



CliftonLarsonAllen

Accountant's Compilation Report

Board of Directors
Banning Lewis Ranch Regional Metropolitan District
El Paso County, Colorado

We have compiled the accompanying forecasted budget of revenues, expenditures and fund balances of the Banning Lewis Ranch Regional Metropolitan District for the General and Debt Service Funds for the year ending December 31, 2014, including the forecasted estimate of comparative information for the year ending December 31, 2013, 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 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 2012 is presented for comparative purposes only. Such information is taken from the Application for Exemption from Audit of the District for the year ended December 31, 2012.

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 Banning Lewis Ranch Regional Metropolitan District.

Colorado Springs, Colorado
December 5, 2013

BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT
SUMMARY
FORECASTED 2014 BUDGET AS ADOPTED
WITH 2012 ACTUAL AND 2013 ESTIMATED
For the Years Ended and Ending December 31,

12/5/2013

	ACTUAL 2012	ESTIMATED 2013	ADOPTED 2014
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
1 Property taxes	98,785	112,853	134,059
2 Specific ownership taxes	9,402	11,001	13,406
3 Net investment income	107	44	-
Total revenues	108,294	123,898	147,465
Total funds available	108,294	123,898	147,465
EXPENDITURES			
4 General and administration			
5 County Treasurer's fees	1,487	1,693	2,011
6 Intergovernmental expenditure	106,807	122,205	145,454
Total expenditures	108,294	123,898	147,465
Total expenditures and transfers out requiring appropriation	108,294	123,898	147,465
ENDING FUND BALANCES	\$ -	\$ -	\$ -

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

BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
For the Years Ended and Ending December 31,

12/5/2013

	ACTUAL 2012	ESTIMATED 2013	ADOPTED 2014
ASSESSED VALUATION - EL PASO			
Residential	\$ 5,702,130	\$ 7,386,200	\$ 9,557,430
Commercial	97,020	80,680	146,660
Agricultural	182,620	182,620	195,450
Vacant Land	3,774,130	3,223,520	2,946,770
State Assessed	142,040	412,350	559,670
Certified Assessed Value	<u>\$ 9,897,940</u>	<u>\$ 11,285,370</u>	<u>\$ 13,405,980</u>
MILL LEVY			
GENERAL FUND	1.000	1.000	1.000
DEBT SERVICE FUND	9.000	9.000	9.000
Total Mill Levy	<u>10.000</u>	<u>10.000</u>	<u>10.000</u>
PROPERTY TAXES			
GENERAL FUND	\$ 9,898	\$ 11,285	\$ 13,405
DEBT SERVICE FUND	89,081	101,568	120,654
Levied property taxes	98,979	112,853	134,059
Adjustments to actual/rounding	(194)	-	-
Budgeted Property Taxes	<u>\$ 98,785</u>	<u>\$ 112,853</u>	<u>\$ 134,059</u>
BUDGETED PROPERTY TAXES			
GENERAL FUND	\$ 9,879	\$ 11,285	\$ 13,405
DEBT SERVICE FUND	88,906	101,568	120,654
	<u>\$ 98,785</u>	<u>\$ 112,853</u>	<u>\$ 134,059</u>

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

**BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT
GENERAL FUND
FORECASTED 2014 BUDGET AS ADOPTED
WITH 2012 ACTUAL AND 2013 ESTIMATED
For the Years Ended and Ending December 31,**

12/5/2013

	ACTUAL 2012	ESTIMATED 2013	ADOPTED 2014
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
1 Property taxes	9,879	11,285	13,405
2 Specific ownership taxes	940	1,099	1,341
3 Net investment income	11	4	-
Total revenues	10,830	12,388	14,746
Total funds available	10,830	12,388	14,746
EXPENDITURES			
General and administration			
4 County Treasurer's fees	149	169	201
5 Intergovernmental expenditure	10,681	12,219	14,545
Total expenditures	10,830	12,388	14,746
Total expenditures and transfers out requiring appropriation	10,830	12,388	14,746
ENDING FUND BALANCES	\$ -	\$ -	\$ -

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

BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT
DEBT SERVICE FUND
FORECASTED 2014 BUDGET AS ADOPTED
WITH 2012 ACTUAL AND 2013 ESTIMATED
For the Years Ended and Ending December 31,

12/5/2013

	ACTUAL 2012	ESTIMATED 2013	ADOPTED 2014
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
1 Property taxes	88,906	101,568	120,654
2 Specific ownership taxes	8,462	9,902	12,065
3 Net investment income	96	40	-
Total revenues	97,464	111,510	132,719
Total funds available	97,464	111,510	132,719
EXPENDITURES			
General and administration			
4 County Treasurer's fees	1,338	1,524	1,810
5 Intergovernmental expenditure	96,126	109,986	130,909
Total expenditures	97,464	111,510	132,719
Total expenditures and transfers out requiring appropriation	97,464	111,510	132,719
ENDING FUND BALANCES	\$ -	\$ -	\$ -

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

**BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT
2014 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Banning Lewis Ranch Regional Metropolitan District (“the District”), formerly Banning Lewis Ranch Metropolitan District No. 6, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City of Colorado Springs, El Paso County, Colorado on December 1, 2005, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

The District was organized in conjunction with six other related Districts - Banning Lewis Ranch Metropolitan District Nos. 1, 2, 3, 4, 5 and 7. The District was organized to serve as the Regional Improvement District serving all of the Districts. District No. 1 serves as the Operating District which will pay all vendors of and receive reimbursement/contributions from the Financing Districts. All other Districts are Financing Districts which will issue debt, levy ad valorem taxes on taxable properties within each District and assess fees, rates and other charges as authorized by law. The District's service area is located entirely within the City of Colorado Springs, El Paso County, Colorado.

In an election held on November 6, 2007, the District’s voters authorized general obligation indebtedness of \$600,000,000 for water facilities and \$600,000,000 for wastewater facilities.

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

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

Revenues

Property Taxes

The calculation of the taxes levied is displayed on page 3 at the proposed mill levy of 10.000, with 1.000 mills for operations and 9.000 mills for debt service.

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 forecast assumes that the District’s share will be equal to approximately 10% of the property taxes collected.

**BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT
2014 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

County Treasurer's Fees

County Treasurer's collection fees have been computed at 1.5% of property taxes.

Intergovernmental expenditure – Banning Lewis Ranch Metropolitan District No. 1

Property taxes generated from the 10.000 mills levied by the District for operations and maintenance and debt service, net of fees, are expected to be transferred to District No. 1, the Operating District, which pays all administrative expenditures and holds the debt service funds of the District.

Debt and Leases

The District has no outstanding debt and has no operating or capital leases.

Emergency Reserves

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all funds received by the District are transferred to District No. 1, which pays for all Districts' operations and maintenance costs, an emergency reserve is not reflected in the District's 2014 Budget.

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