

**SCHOOL DISTRICT 27J
CAPITAL FACILITY FEE
FOUNDATION**

**Financial Statements with
Accompanying Independent
Auditors' Report**

June 30, 2018 and 2017

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INDEPENDENT AUDITORS' REPORT

Board of Directors
School District 27J Capital Facility Fee Foundation
Brighton, Colorado

We have audited the accompanying financial statements of School District 27J Capital Facility Fee Foundation (a nonprofit corporation), which comprise the statement of financial position as of June 30, 2018 and 2017, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of School District 27J Capital Facility Fee Foundation as of June 30, 2018 and 2017, and the changes in its net assets and its cash flows for the years then ended, in accordance with accounting principles generally accepted in the United States of America.

Flewelling & Mitton, PC

A handwritten signature in cursive script that reads 'Flewelling & Mitton, PC'.

October 3, 2018

SCHOOL DISTRICT 27J CAPITAL FACILITY FEE FOUNDATION

Statement of Financial Position
June 30, 2018 and 2017

	<u>2018</u>	<u>2017</u>
ASSETS		
Cash and cash equivalents	\$ 162,204	\$ 140,596
Accrued interest	7,112	1,781
Accounts receivable, less allowance for doubtful accounts of \$0	10,335	34,185
Certificates of deposit	<u>2,118,257</u>	<u>1,162,965</u>
Total Assets	<u>\$ 2,297,908</u>	<u>\$ 1,339,527</u>

	<u>2018</u>	<u>2017</u>
LIABILITIES AND NET ASSETS		
Accounts payable	\$ —	\$ —
Temporarily restricted net assets	<u>2,297,908</u>	<u>1,339,527</u>
Total Liabilities and Net Assets	<u>\$ 2,297,908</u>	<u>\$ 1,339,527</u>

See accompanying *Notes to Financial Statements*

SCHOOL DISTRICT 27J CAPITAL FACILITY FEE FOUNDATION

Statement of Activities For the Years ended June 30, 2018 and 2017

	Unrestricted	Temporarily Restricted	2018 Total	2017 Total
Revenue and Support				
Developer fees	\$ —	\$ 856,446	\$ 856,446	\$ 490,388
Investment return	3,702	—	3,702	6,306
In-kind donated services	21,217	—	21,217	49,176
Return of unspent funds	—	105,191	105,191	—
Net assets released from restriction:				
Satisfaction of program restrictions	3,256	(3,256)	—	—
Total Revenue and Support	28,175	958,381	986,556	545,870
Expenses				
Program Services:				
School construction	—	—	—	—
Supporting Services:				
Management and general:				
Legal services	802	—	802	1,570
Other expenses	6,156	—	6,156	5,414
Administrative	21,217	—	21,217	50,441
Total Supporting Services ...	28,175	—	28,175	57,425
Total Expenses	28,175	—	28,175	57,425
Increase (Decrease) in Net Assets	—	958,381	958,381	488,445
Net Assets at Beginning of Year	—	1,339,527	1,339,527	851,082
Net Assets at End of Year	\$ —	\$ 2,297,908	\$ 2,297,908	\$ 1,339,527

See accompanying Notes to Financial Statements

CAPITAL FACILITY FEE FOUNDATION

Statement of Cash Flows For the Years ended June 30, 2018 and 2017

	2018	2017
Cash Flows from Operating Activities		
Cash received from developers	\$ 880,296	\$ 490,493
Return of unspent cash	105,191	—
Cash payments to suppliers	(6,958)	(8,544)
Interest income	(1,629)	4,525
Net Cash Provided by Operating Activities	976,900	486,474
Cash Flows from Investing Activities		
Net redemptions (purchase) of certificates of deposit	(955,292)	(952,917)
Net Cash Used by Investing Activities	(955,292)	(952,917)
Net Increase (Decrease) in Cash and Cash Equivalents	21,608	(466,443)
Cash and Cash Equivalents at Beginning of Year	140,596	607,039
Cash and Cash Equivalents at End of Year	\$ 162,204	\$ 140,596
 Reconciliation of Change in Net Assets to Net Cash Provided by Operating Activities		
Increase in Net Assets	\$ 958,381	\$ 488,445
Changes in assets and liabilities:		
(Increase) decrease in accounts receivable	23,850	105
(Increase) decrease in accrued interest	(5,331)	(1,781)
Increase (decrease) in accounts payable	—	(295)
Net Cash Provided by Operating Activities	\$ 976,900	\$ 486,474

