDGET AS PROPOSED
WITH 2014 ACTUAL AND 2015 ESTIMATED
For the Years Ended and Ending December 31,**

9/9/2015

	ACTUAL 2014	BUDGET 2015	ACTUAL 6/30/2015	ESTIMATED 2015	PROPOSED 2016
BEGINNING FUND BALANCES	\$ 603,454	\$ 674,175	\$ 676,921	\$ 676,921	\$ 482,663
REVENUES					
1 Property taxes	545,553	580,514	406,042	580,772	552,502
2 Specific ownership taxes	37,098	34,831	17,421	41,810	35,913
3 Net investment income	1,048	550	495	915	550
4 Other income	-	-	152	152	-
Total revenues	583,699	615,895	424,110	623,649	588,965
Total funds available	1,187,153	1,290,070	1,101,031	1,300,570	1,071,628
EXPENDITURES					
5 General and administration					
6 Accounting	20,695	23,000	10,244	23,000	23,000
7 Audit	2,700	2,700	2,700	2,700	2,700
8 City administrative fee	5,000	5,000	5,000	5,000	5,000
9 Contingency	-	13,622	-	-	15,628
10 County Treasurer's fees	5,490	5,805	4,061	5,808	5,525
11 Insurance	10,445	11,000	-	10,510	11,000
12 Legal	19,377	25,000	9,712	20,000	25,000
13 Miscellaneous	571	300	101	300	300
14 Debt service					
15 Contingency	-	15,000	-	-	991
16 Loan interest	41,924	30,644	15,280	30,644	18,800
17 Loan principal	300,000	315,000	-	315,000	500,000
18 Paying agent fees	150	600	-	300	600
19 District property improvements					
20 Electricity	2,435	500	28	400	500
21 Irrigation water	20,183	25,940	1,461	25,940	25,940
22 Landscape contract - Bolling	18,551	18,600	9,276	18,600	19,000
23 Landscape contract - Chambers	11,103	11,105	4,940	11,105	11,500
24 Landscaping repairs	1,700	3,900	706	1,500	3,900
25 Repairs and maintenance	-	5,000	-	5,000	5,000
26 Snow removal	4,163	3,000	6,496	10,000	8,000
27 Winter watering	-	2,700	-	2,700	2,700
28 HOA property improvements					
29 Electricity	1,315	2,000	586	1,500	2,000
30 Irrigation	7,327	9,500	3,844	8,000	10,000
31 Landscape contract	29,962	30,100	15,012	30,100	30,500
32 Landscaping repairs	7,141	4,800	1,630	4,800	5,000
33 Property improvements	-	300,000	139,726	285,000	90,000
Total expenditures	510,232	864,816	230,803	817,907	822,584
Total expenditures and transfers out requiring appropriation	510,232	864,816	230,803	817,907	822,584
ENDING FUND BALANCES	\$ 676,921	\$ 425,254	\$ 870,228	\$ 482,663	\$ 249,044
EMERGENCY RESERVE	\$ 7,500	\$ 7,800	\$ 5,300	\$ 8,000	\$ 11,100
DEBT SERVICE RESERVE	173,189	173,189	173,189	173,189	-
TOTAL RESERVE	\$ 180,689	\$ 180,989	\$ 178,489	\$ 181,189	\$ 11,100

PRELIMINARY DRAFT - SUBJECT TO REVISION

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

GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT
PROPERTY TAX SUMMARY INFORMATION
For the Years Ended and Ending December 31,

