



ICENOGLE SEAVER POGUE

June 9, 2023

City of Westminster
4800 West 92nd Avenue
Westminster, CO 80031
Via Email: mparker@cityofwestminster.us

State of Colorado
Office of the State Auditor
1525 Sherman St., 7th Floor
Denver, CO 80203
Via E-Portal

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203
Via E-Portal

Josh Zygielbaum, Clerk and Recorder
Adams County
4430 S Adams County Pkwy
Brighton, CO 80601
Via E-mail: clerk@adcogov.org

RE: Filing of Annual Report – County Club Village Metropolitan District

Dear Sir or Madam:

Enclosed for your information and records is a copy of the 2022 Annual Report for Country Club Village Metropolitan District.

Should you have any questions regarding the enclosed, please do not hesitate to contact our office. Thank you.

Sincerely,

ICENOGLE SEAVER POGUE
A Professional Corporation

Alexandra L. Mejia

Alexandra L. Mejia, Esq.

cc: Jennifer L. Ivey, Esq.
Alicia J. Corley, Esq.
Rachel Alles

Alexandra L. Mejia | AMEjia@isp-law.com | Direct 303.867.3016

4725 S. Monaco St., Suite 360 | Denver, CO 80237 | 303.292.9100 | fax 303.292.9101 | www.isp-law.com

COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
2022 ANNUAL REPORT

Pursuant to Section XVII of the Service Plan of Country Club Village Metropolitan District (the “District”), the District is required to submit an annual report to the City of Westminster (the “City”) by June 30 of each calendar year. Specifically, Section XVII requires:

“[o]n or before June 30 of each year, the District shall submit to the City an annual report for the prior year and budget for the current year, including proposed debt service and operations and maintenance levies. The annual report shall explain all major actions taken during the preceding year to implement the Financing Plan and the preliminary engineering plan set forth in the Amended Service Plan, together with projections for the current and ensuing fiscal years and such other available information as the City may request. The District shall also file a copy of its statutorily required audit with the City.”

Attached hereto as **Exhibits A and B**, please find a copy of the District’s 2023 Budget and 2022 Audited Financial Statements. As demonstrated in the 2023 Budget and 2022 Audited Financial Statements, the District has completed construction of public improvements. The District’s major functions are now limited primarily to debt service and allocation of funds for common area maintenance.

In addition, pursuant to Section 32-1-207(3)(c), C.R.S., the District is required to submit an annual report for the preceding calendar year commencing in 2023 for the 2022 calendar year to the City, the Division of Local Government, the state auditor, and the Adams County Clerk and Recorder. The District hereby submit this annual report pursuant to Section 32-1-207(3)(c), C.R.S. to satisfy the reporting requirement for the year 2022.

For the year ending December 31, 2022, the District makes the following report pursuant to Section 32-1-207(3)(c), C.R.S.:

(A) Boundary changes made.

The District had no boundary changes in 2022.

(B) Intergovernmental agreements entered into or terminated with other governmental entities.

No intergovernmental agreements were entered into or terminated with other governmental entities in 2022.

(C) Access information to obtain a copy of rules and regulations adopted by the board.

For information concerning rules and regulations adopted by the District please contact the District’s manager:

Denise Denslow
CliftonLarsonAllen, LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, Colorado 80111
Phone: (303) 779-5710
Email: denise.denslow@claconnect.com

(D) A summary of litigation involving public improvements owned by the special district.

In 2022, the District was not involved in any litigation involving public improvements owned by the District.

(E) The status of the construction of public improvements by the special district.

The construction of public improvements by the District have been completed.

(F) A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.

In 2022, no facilities or improvements constructed by the District were conveyed to the City.

(G) The final assessed valuation of the special district as of December 31 of the reporting year.

The final assessed valuation of the District is \$7,963,380 for the taxable year 2022.

(H) A copy of the current year's budget.

A copy of the District's 2023 Budget is attached hereto as **Exhibit A**.

(I) A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

A copy of the 2022 audited financial statements is attached hereto as **Exhibit B**.

(J) Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.

As of December 31, 2022, the District did not receive any notices of uncured defaults existing for more than ninety (90) days under any debt instrument.

(K) Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

As of December 31, 2022, the District did not have any inability to pay its obligations as they come due under any obligation which continued beyond a ninety (90) day period.

