

**Plum Valley Heights Subdistrict of Roxborough
Water and Sanitation District
Adopted Budget 2021**

Accountant's Report

Board of Directors

Plum Valley Heights Subdistrict of Roxborough Water and Sanitation District
Douglas County, Colorado

We have compiled the accompanying forecasted budget of revenue, expenditures and fund balance/fund available of the Plum Valley Heights Subdistrict of Roxborough Water and Sanitation District for the Debt Service Fund for the year ending December 31, 2021, 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 examined the forecast and, accordingly, do not express an opinion or any other form of assurance on the accompanying budget of revenue, expenditure and fund balance/funds available or assumptions. 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 or circumstances occurring after the date of this report.

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 Plum Valley Heights Subdistrict of Roxborough Water and Sanitation District.

Littleton, Colorado
November 23, 2020

Plum Valley Heights Subdistrict of Roxborough Water and Sanitation District
Property Tax Summary Information
For the Years Ended and Ending December 31

	ACTUAL 2019	ESTIMATED 2020	ADOPTED 2021
ASSESSED VALUATION			
Douglas County			
Residential	\$ 8,115,080	\$ 9,570,480	\$ 9,574,690
Commercial	\$ 1,711,390	\$ 1,795,670	\$ 1,701,000
Industrial	\$ 5,224,110	\$ 5,733,780	\$ 5,981,800
Exempt	\$ 262,900	\$ 269,610	\$ 269,610
Agriculture	\$ 600	\$ 800	\$ 800
Vacant Land	\$ 1,070,210	\$ 1,082,810	\$ 1,082,820
Personal Property	\$ 580,600	\$ 904,660	\$ 641,340
	<u>16,701,990</u>	<u>19,088,200</u>	<u>18,982,450</u>
Adjustments - New Growth	-	-	-
Certified Assessed Value	<u>\$ 16,701,990</u>	<u>\$ 19,088,200</u>	<u>\$ 18,982,450</u>
ASSESSED VALUATION			
Estimated Tax - debt service	\$ 460,307	\$ 514,236	\$ 446,088
Estimated Tax - General	16,702	19,088	18,982
Adjustments	-	-	-
Certified Assessed Value	<u>\$ 477,009</u>	<u>\$ 533,324</u>	<u>\$ 465,070</u>
MILL LEVY			
Debt Service	27.56	26.94	23.5
General Mill Levy	1	1	1
Total Mill Levy	<u>28.56</u>	<u>27.94</u>	<u>24.5</u>

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

Plum Valley Heights Subdistrict of Roxborough Water and Sanitation District
Debt Service Fund
Adopted 2021 Budget
With 2019 Actual and 2020 Estimated
For the Years Ended and Ending December 31

	Actual	Estimated	Adopted
	2019	2020	2021
BEGINNING FUNDS AVAILABLE	509,717	503,364	570,331
REVENUE			
Investment Income	112	85	75
CWCB Loan Proceeds	219,215	4,125	
Misc	0		
Specific Ownership	47,280	50,000	50,000
Property Taxes	467,467	466,224	465,070
Total Revenue	<u>734,074</u>	<u>520,434</u>	<u>515,145</u>
Total Transfers In	<u>0</u>	<u>0</u>	<u>0</u>
Total Funds Available	<u>1,243,791</u>	<u>1,023,798</u>	<u>1,085,476</u>
EXPENDITURES			
Costs Returned To Douglas County	313,974	1,500	0
Treasurer Fees	7,012	9,000	9,000
Capital Outlay		0	
Accounting	11,000	12,000	12,000
Education		2,500	2,500
Engineering	10,030	5,000	5,000
Legal	4,674	2,500	2,500
CWRPDA Debt Service	278,290	305,520	303,013
CWCB Debt Service	115,447	115,447	115,447
Total Expenditures	<u>740,427</u>	<u>453,467</u>	<u>449,460</u>
Total Exp. Requiring Appropriations	<u>740,427</u>	<u>453,467</u>	<u>449,460</u>
Ending Fund Balance	<u>503,364</u>	<u>570,331</u>	<u>636,016</u>