9/9/2015

	ACTUAL 2014	BUDGET 2015	ACTUAL 6/30/2015	ESTIMATED 2015	PROPOSED 2016
ASSESSED VALUATION - DENVER					
Residential	\$ 11,281,670	\$ 12,231,090	\$ 12,231,090	\$ 12,231,090	\$ 16,333,980
Commercial	4,296,900	3,298,180	3,298,180	3,298,180	4,270,890
Vacant Land	590	590	590	590	150
Personal Property	182,240	795,110	795,110	795,110	935,470
State Assessed	1,233,700	1,537,000	1,537,000	1,537,000	-
Adjustment	-	-	-	-	(42,330)
Certified Assessed Value	<u>\$ 16,995,100</u>	<u>\$ 17,861,970</u>	<u>\$ 17,861,970</u>	<u>\$ 17,861,970</u>	<u>\$ 21,498,160</u>
MILL LEVY					
GENERAL FUND	12.500	12.500	12.500	12.500	15.500
DEBT SERVICE FUND	20.000	20.000	20.000	20.000	10.200
Total Mill Levy	<u>32.500</u>	<u>32.500</u>	<u>32.500</u>	<u>32.500</u>	<u>25.700</u>
PROPERTY TAXES					
GENERAL FUND	\$ 212,439	\$ 223,275	\$ 223,275	\$ 223,275	\$ 333,221
DEBT SERVICE FUND	339,902	357,239	357,239	357,239	219,281
Levied property taxes	552,341	580,514	580,514	580,514	552,502
Adjustments to actual/rounding	(8,106)	-	(174,691)	258	-
Refund and abatements	1,318	-	219	-	-
Budgeted Property Taxes	<u>\$ 545,553</u>	<u>\$ 580,514</u>	<u>\$ 406,042</u>	<u>\$ 580,772</u>	<u>\$ 552,502</u>
BUDGETED PROPERTY TAXES					
GENERAL FUND	\$ 209,854	\$ 223,275	\$ 156,164	\$ 223,374	\$ 333,221
DEBT SERVICE FUND	335,699	357,239	249,878	357,398	219,281
	<u>\$ 545,553</u>	<u>\$ 580,514</u>	<u>\$ 406,042</u>	<u>\$ 580,772</u>	<u>\$ 552,502</u>

PRELIMINARY DRAFT - SUBJECT TO REVISION

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

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT
GENERAL FUND
FORECASTED 2016 BUDGET AS PROPOSED
WITH 2014 ACTUAL AND 2015 ESTIMATED
For the Years Ended and Ending December 31,**

9/9/2015

	ACTUAL 2014	BUDGET 2015	ACTUAL 6/30/2015	ESTIMATED 2015	PROPOSED 2016
BEGINNING FUND BALANCES	\$ 298,352	\$ 374,759	\$ 381,563	\$ 381,563	\$ 179,410
REVENUES					
1 Property taxes	209,854	223,275	156,164	223,374	333,221
2 Specific ownership taxes	37,098	34,831	17,421	41,810	35,913
3 Net investment income	1,038	500	489	900	500
4 Other income	-	-	152	152	-
Total revenues	<u>247,990</u>	<u>258,606</u>	<u>174,226</u>	<u>266,236</u>	<u>369,634</u>
Total funds available	<u>546,342</u>	<u>633,365</u>	<u>555,789</u>	<u>647,799</u>	<u>549,044</u>
EXPENDITURES					
General and administration					
5 Accounting	20,695	23,000	10,244	23,000	23,000
6 Audit	2,700	2,700	2,700	2,700	2,700
7 City administrative fee	5,000	5,000	5,000	5,000	5,000
8 Contingency	-	13,622	-	-	15,628
9 County Treasurer's fees	2,111	2,233	1,562	2,234	3,332
10 Insurance	10,445	11,000	-	10,510	11,000
11 Legal	19,377	25,000	9,712	20,000	25,000
12 Miscellaneous	571	300	101	300	300
District property improvements					
13 Electricity	2,435	500	28	400	500
14 Irrigation water	20,183	25,940	1,461	25,940	25,940
15 Landscape contract - Bolling	18,551	18,600	9,276	18,600	19,000
16 Landscape contract - Chambers	11,103	11,105	4,940	11,105	11,500
17 Landscaping repairs	1,700	3,900	706	1,500	3,900
18 Repairs and maintenance	-	5,000	-	5,000	5,000
19 Snow removal	4,163	3,000	6,496	10,000	8,000
20 Winter watering	-	2,700	-	2,700	2,700
HOA property improvements					
21 Electricity	1,315	2,000	586	1,500	2,000
22 Irrigation	7,327	9,500	3,844	8,000	10,000
23 Landscape contract	29,962	30,100	15,012	30,100	30,500
24 Landscaping repairs	7,141	4,800	1,630	4,800	5,000
25 Property improvements	-	300,000	139,726	285,000	90,000
Total expenditures	<u>164,779</u>	<u>500,000</u>	<u>213,024</u>	<u>468,389</u>	<u>300,000</u>
Total expenditures and transfers out requiring appropriation	<u>164,779</u>	<u>500,000</u>	<u>213,024</u>	<u>468,389</u>	<u>300,000</u>
ENDING FUND BALANCES	<u>\$ 381,563</u>	<u>\$ 133,365</u>	<u>\$ 342,765</u>	<u>\$ 179,410</u>	<u>\$ 249,044</u>
EMERGENCY RESERVE	<u>\$ 7,500</u>	<u>\$ 7,800</u>	<u>\$ 5,300</u>	<u>\$ 8,000</u>	<u>\$ 11,100</u>
TOTAL RESERVE	<u>\$ 7,500</u>	<u>\$ 7,800</u>	<u>\$ 5,300</u>	<u>\$ 8,000</u>	<u>\$ 11,100</u>

