

**RESOLUTION  
TO ADOPT 2020 BUDGET AND APPROPRIATE SUMS OF MONEY  
INVERNESS METROPOLITAN IMPROVEMENT DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT, ARAPAHOE AND DOUGLAS COUNTIES, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2020, AND ENDING ON THE LAST DAY OF DECEMBER, 2020,

WHEREAS, the Board of Directors of the Inverness Metropolitan Improvement District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 5, 2019, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT OF ARAPAHOE AND DOUGLAS COUNTIES, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Inverness Metropolitan Improvement District for calendar year 2020.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

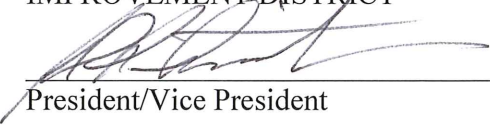
Section 3. 2020 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget does not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 5. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

ADOPTED this 5th day of December, 2019.

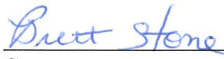
INVERNESS METROPOLITAN  
IMPROVEMENT DISTRICT



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President/Vice President

ATTEST:



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Secretary

ATTACH COPY OF THE ADOPTED BUDGET


LETTER OF BUDGET TRANSMITTAL

Date: December 19, 2019  
To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached are the 2020 budget and budget message for INVERNESS METROPOLITAN IMPROVEMENT DISTRICT in Arapahoe and Douglas Counties, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on December 5, 2019. If there are any questions on the budget, please contact

Randall Warren  
Mulhern MRE, Inc.  
188 Inverness Drive West, #150  
Englewood, CO 80112  
Telephone number: (303) 649-9857

I, Randall Warren, General Manager for the Inverness Metropolitan Improvement District, hereby certify that the attached is a true and correct copy of the 2020 budget.

By:   
Randall S. Warren

## **INVERNESS METROPOLITAN IMPROVEMENT DISTRICT 2020 BUDGET MESSAGE**

The 2020 budget for the Inverness Metropolitan Improvement District has been approved by the Board of Directors and is attached. The budgetary basis of accounting is modified accrual.

The District provides maintenance services and improvement projects for common areas, road-ways, landscaping and a recreational park within the Inverness Park. Portions of the District are in both Arapahoe and Douglas Counties. The District also participates in regional transportation projects.

The District accounts for its operations in three funds – a general fund, a debt fund and a capital fund. Budgets for each of the funds are attached.

The primary revenue sources for the District's 2019 general and debt fund budgets are property taxes. The District has assessed value of \$352,447,081. The general fund 4.50 mill levy is estimated to produce revenues of \$1,586,012 and the debt service fund 1.65 mill levy is estimated to produce revenues of \$581,538.

The 2020 budget projects a year-end fund balance for the general fund of \$1,397,170, \$100,571 in the debt fund, and \$0 in the capital fund.

**Inverness Metropolitan Improvement District  
General Fund Budget 2020**

Revenue	2018 Actual	2019 Projection	2019 Budget	2020 Budget
Property Taxes	1,415,071	1,406,497	1,439,000	1,578,000
Specific Ownership Tax	170,369	173,037	171,000	175,000
Tax Equivalency Fees	168,712	187,612	173,000	237,000
Interest & Other	44,774	64,172	30,000	60,000
Landscape reimbursement	-	-	-	40,000
Recreation Fees	19,325	21,830	19,000	22,000
IPACC Review Fees	4,626	15,840	4,000	10,000
<b>Total Revenue</b>	<b>1,822,877</b>	<b>1,868,989</b>	<b>1,836,000</b>	<b>2,122,000</b>
<b>Expenditures</b>				
Treasurer's Fees	21,273	21,076	22,000	24,000
Legal	24,730	26,663	30,000	30,000
Audit	7,500	5,500	8,000	6,000
Building utilities and management	23,273	4,000	-	-
Consulting/Engineering	20,015	5,906	12,000	13,000
District Management - MMRE	159,600	164,004	164,000	175,000
District Mgmt - IPLLC	44,100	22,050	25,000	22,900
Accounting/Finance - MMRE	47,004	48,000	48,000	50,000
Covenant Enforcement/IPACC	92,473	58,699	80,000	80,000
Director Fees	2,200	1,887	3,000	3,000
Insurance	19,902	20,877	20,000	21,800
Office Operating	4,334	2,558	12,000	8,000
Landscape Contract	225,464	227,045	229,000	231,600
I-25 intersection landscaping	-	-	-	36,000
Landscape Extras	86,898	114,531	90,000	101,000
Annual Flowers	61,103	62,514	64,000	64,000
General R&M (sidewalks/bridges/walls)	68,796	88,791	84,000	92,400
Trash Patrol	49,000	50,000	50,000	52,000
Snow Removal	142,884	321,445	200,000	250,000
Lighting (electricity & repairs)	63,160	142,768	80,000	100,000
Signage R&M	7,644	32,708	23,000	23,000
Street potholes, repairs & striping	18,224	75,795	45,000	50,000
Irrigation Water	72,629	53,154	82,000	75,000
Holiday Lights	8,422	27,276	10,000	20,000
Recreation program costs	10,249	10,879	11,000	10,900
Contingency	-	-	50,000	100,000
<b>Total Expenditures</b>	<b>1,280,877</b>	<b>1,588,126</b>	<b>1,442,000</b>	<b>1,639,600</b>
<b>Net revenues less expenditures</b>	<b>542,000</b>	<b>280,863</b>	<b>394,000</b>	<b>482,400</b>
Transfer to Capital Projects	-	-	(470,000)	(1,103,940)
Transfer to Debt Service	-	-	-	-
<b>Net transfers</b>	<b>-</b>	<b>-</b>	<b>(470,000)</b>	<b>(1,103,940)</b>
Net change in fund balance	542,000	280,863	(76,000)	(621,540)
Fund Balance - Beg. of year	1,195,848	1,737,848	1,737,848	2,018,711
<b>Fund Balance - End of year</b>	<b>1,737,848</b>	<b>2,018,711</b>	<b>1,661,848</b>	<b>1,397,170</b>