See accompanying *Notes to Financial Statements*

**SCHOOL DISTRICT 27J
CAPITAL FACILITY FEE FOUNDATION**

**Notes to Financial Statements
June 30, 2018 and 2017**

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization and Purpose

The School District 27J Capital Fee Foundation (the Foundation) was established during fiscal year 2001. The Foundation is a non-profit organization under Internal Revenue Code Section 501(c)(3), whose purpose is to promote and assist in the development, financing and acquisition of educational facilities and expansion in School District 27J, located in Brighton, Colorado (the School District).

Basis of Accounting

The financial statements are prepared on the accrual basis of accounting. Under the accrual basis of accounting, revenues are recorded as earned and expenses are recorded at the time liabilities are incurred.

Cash and Cash Equivalents

The Foundation considers all unrestricted, highly liquid investments with an initial maturity of three months or less to be cash and cash equivalents.

Financial Statement Presentation

The Foundation has adopted Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC 958), *Not for Profit Entities*. ASC 958 requires that unconditional promises to give (pledges) be recorded as receivables and revenues and requires the Foundation to distinguish between contributions received for each net asset category in accordance with donor-imposed restrictions. ASC 958 establishes standards for external financial reporting for not-for-profit organizations and requires that resources be classified for accounting and reporting purposes into three net asset categories, according to externally (donor) imposed restrictions. The three net asset classes are as follows:

Unrestricted net assets: Net assets that are not subject to donor-imposed stipulations.

Temporarily restricted net assets: Net assets subject to donor-imposed stipulations that may or will be met either by actions of the Foundation and/or the passage of time. Once the stipulation is met, the assets are released from restriction and the expenditures are recorded in unrestricted net assets.

Permanently restricted net assets: Net assets that are subject to donor-imposed stipulations that they be maintained permanently by the Foundation.

Summarized Prior-Year Information

The financial statements include certain prior-year summarized comparative information in total but not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Foundation's financial statements for the year ended June 30, 2017, from which the summarized information was derived.

**SCHOOL DISTRICT 27J
CAPITAL FACILITY FEE FOUNDATION**

**Notes to Financial Statements
June 30, 2018 and 2017**

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

In-Kind Donated Services

The Foundation does not have any employees. The Foundation receives donated services from School District 27J for accounting services and salaries for the School District's employees that manage the Foundation's activities. For the fiscal year ended June 30, 2018 and 2017, the Foundation estimated \$21,217 and \$49,176, respectively, for the value of these services. These amounts are included in the financial statements as in-kind donations revenue and administrative expenses.

Estimates

The preparation of financial statements in conformity with accepted accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual amounts could differ from those estimates.

Revenue Recognition

Contributions are recorded as revenue when the contribution or an unconditional promise of a contribution is made. In addition, contributions received are recorded as unrestricted, temporarily restricted or permanently restricted support depending on the existence or nature of any donor restrictions. Restricted net assets are reclassified to unrestricted net assets upon satisfaction of the time and purpose restrictions. Conditional promises to give are not recognized as support and revenue until the condition is satisfied.

The Developer Fees are considered temporarily restricted contributions since the developers are not receiving any substantial benefit from the Foundation in return.

Income Taxes

Under the provisions of the Internal Revenue Code Section 501(c)(3), the Foundation is exempt from federal income tax on earnings from operations or activities related to its status as a non-profit organization. As of June 30, 2018, the IRS has not proposed any adjustments that would result in a material change to the Foundation's financial position. The Foundation is no longer subject to examination by Federal and Colorado taxing authorities for years before 2014.