PRELIMINARY DRAFT - SUBJECT TO REVISION

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

GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT
DEBT SERVICE FUND
FORECASTED 2016 BUDGET AS PROPOSED
WITH 2014 ACTUAL AND 2015 ESTIMATED
For the Years Ended and Ending December 31,

9/9/2015

	ACTUAL 2014	BUDGET 2015	ACTUAL 6/30/2015	ESTIMATED 2015	PROPOSED 2016
BEGINNING FUND BALANCES	\$ 305,102	\$ 299,416	\$ 295,358	\$ 295,358	\$ 303,253
REVENUES					
1 Property taxes	335,699	357,239	249,878	357,398	219,281
2 Net investment income	10	50	6	15	50
Total revenues	<u>335,709</u>	<u>357,289</u>	<u>249,884</u>	<u>357,413</u>	<u>219,331</u>
Total funds available	<u>640,811</u>	<u>656,705</u>	<u>545,242</u>	<u>652,771</u>	<u>522,584</u>
EXPENDITURES					
General and administration					
3 County Treasurer's fees	3,379	3,572	2,499	3,574	2,193
Debt service					
4 Contingency	-	15,000	-	-	991
5 Loan interest	41,924	30,644	15,280	30,644	18,800
6 Loan principal	300,000	315,000	-	315,000	500,000
7 Paying agent fees	150	600	-	300	600
Total expenditures	<u>345,453</u>	<u>364,816</u>	<u>17,779</u>	<u>349,518</u>	<u>522,584</u>
Total expenditures and transfers out requiring appropriation	<u>345,453</u>	<u>364,816</u>	<u>17,779</u>	<u>349,518</u>	<u>522,584</u>
ENDING FUND BALANCES	<u>\$ 295,358</u>	<u>\$ 291,889</u>	<u>\$ 527,463</u>	<u>\$ 303,253</u>	<u>\$ -</u>
DEBT SERVICE RESERVE	<u>\$ 173,189</u>	<u>\$ 173,189</u>	<u>\$ 173,189</u>	<u>\$ 173,189</u>	<u>\$ -</u>
TOTAL RESERVE	<u>\$ 173,189</u>	<u>\$ 173,189</u>	<u>\$ 173,189</u>	<u>\$ 173,189</u>	<u>\$ -</u>

PRELIMINARY DRAFT - SUBJECT TO REVISION

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

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT
2016 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

The budget has been reviewed by the Advisory Board and submitted to the Members of City Council, City and County of Denver, with the recommendation for their approval.