EXHIBIT A

2023 Budget

STATE OF COLORADO
COUNTY OF ADAMS
COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
2023 BUDGET RESOLUTION

The Board of Directors of the Country Club Village Metropolitan District, Adams County, Colorado held a special meeting on Wednesday, October 26, 2022, at the hour of 9:00 A.M., via video conference at https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2ExOTIIYjgtZWMxOC00MGExLWJhYmYtNjk4OTQ2M2NlZjhh%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e93cd08-3bae-48d3-b32e-d8f57cd88c24%22%7d and via telephone conference at Dial-In: 1-720-547-5281, Conference ID: 205 773 531#.

The following members of the Board of Directors were present:

President: Michael Byrne
Treasurer: Troy Vigil
Secretary: Jeffrey Townsend

Also present were: Jennifer L. Ivey, Denise Denslow, Paul Wilson, Shawn Kelly, Bret Wagner.

Ms. Denslow reported that proper notice was made to allow the Board of Directors of the Country Club Village Metropolitan District to conduct a public hearing on the 2023 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a special meeting of the Board of Directors of the District and that a notice of special meeting was posted on a public website of the District at www.countryclubvillagemd.org, no less than twenty-four hours prior to the holding of the meeting, and to the best of her knowledge, remains posted to the date of this meeting.

Thereupon, Director Byrne introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAID THE COSTS OF GOVERNMENT FOR THE COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT, ADAMS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023 AND ENDING ON THE LAST DAY OF DECEMBER 2023.

WHEREAS, the Board of Directors (the "Board") of the Country Club Village Metropolitan District (the "District") has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2022; and

WHEREAS, the proposed budget is more than fifty thousand dollars (\$50,000.00), due and proper notice was published on Thursday, October 13, 2022 in the *Westminster Window*, indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District's increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher's Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Wednesday, October 26, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT, ADAMS COUNTY, COLORADO:

Section 1. Summary of 2023 Revenues and 2023 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2023, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B and is approved and adopted as the budget of the District for fiscal year 2023. In the event the final assessed valuation provided by the Adams County Assessor's Office differs from the assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by Jeffery Townsend, Secretary of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2023 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is \$211,221 and that the 2022 valuation for assessment, as certified by the Adams County Assessor, is \$7,963,380. That for the purposes of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 26.524 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 6. 2023 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$186,948 and that the 2022 valuation for assessment, as certified by the Adams County Assessor, is \$7,963,380. That for the purposes of meeting all debt retirement expenses of the District during the 2023 budget year, there is hereby levied a tax of 23.476 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 7. 2023 Mill Levy Adjustment. The Board may adjust the mill levy, as specifically set forth in the District's Service Plan (the "Adjusted Mill Levy"). The Board hereby determines in good faith to establish the Adjusted Mill Levy as set forth in the mill levy certification attached hereto as Exhibit C pursuant to the authority granted by its Service Plan to ensure that the District's revenues shall be neither diminished nor enhanced as a result of the changes effecting the mill levy. Subject to adjustment and finalization by the District's accountant in accordance with Section 2 hereof, the Board further authorizes that the Adjusted Mill Levy be reflected in the District's Certification of Tax Levies to be submitted to the Board of County Commissioners of Adams County on or before December 15, 2022, for collection in 2023.

Section 8. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of Adams County, the mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

[The remainder of this page is intentionally left blank.]

The foregoing Resolution was seconded by Director Vigil.

RESOLUTION APPROVED AND ADOPTED THIS 26TH DAY OF OCTOBER 2022.

COUNTRY CLUB VILLAGE METROPOLITAN
DISTRICT

DocuSigned by:

Mike Byrne

By: Michael S. Byrne
Its: President

ATTEST:

DocuSigned by:

Jeff Townsend

By: Jeffery Townsend
Its: Secretary

STATE OF COLORADO
COUNTY OF ADAMS
COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT

I, Jeffery Townsend, hereby certify that I am a director and the duly elected and qualified Secretary of the Country Club Village Metropolitan District, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a special meeting of the Board of Directors of the Country Club Village Metropolitan District held on Wednesday, October 26, 2022, via video conference at https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2ExOTIYjgtZWMxOC00MGE_xLWJhYmYtNjk4OTQ2M2NIZjhh%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e93cd08-3bae-48d3-b32e-d8f57cd88c24%22%7d and via telephone conference at Dial-In: 1-720-547-5281, Conference ID: 205 773 531#, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 26th day of October 2022.



DocuSigned by:

Jeff Townsend

d292091EC79548F...