Accounts Receivable

Accounts receivable are stated at the amount management expects to collect from outstanding balances. Management accounts for probable uncollectible amounts through a provision for bad debt expense and an adjustment to a valuation allowance based on its assessment of the current status of individual accounts. Balances that are still outstanding after management has used reasonable collection efforts are written off through a charge to the valuation allowance and a credit to accounts receivable. Changes in valuation allowance have not been material to the financial statements.

**SCHOOL DISTRICT 27J
CAPITAL FACILITY FEE FOUNDATION**

**Notes to Financial Statements
June 30, 2018 and 2017**

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fair Value of Financial Instruments

The Foundation discloses fair value information about financial instruments when it is practicable to estimate that value. The carrying value of the Foundation's cash, accounts receivable, certificates of deposit and accounts payable approximate their estimated fair values due to their short-term maturities.

NOTE 2: CERTIFICATES OF DEPOSIT

Certificates of deposit consisted of the following at June 30, 2018 and 2017:

	2018	2017
Short-term certificates of deposit	\$ 398,294	\$ 212,874
Long-term certificates of deposit	1,719,963	950,091
Total	\$ 2,118,257	\$ 1,162,965

The certificates bear interest of 1.45% to 3% and have maturities of 4 months to 3 years.

NOTE 3: CONCENTRATION OF CREDIT RISK

The Foundation maintains cash accounts in three separate banks. The cash accounts are insured by the Federal Deposit Insurance Corporation, and the National Credit Union Share Insurance Fund for the credit union account, up to an aggregated amount of \$250,000. The Foundation has not experienced any loss on such accounts. As of June 30, 2018 and 2017, the uninsured balance was \$0. The Foundation believes it is not exposed to any significant credit risk on its cash balances.

NOTE 4: FAIR VALUE MEASUREMENTS

In determining fair value, the Foundation uses various valuation approaches within the FASB ASC 820 fair value measurements framework. Fair value measurements are determined based on the assumption that market participants would use in pricing an asset or liability. FASB ASC 820 establishes a hierarchy for inputs used in measuring fair value that maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that the most observable inputs be used when available. FASB ASC 820 defines levels within the hierarchy based on the reliability of inputs as follows:

Level 1: Valuations based on unadjusted quoted prices for identical assets or liabilities in active markets.

Level 2: Valuations based on quoted prices for similar assets or liabilities or identical assets or liabilities in less active markets, such as dealer or broker markets.

**SCHOOL DISTRICT 27J
CAPITAL FACILITY FEE FOUNDATION**

**Notes to Financial Statements
June 30, 2018 and 2017**

NOTE 4: FAIR VALUE MEASUREMENTS (continued)

Level 3: Valuations derived from valuation techniques in which one or more significant inputs or significant value drivers are unobservable, such as pricing models, discounted cash flow models and similar techniques not based on market, exchange, dealer or broker-traded transactions.

The following table presents assets and liabilities measured at fair value by classification within the fair value hierarchy as of June 30, 2018 and 2017:

	<u>Fair Value Measurements at Reporting Date Using</u>			
<u>June 30, 2018</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Money market funds	\$ 162,204	\$ —	\$ —	\$ 162,204
Certificates of deposit	—	2,118,257	\$ —	\$2,118,257
Total	<u>\$ 162,204</u>	<u>\$2,118,257</u>	<u>\$ —</u>	<u>\$2,280,461</u>
<u>June 30, 2017</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Money market funds	\$ 140,596	\$ —	\$ —	\$ 140,596
Certificates of deposit	—	1,162,965	\$ —	\$1,162,965
Total	<u>\$ 140,596</u>	<u>\$1,162,965</u>	<u>\$ —</u>	<u>\$1,303,561</u>

The Foundation’s investments include money market funds which are measured using Level 1 inputs utilizing quoted market prices.