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

COLORADO WATER CONVERATION BOARD

LOAN REPAYMENT SCHEDULE

Borrower	Plum Valley Heights Subdistrict	FINAL
Loan Contract Number	CT 2015-176	
Principal	\$2,248,260.00	
Interest Rate	3.05%	
Frequency	Annual	
Term (In Years)	30	
First Payment Due	February 1, 2018	
Payment Amount	\$115,447.15	

Loan Payment No.	Annual Payment Due Date	Annual Payment Amount	Principal	Interest	Principal BALANCE
					\$ 2,248,260.00
1	1-Feb-18	\$115,447.15	\$ 46,875.22	\$ 68,571.93	\$ 2,201,384.78
2	1-Feb-19	\$115,447.15	\$ 48,304.91	\$ 67,142.24	\$ 2,153,079.87
3	1-Feb-20	\$115,447.15	\$ 49,778.21	\$ 65,668.94	\$ 2,103,301.66
4	1-Feb-21	\$115,447.15	\$ 51,296.45	\$ 64,150.70	\$ 2,052,005.21
5	1-Feb-22	\$115,447.15	\$ 52,860.99	\$ 62,586.16	\$ 1,999,144.22
6	1-Feb-23	\$115,447.15	\$ 54,473.25	\$ 60,973.90	\$ 1,944,670.97
7	1-Feb-24	\$115,447.15	\$ 56,134.69	\$ 59,312.46	\$ 1,888,536.28
8	1-Feb-25	\$115,447.15	\$ 57,846.79	\$ 57,600.36	\$ 1,830,689.49
9	1-Feb-26	\$115,447.15	\$ 59,611.12	\$ 55,836.03	\$ 1,771,078.37
10	1-Feb-27	\$115,447.15	\$ 61,429.26	\$ 54,017.89	\$ 1,709,649.11
11	1-Feb-28	\$115,447.15	\$ 63,302.85	\$ 52,144.30	\$ 1,646,346.26
12	1-Feb-29	\$115,447.15	\$ 65,233.59	\$ 50,213.56	\$ 1,581,112.67
13	1-Feb-30	\$115,447.15	\$ 67,223.21	\$ 48,223.94	\$ 1,513,889.46
14	1-Feb-31	\$115,447.15	\$ 69,273.52	\$ 46,173.63	\$ 1,444,615.94
15	1-Feb-32	\$115,447.15	\$ 71,386.36	\$ 44,060.79	\$ 1,373,229.58
16	1-Feb-33	\$115,447.15	\$ 73,563.65	\$ 41,883.50	\$ 1,299,665.93
17	1-Feb-34	\$115,447.15	\$ 75,807.34	\$ 39,639.81	\$ 1,223,858.59
18	1-Feb-35	\$115,447.15	\$ 78,119.46	\$ 37,327.69	\$ 1,145,739.13
19	1-Feb-36	\$115,447.15	\$ 80,502.11	\$ 34,945.04	\$ 1,065,237.02
20	1-Feb-37	\$115,447.15	\$ 82,957.42	\$ 32,489.73	\$ 982,279.60
21	1-Feb-38	\$115,447.15	\$ 85,487.62	\$ 29,959.53	\$ 896,791.98
22	1-Feb-39	\$115,447.15	\$ 88,094.99	\$ 27,352.16	\$ 808,696.99
23	1-Feb-40	\$115,447.15	\$ 90,781.89	\$ 24,665.26	\$ 717,915.10
24	1-Feb-41	\$115,447.15	\$ 93,550.74	\$ 21,896.41	\$ 624,364.36
25	1-Feb-42	\$115,447.15	\$ 96,404.04	\$ 19,043.11	\$ 527,960.32
26	1-Feb-43	\$115,447.15	\$ 99,344.36	\$ 16,102.79	\$ 428,615.96
27	1-Feb-44	\$115,447.15	\$ 102,374.36	\$ 13,072.79	\$ 326,241.60
28	1-Feb-45	\$115,447.15	\$ 105,496.78	\$ 9,950.37	\$ 220,744.82
29	1-Feb-46	\$115,447.15	\$ 108,714.43	\$ 6,732.72	\$ 112,030.39
30	1-Feb-47	\$115,447.32	\$ 112,030.39	\$ 3,416.96	\$ -

TOTALS	\$3,463,414.67	\$2,248,260.00	\$1,215,154.67	\$0.00
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PLUM VALLEY HEIGHTS SUBDISTRICT OF THE ROXBOROUGH WATER AND SANITATION DISTRICT