Jeffery Townsend, Secretary

EXHIBIT A

Affidavit
Notice as to Proposed 2023 Budget

Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

Country Club Village MD (ISP) **
c/o Icenogle Seaver Pogue
4725 South Monaco Street, Suite 360
Denver CO 80237

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Adams } ss

This Affidavit of Publication for the Westminster Window, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 10/13/2022, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Westminster Window

State of Colorado }
County of Adams } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 10/13/2022. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.


Carla Bethke
Notary Public
My commission ends April 11, 2026

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2026

Public Notice

NOTICE AS TO PROPOSED 2023 BUDGET AND HEARING COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the **COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT** for the ensuing year of 2023. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, Colorado, where same is open for public inspection. Such proposed budget will be considered at a hearing at the special meeting of the Country Club Village Metropolitan District to be held at **9:00 A.M., on Wednesday, October 26, 2022.** The meeting will be held via video conference at https://teams.microsoft.com/join/19%3ameeting_N2ExOTIYjgtZWMxOC00MGExLWJhYmYtNjk4OTQ2M2NiZjhh%40thread.v2/0?content=%7b%22id%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22oid%22%3a%227e93cd08-3bae-48d3-b32e-d8f57cd88c24%22%7d and via telephone conference at Dial-In: 1-720-547-5281, Conference ID: 205 773 531#. Any interested elector within the Country Club Village Metropolitan District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2023 budget.

BY ORDER OF THE BOARD OF DIRECTORS:
COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT

By: /s/ ICENOGL E | SEAV E R | POGUE
A Professional Corporation

Legal Notice No. NTS1701
First Publication: October 13, 2022
Last Publication: October 13, 2022
Publisher: Westminster Window

**NOTICE AS TO PROPOSED 2023 BUDGET AND HEARING
COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the **COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT** for the ensuing year of 2023. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300 Greenwood Village, Colorado, where same is open for public inspection. Such proposed budget will be considered at a hearing at the special meeting of the Country Club Village Metropolitan District to be held at 9:00 A.M., on Wednesday, October 26, 2022. The meeting will be held via video conference at https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2ExOTIYjgtZWMxOC00MGExLWJhYmYtNjk4OTQ2M2NIZjhh%40thead.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e93cd08-3bae-48d3-b32e-d8f57cd88c24%22%7d and via telephone conference at Dial-In: 1-720-547-5281, Conference ID: 205 773 531#. Any interested elector within the Country Club Village Metropolitan District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2023 budget.

BY ORDER OF THE BOARD OF DIRECTORS:
COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Publish In: *Westminster Window*
Publish On: Thursday, October 13, 2022

EXHIBIT B

Budget Document
Budget Message

COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2023

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
SUMMARY
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

12/2/22

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 26,815	\$ 78,745	\$ 103,615
REVENUES			
Property taxes	348,875	407,122	398,169
Specific ownership tax	35,559	33,185	27,871
Interest income	1,705	4,405	1,867
Total revenues	<u>386,139</u>	<u>444,712</u>	<u>427,907</u>
Total funds available	<u>412,954</u>	<u>523,457</u>	<u>531,522</u>
EXPENDITURES			
General Fund	131,940	220,000	210,000
Debt Service Fund	202,269	199,842	201,500
Total expenditures	<u>334,209</u>	<u>419,842</u>	<u>411,500</u>
Total expenditures and transfers out requiring appropriation	<u>334,209</u>	<u>419,842</u>	<u>411,500</u>
ENDING FUND BALANCES	<u>\$ 78,745</u>	<u>\$ 103,615</u>	<u>\$ 120,022</u>
EMERGENCY RESERVE	\$ 5,500	\$ 6,400	\$ 6,900
AVAILABLE FOR OPERATIONS	66,906	56,419	73,000
TOTAL RESERVE	<u>\$ 72,406</u>	<u>\$ 62,819</u>	<u>\$ 79,900</u>

No assurance provided. See summary of significant assumptions.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