The fair market value of the Foundation’s certificates of deposit are based on pricing inputs directly observable and on quoted prices for similar assets in active markets (Level 2).

NOTE 5: RELATED PARTIES

The Foundation’s sole exempt purpose is to accumulate funds received from developers to be used by School District 27J for development, financing, acquisition and expansion of the educational facilities within the School District and at the School District’s request. The Foundation’s board consists of elected officials from three municipalities, one county, three developer representatives and three members of the School District’s Board of Education.

NOTE 6: DEVELOPER FEES

All developers who are constructing residential units within the School District’s boundaries may sign a Participant Agreement, whereby the developer voluntarily remits a Capital Facility fee to the Foundation. A developer or builder may also voluntarily contribute fees to the Foundation without benefit of a Participant Agreement. The developer fee is designed to provide funds for the capital facility needs of the School District.

**SCHOOL DISTRICT 27J
CAPITAL FACILITY FEE FOUNDATION**

**Notes to Financial Statements
June 30, 2018 and 2017**

NOTE 6: DEVELOPER FEES (continued)

The Foundation develops a fee schedule detailing the fee to be remitted for each residential unit constructed within the boundaries of the School District. The fee schedule is reviewed and the developer fee can be adjusted biannually using the prescribed methodology. However, the fee may not be increased by more than the cumulative percentage increase in the “Engineering News Record Index” from the prior adjustment date to September 1 of the year immediately preceding the adjustment date.

The adopted methodology will be used to calculate the biannual adjustment to the Capital Facility fees no later than September 30, 2018, to be effective no earlier than January 1, 2019.

At the September 15, 2016 Board of Directors meeting, the following fee schedule was approved with implementation on January 1, 2017:

\$795 per unit for all single-family attached and detached units
\$454 per unit for all other types of residential units

Total developer fees revenue during the years ended June 30, 2018 and 2017 was \$856,446 and \$490,388, respectively.

NOTE 7: COMMITMENTS AND CONTINGENCIES

Any distribution of funds raised through developer fees are subject to availability of funds. The Foundation cannot guarantee that funds collected in the future will be sufficient to meet any approved distribution schedule. Further, no transfer shall be made that would cause the balance of funds on deposit in Foundation accounts to fall below \$100,000, the “Minimum Balance Requirement.” In such event, the Foundation may defer the transfer request until such time as the Foundation has sufficient funds to make the transfer and comply with the Minimum Balance Requirement. Alternatively, the Foundation may require the School District to reduce the transfer request to a level in accordance with the Minimum Balance Requirement, or to withdraw the transfer request and submit it at a later time. A delay or deferral of any given transfer request will not reduce the Foundation’s overall commitment to fund the full amount of the Draw Request. The Foundation shall have no liability to the School District in the event insufficient funds are available beyond the Minimum Balance Requirement to fund the full draw amount of the Draw Request.

NOTE 8: SUBSEQUENT EVENTS

Subsequent events have been evaluated through October 3, 2018, which was the date the financial statements were available to be issued. There were no significant subsequent events noted.

**SCHOOL DISTRICT 27J
CAPITAL FACILITY FEE FOUNDATION**

**Notes to Financial Statements
June 30, 2018 and 2017**

NOTE 9: CONCENTRATIONS OF FUNDING SOURCE

The Foundation recognized the following significant sources of revenue from developers during the fiscal years ending June 30, 2018 and 2017:

	<u>June 30, 2018</u>		<u>June 30, 2017</u>	
	<u>Amount</u>	<u>% of Total Revenues</u>	<u>Amount</u>	<u>% of Total Revenues</u>
Lennar Family	\$ 153,436	15.6%	\$ 58,536	10.7%
Meritage Homes of CO	142,305	14.4%	12,192	2.2%
Prairie Center Apartments, LLC	130,752	13.3%	—	— %
D.R. Horton	117,660	11.9%	\$ 178,461	32.7%
Richmond American Homes	64,395	6.5%	80,004	14.7%
Shea Homes	36,570	3.7%	63,606	11.7%