Services Provided

Gateway Village General Improvement District (District), a quasi-municipal corporation, was organized by Ordinance 551, Series of 1994 of the City Council of the City and County of Denver (the City Council) and is governed pursuant to provisions of the Improvement District Act. The District's service area is located entirely in the City and County of Denver (the City). The City Council constitutes the ex-officio Board of Directors of the District (the Board). The Board established an advisory board (the Advisory Board) to manage the financial and legal affairs of the District. The Advisory Board is composed of one Council Member from the Councilperson District, three City employees and three landowners from properties within the District.

The District was established to provide financing for construction of streets, drainage, safety, parks and recreation facilities, landscaping and police or fire facilities improvements.

On November 8, 1994, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$2,000,000 at an interest rate not to exceed 15% per annum. On November 3, 1998, the electors authorized an additional \$1,000,000 at an effective interest not to exceed 10% per annum. At December 31, 2015, the District has no remaining authorized but unissued indebtedness.

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

The District prepares its budget on the modified accrual basis of accounting.

Revenues

Property Taxes

Property taxes are levied by the District's Board. The levy is based on assessed valuations determined by the City Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the Denver City Council to put the tax lien on the individual properties as of January 1 of the following year. The City 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 City Treasurer remits the taxes collected monthly to the District.

In accordance with its organization documents and election questions, the District requests that the City Treasurer collect in 2016 the revenue from a total of 25.700 mills. The calculation of taxes is displayed on page 3 of the budget.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the City Treasurer primarily on vehicle licensing within the City as a whole. The taxes are allocated by the City Treasurer to all taxing entities within the City. The forecast assumes that the District's share will be equal to approximately 6.5% of the total property taxes collected.

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT
2016 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.17%.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the services necessary to maintain the District's administrative viability such as legal, accounting, and insurance.

Operations and maintenance

The land included within the District is subject to a Memorandum of Agreement dated June 30, 1995, related to the annexation of the property to the City. Provisions of the Agreement provide that the City agrees to maintain the streets, storm drainage, and parks within the annexed area at the City's expense. However, the District has budgeted to maintain the storm drainage canal and certain streetscapes within the District at the conclusion of the construction warranty period, which began in 2001. Beginning in 2006, the District agreed to pay certain landscaping costs maintained by the Home Owners' Association (HOA). Those costs include monthly landscaping maintenance and repairs, sprinkler repairs, snow removal, water and electricity.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.0 % of property tax collections.

Debt Service

Principal and interest payments in 2016 are provided based on the debt amortization schedule from the Series 2009 Refunding Bonds (discussed under Debt and Leases).

Debt and Leases

The \$2,215,000 General Obligation Refunding Bonds, Series 2009, dated November 20, 2009, bear an interest rate of 3.76%, and consist of serial bonds due annually through 2016. The bonds are subject to redemption prior to maturity at the option of the District on any date without premium. The Bonds are secured by the Pledged Revenues and all moneys and earnings thereon held in the Funds or accounts created under the terms of the Indenture. Pledged Revenues consists of revenues derived from the imposition of the Required Mill Levy, the specific ownership tax which is collected as a result of the imposed mill levy, and any other legally available funds. The payment in 2016 will be the final payment.

The District has no capital or operating leases.

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT
2016 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Debt Service Reserve

The District maintains a Debt Service Reserve of \$173,189, as required with the issuance of the 2009 Bonds. The reserve will be used for the final debt payment in 2016.

Emergency Reserves

The District has provided an emergency reserve fund equal to at least 3% of fiscal year spending for 2016, as defined under TABOR.

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

**GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$2,215,000 General Obligation Refunding Bonds Series 2009 Dated November 20, 2009 Interest Rate 3.76% Interest Payable March 1, June 1, September 1 and December 1 Principal Payable December 1			
Year Ending	Principal	Interest	Total
2016	\$ 500,000	\$ 18,800	\$ 518,800

PRELIMINARY DRAFT - SUBJECT TO REVISION

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