12/2/22

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
ASSESSED VALUATION			
Commercial	\$ 6,237,540	\$ 7,634,960	\$ 7,634,960
State assessed	70	120	320
Vacant land	229,970	12,250	290
Personal property	426,340	315,920	327,810
Certified Assessed Value	\$ 6,893,920	\$ 7,963,250	\$ 7,963,380
MILL LEVY			
General	23.610	23.610	26.524
Debt Service	26.390	26.390	23.476
Total mill levy	50.000	50.000	50.000
PROPERTY TAXES			
General	\$ 162,765	\$ 188,013	\$ 211,221
Debt Service	181,931	210,150	186,948
Levied property taxes	344,696	398,163	398,169
Adjustments to actual/rounding	(7,348)	-	-
Refunds and abatements	11,527	8,959	-
Budgeted property taxes	\$ 348,875	\$ 407,122	\$ 398,169
BUDGETED PROPERTY TAXES			
General	\$ 164,739	\$ 192,243	\$ 211,221
Debt Service	184,136	214,879	186,948
	\$ 348,875	\$ 407,122	\$ 398,169

No assurance provided. See summary of significant assumptions.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

12/2/22

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 22,009	\$ 72,406	\$ 62,819
REVENUES			
Property taxes	164,739	192,243	211,221
Specific ownership tax	16,791	15,670	14,785
Interest income	807	2,500	1,075
Total revenues	<u>182,337</u>	<u>210,413</u>	<u>227,081</u>
Total funds available	<u>204,346</u>	<u>282,819</u>	<u>289,900</u>
EXPENDITURES			
General and administrative			
Accounting	17,132	20,000	23,000
Auditing	4,900	5,300	5,500
County Treasurer's fee	2,483	2,884	3,168
Dues and licenses	531	450	560
Insurance and bonds	3,278	3,048	3,500
District management	7,001	7,500	8,625
Legal services	6,270	6,500	8,000
Miscellaneous	345	500	1,000
Banking fees	-	304	350
Election expense	-	2,761	3,000
Contingency	-	10,753	3,297
Roads and Landscape Maintenance	90,000	160,000	150,000
Total expenditures	<u>131,940</u>	<u>220,000</u>	<u>210,000</u>
Total expenditures and transfers out requiring appropriation	<u>131,940</u>	<u>220,000</u>	<u>210,000</u>
ENDING FUND BALANCE	<u>\$ 72,406</u>	<u>\$ 62,819</u>	<u>\$ 79,900</u>
EMERGENCY RESERVE	\$ 5,500	\$ 6,400	\$ 6,900
AVAILABLE FOR OPERATIONS	66,906	56,419	73,000
TOTAL RESERVE	<u>\$ 72,406</u>	<u>\$ 62,819</u>	<u>\$ 79,900</u>

No assurance provided. See summary of significant assumptions.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
DEBT SERVICE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

12/2/22

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 4,806	\$ 6,339	\$ 40,796
REVENUES			
Property taxes	184,136	214,879	186,948
Specific ownership tax	18,768	17,515	13,086
Interest income	898	1,905	792
Total revenues	<u>203,802</u>	<u>234,299</u>	<u>200,826</u>
Total funds available	<u>208,608</u>	<u>240,638</u>	<u>241,622</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	2,775	3,223	2,804
Paying agent fees	400	1,500	1,500
Contingency	-	-	1,052
Debt Service			
Bond interest - Series 2020	74,094	70,119	66,144
Bond principal - Series 2020	125,000	125,000	130,000
Total expenditures	<u>202,269</u>	<u>199,842</u>	<u>201,500</u>
Total expenditures and transfers out requiring appropriation	<u>202,269</u>	<u>199,842</u>	<u>201,500</u>
ENDING FUND BALANCE	<u>\$ 6,339</u>	<u>\$ 40,796</u>	<u>\$ 40,122</u>

No assurance provided. See summary of significant assumptions.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized on November 9, 2005, to provide construction and financing for streets, traffic and safety controls, water and sanitation, drainage and park and recreation facilities and improvements, and operation and maintenance of the District. The District's service area is located entirely within the boundaries of the City of Westminster, Adams County, Colorado.

District voters approved authorization to increase property taxes up to \$100,000 annually, as necessary, to pay for the operations and maintenance expenditures of the District. Debt authorization was approved in the amount of \$43,000,000 (of which \$7,000,000 is for debt refunding) for the above listed facilities. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

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

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

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 budget assumes that the District's share will be equal to approximately 7% of the property taxes, collected by the District.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
2023 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 1.5%.

Expenditures

Administrative and Operating Expenditures

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, landscaping and meeting expenditures.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Debt Service

Debt service payments are provided based on the debt amortization schedule for the 2020 General Obligation Limited Tax Refunding Bonds (discussed under Debt and Leases).