**Inverness Metropolitan Improvement District  
Debt Fund Budget 2020**

	<b>2018 Actual</b>	<b>2019 Projection</b>	<b>2019 Budget</b>	<b>2020 Budget</b>
<b>Revenue</b>				
Property Taxes	599,700	581,551	595,000	581,000
Excluded Property Fees	71,450	78,052	72,000	87,000
Interest Income	-	(1,245)	1,000	-
Loan Proceeds	-	-	-	-
<b>Total Revenue</b>	<b>671,150</b>	<b>658,358</b>	<b>668,000</b>	<b>668,000</b>
<b>Expenditures</b>				
Treasurer's Fees	9,003	8,694	9,000	9,000
Bond Interest	72,258	58,316	58,316	44,215
Bond Principal	575,000	590,000	590,000	605,000
Administrative Fees	-	-	-	5,000
Paying Agent Fees	-	200	200	200
Contingency	-	-	25,000	20,000
<b>Total Expenditures</b>	<b>656,261</b>	<b>657,210</b>	<b>682,516</b>	<b>683,415</b>
Transfers (to) from General Fund	-	-	-	-
Transfers (to) from Capital Fund	-	-	-	-
<b>Net transfers (to) from</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in debt fund balance	14,889	1,149	(14,516)	(15,415)
Fund Balance - Beg. of year	99,948	114,837	114,837	115,986
<b>Fund Balance - End of year</b>	<b>114,837</b>	<b>115,986</b>	<b>100,321</b>	<b>100,571</b>
<b>Assessed valuations</b>				
	<b>2018</b>		<b>2019</b>	<b>2020</b>
Arapahoe County	190,273,151		220,608,994	244,573,411
Douglas County	103,973,770		110,208,860	107,873,670
	<u>294,246,921</u>		<u>330,817,854</u>	<u>352,447,081</u>
<b>Mills</b>				
	<b>2018</b>		<b>2019</b>	<b>2020</b>
General	4.65		4.35	4.50
Debt Service	2.10		1.80	1.65
	<u>6.75</u>		<u>6.15</u>	<u>6.15</u>
<b>Taxes</b>				
General	1,368,248		1,439,058	1,586,012
Debt Service	617,919		595,472	581,538
	<u>1,986,167</u>		<u>2,034,530</u>	<u>2,167,550</u>

**INVERNESS METROPOLITAN IMPROVEMENT DISTRICT  
2020 RESOLUTION TO SET MILL LEVIES**

A RESOLUTION LEVYING PROPERTY TAXES FOR THE YEAR 2019, TO HELP DEFRAID THE COSTS OF GOVERNMENT FOR THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT, ARAPAHOE AND DOUGLAS COUNTIES, COLORADO, FOR THE 2020 BUDGET YEAR.

WHEREAS, the Board of Directors of the Inverness Metropolitan Improvement District (the "District") has adopted the annual budget in accordance with Local Government Budget Law on December 5, 2019; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$ 1,586,012 .

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenues is \$ 0 ; and

WHEREAS, the amount of money necessary to balance the budget for voter approved bonds and interest is \$ 581,538 ; and

WHEREAS, the 2020 valuation for assessment for the District as certified by Arapahoe County and Douglas County Assessors is \$ 352,447,081 .

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT, ARAPAHOE AND DOUGLAS COUNTIES, COLORADO:

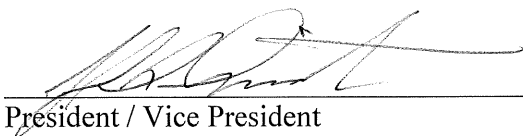
1. That for the purpose of meeting general operating expenses of the District during the 2020 budget year, there is hereby levied a tax of 4.500 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2019.
2. That for the purpose of meeting payments for capital expenditures of the District during the 2020 budget year, there is hereby levied a tax of 0 mills upon each dollar of the total valuation assessment of all taxable property within the District for the year 2019.
3. That for the purpose of meeting payments for bonds and interest of the District during the 2020 budget year, there is hereby levied a tax of 1.650 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2019.



4. That Randall S Warren, District Manager, is hereby authorized and directed to certify to the County Commissioners of Arapahoe and Douglas Counties, Colorado, the mill levies for the District as herein above determined and set.
5. The District expects the assessed value and total revenue to change nominally upon final certification and authorizes the District Manager to incorporate these changes on the County Mill Levy Certification.

The foregoing resolution was approved and adopted by a unanimous vote of the District's Board of Directors on December 5, 2019.

INVERNESS METROPOLITAN IMPROVEMENT DISTRICT



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President / Vice President