LOAN REPAYMENT SCHEDULE

Date	Principal	Interest	Servicing Fee
8/1/2015	6,735.00	12,335.56	12,997.61
2/1/2016	112,067.00	17,296.88	23,396.06
8/1/2016	112,067.00	17,296.88	23,396.06
2/1/2017	113,536.50	16,546.88	23,396.06
8/1/2017	113,536.50	16,546.88	23,396.06
2/1/2018	112,873.00	15,796.88	23,396.06
8/1/2018	112,873.00	15,796.88	23,396.06
2/1/2019	114,642.50	15,096.88	23,396.06
8/1/2019	114,642.50	15,096.88	23,396.06
2/1/2021	115,811.50	14,396.88	23,396.06
8/1/2021	115,811.50	14,396.88	23,396.06
2/1/2021	114,413.50	13,696.88	23,396.06
8/1/2021	114,413.50	13,696.88	23,396.06
2/1/2022	115,515.50	13,046.88	23,396.06
8/1/2022	115,515.50	13,046.88	23,396.06
2/1/2023	116,617.50	12,396.88	23,396.06
8/1/2023	116,617.50	12,396.88	23,396.06
2/1/2024	118,087.00	11,665.63	23,396.06
8/1/2024	118,087.00	11,665.63	23,396.06
2/1/2025	119,556.00	10,934.38	23,396.06
8/1/2025	119,556.00	10,934.38	23,396.06
2/1/2026	118,525.50	10,121.88	23,396.06
8/1/2026	118,525.50	10,121.88	23,396.06
2/1/2027	120,729.50	8,921.88	23,396.06
8/1/2027	120,729.50	8,921.88	23,396.06
2/1/2028	122,566.00	8,021.88	23,396.06
8/1/2028	122,566.00	8,021.88	23,396.06
2/1/2029	122,270.00	7,121.88	23,396.06
8/1/2029	122,270.00	7,121.88	23,396.06
2/1/2030	124,474.00	6,296.88	20,796.50
8/1/2030	124,474.00	6,296.88	20,796.50
2/1/2031	128,810.50	5,471.88	18,196.94
8/1/2031	128,810.50	5,471.88	18,196.94
2/1/2032	133,514.50	4,571.88	15,597.38
8/1/2032	133,514.50	4,571.88	15,597.38
2/1/2033	136,524.50	3,596.88	12,997.81
8/1/2033	136,524.50	3,596.88	12,997.81
2/1/2034	142,401.50	2,696.88	7,798.69
8/1/2034	142,401.50	2,696.88	7,798.69
2/1/2035	145,779.00	1,796.88	5,199.13
8/1/2035	145,779.00	1,798.88	5,199.13
2/1/2036	148,280.00	937.50	2,599.56
8/1/2036	148,280.00	937.50	2,599.56
Total	\$5,199,125.00	\$413,198.05	\$834,459.51

CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: **4546 - Plum Valley Heights Subdistrict of Roxborough W&S**

IN DOUGLAS COUNTY ON 11/19/2020

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2020 IN DOUGLAS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$19,088,200
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$18,982,450
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$18,982,450
5. NEW CONSTRUCTION: **	\$119,480
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo
 ** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2020 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2020

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$164,141,091
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$447,554
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2020

Data Date: 11/19/2020

Type of Authority: Water & Sanitation
Tax Authority: 4546

	Value Type	Real Actual Value	Personal Actual Value	Real Assessed Value	Personal Assessed Value
Plum Valley Heights Subdistrict of Roxborough W&S	Commercial	5,865,527	1,305,255	1,701,000	378,520
Plum Valley Heights Subdistrict of Roxborough W&S	Exempt	929,775	0	269,610	0
Plum Valley Heights Subdistrict of Roxborough W&S	Industrial	20,626,853	410,062	5,981,800	118,920
Plum Valley Heights Subdistrict of Roxborough W&S	Residential	133,912,008	0	9,574,690	0
Plum Valley Heights Subdistrict of Roxborough W&S	State Assessed	2,862	496,276	800	143,900
Plum Valley Heights Subdistrict of Roxborough W&S	Vacant Land	3,733,841	0	1,082,820	0
Total for Authority		165,070,866	2,211,593	18,610,720	641,340