Debt and Leases

The District issued \$2,950,000 General Obligation Limited Tax Refunding Bonds, Series 2014, on December 10, 2014, with an interest rate of 3.78%. Interest is payable semiannually on June 1 and December 1, and principal payable annually on December 1. There is no reserve or surplus requirement on the bonds. The bonds are subject to optional redemption at any date prior to December 1, 2024, with a redemption premium of 2.00%, and thereafter without premium.

The Bonds are limited tax general obligations of the District secured by and payable from the Pledged Revenue consisting of the moneys derived by the District from the following sources, net of any costs of collection: (a) the Required Mill Levy; (b) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy; and (c) any other legally available monies of the District credited to the Bond Fund. The District has covenanted to levy an ad valorem mill levy upon all taxable property of the District in an amount sufficient to pay the principle of and interest on the Bonds as the same become due and payable, but in amount not in excess of 50 mills in any calendar year (subject to adjustment for changes occurring after the issuance of the Bonds in the method of calculating assessed valuation).

The Series 2014 Bonds were refunded with the reissuance of the Series 2020 Bonds.

The District issued the 2020 Bonds on August 7, 2020, in the par amount of \$2,475,000. Proceeds from the sale of the 2020 Bonds were used to: (a) refinance the District's General Obligation Limited Tax Refunding Bonds, Series 2014 (the 2014 Bonds) at a lower interest rate to eliminate the balloon payment for the 2014 Bonds that would have been due December 1, 2029, and (b) pay costs of issuance of the 2020 Bonds.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases – (continued)

The 2020 Bonds bear interest at 3.180% per annum and are payable semiannually on June 1 and December 1 (each an Interest Payment Date), beginning on December 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2020. The 2020 Bonds mature on December 1, 2035.

The Bond Resolution requires that the District impose a Required Mill Levy upon all taxable property of the District each year in an amount sufficient to pay the principal of, premium if any, and interest on the 2020 Bonds as the same become due and payable, but not in excess of 50 mills (subject to adjustment for changes in the method of calculating assessed valuation after February 13, 2006).

The 2020 Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2027, and on any Interest Payment Date thereafter, upon payment of par, accrued interest, and a redemption premium of a percentage of the principal amount so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2027 and June 1, 2028	3.00%
December 1, 2028 and June 1, 2029	2.00
December 1, 2029 and June 1, 2030	1.00
December 1, 2030 and any Interest Payment Date thereafter	0.00

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%. Adjustment to the mill levy cap is not anticipated due to the commercial nature of the District.

The District has no operating or capital leases.

Reserve Funds

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending for 2023, as defined under TABOR.

This information is an integral part of the accompanying budget.

COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
\$2,475,000 General Obligation Limited Tax Refunding Bonds
Dated August 07, 2020
Principal Due Annually December 1
Interest at 3.18%, Due June and December 1

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 130,000	\$ 66,144	\$ 196,144
2024	135,000	62,010	197,010
2025	140,000	57,717	197,717
2026	145,000	53,265	198,265
2027	150,000	48,654	198,654
2028	155,000	43,884	198,884
2029	160,000	38,955	198,955
2030	165,000	33,867	198,867
2031	170,000	28,620	198,620
2032	175,000	23,214	198,214
2033	180,000	17,649	197,649
2034	185,000	11,925	196,925
2035	190,000	6,042	196,042
Total	<u>\$ 2,080,000</u>	<u>\$ 491,946</u>	<u>\$ 2,571,946</u>

No assurance provided. See summary of significant assumptions.

EXHIBIT C

Certification of Tax Levy

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of ADAMS COUNTY, Colorado.

On behalf of the COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT,
(taxing entity)^A

the BOARD OF DIRECTORS
(governing body)^B

of the COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 7,963,380 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 7,963,380 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/07/2022 for budget/fiscal year 2023.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	26.524 mills	\$ 211,221
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	26.524 mills	\$211,221
3. General Obligation Bonds and Interest ^J	23.476 mills	\$ 186,948
4. Contractual Obligations ^K	mills	\$
5. Capital Expenditures ^L	mills	\$
6. Refunds/Abatements ^M	mills	\$
7. Other ^N (specify): _____	mills	\$
_____	mills	\$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	50.000 mills	\$ 398,169

Contact person: (print) Paul Neidermuller Daytime phone: (303) 779-5710

Signed: Paul B. Neidermuller Title: Accountant for District

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

1.	Purpose of Issue:	<u>Refunding</u>
	Series:	<u>Series 2020 General obligation Limited Tax Refunding Bonds</u>
	Date of Issue:	<u>August 07, 2020</u>
	Coupon Rate:	<u>3.18%</u>
	Maturity Date:	<u>December 1, 2035</u>
	Levy:	<u>23.476</u>
	Revenue:	<u>\$186,948</u>

2.	Purpose of Issue:	_____
	Series:	_____
	Date of Issue:	_____
	Coupon Rate:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

CONTRACTS^K:

3.	Purpose of Contract:	_____
	Title:	_____
	Date:	_____
	Principal Amount:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

4.	Purpose of Contract:	_____
	Title:	_____
	Date:	_____
	Principal Amount:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Country Club Village Metropolitan District of Adams County, Colorado on this 26th day of October 2022.



DocuSigned by:

Jeff Townsend

0292091FC79548F...

Jeffery Townsend, Secretary

EXHIBIT B

2022 Audited Financial Statements

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
Adams County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2022

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Country Club Village Metropolitan District
Adams County, Colorado

Opinions

We have audited the financial statements of the governmental activities and each major fund of Country Club Village Metropolitan District (the District) as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2022, and the respective changes in financial position thereof, and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

I

Fiscal Focus Partners, LLC

PO Box 740339, Arvada, CO 80006
303.202.1800 Office www.ffpcpa.com

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risk of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate to those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary and Other Information on pages 21 and 22

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information as identified in the table of contents and the other information on pages 21 and 22 (together, the other information) is presented for the purposes of additional analysis and legal compliance and is not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Fiscal Group Partners, LLC

Arvada, Colorado
March 29, 2023

BASIC FINANCIAL STATEMENTS

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2022**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 69,447
Cash and Investments - Restricted	47,314
Prepaid Insurance	3,165
Property Taxes Receivable	398,169
Total Assets	518,095
 DEFERRED OUTFLOWS OF RESOURCES	
Costs of Refunding, Net	56,692
Total Deferred Outflows of Resources	56,692
 LIABILITIES	
Accounts Payable	6,693
Accrued Interest Payable	5,512
Due to County	9,515
Noncurrent Liabilities:	
Due Within One Year	130,000
Due in More than One Year	1,950,000
Total Liabilities	2,101,720
 DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	398,169
Total Deferred Inflows of Resources	398,169
 NET POSITION	
Restricted for:	
Emergency Reserves	6,200
Debt Service	30,580
Unrestricted	(1,961,882)
Total Net Position	\$ (1,925,102)

See accompanying Notes to Financial Statements.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2022**

	Charges for Services	Program Revenues Operating Grants and Contributions	Capital Grants and Contributions	Net Revenue (Expenses) and Change in Net Position
FUNCTIONS/PROGRAMS	Expenses	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:				
Governmental Activities:				
General Government	\$ 210,059	\$ -	\$ -	\$ (210,059)
Interest and Related Costs on Long-Term Debt	84,636	-	-	(84,636)
	\$ 294,695	\$ -	\$ -	(294,695)
Total Governmental Activities				
GENERAL REVENUES				
Property Taxes				397,266
Specific Ownership Taxes				29,754
Net Investment Income				6,672
Total General Revenues				433,692
CHANGE IN NET POSITION				138,997
Net Position - Beginning of Year				(2,064,099)
NET POSITION - END OF YEAR				\$ (1,925,102)

See accompanying Notes to Financial Statements.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
DECEMBER 31, 2022**

	General	Debt Service	Total Governmental Fund
ASSETS			
Cash and Investments	\$ 69,447	\$ -	\$ 69,447
Cash and Investments - Restricted	6,200	41,114	47,314
Prepaid Insurance	3,165	-	3,165
Property Taxes Receivable	211,221	186,948	398,169
Total Assets	\$ 290,033	\$ 228,062	\$ 518,095
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 6,693	\$ -	\$ 6,693
Due to County	4,493	5,022	9,515
Total Liabilities	11,186	5,022	16,208
DEFERRED INFLOWS OF RESOURCES			
Property Tax Revenue	211,221	186,948	398,169
Total Deferred Inflows of Resources	211,221	186,948	398,169
FUND BALANCES			
Nonspendable:			
Prepaid Expenses	3,165	-	3,165
Restricted for:			
Emergencies (TABOR)	6,200	-	6,200
Debt Service	-	36,092	36,092
Unassigned:			
General Government	58,261	-	58,261
Total Fund Balances	67,626	36,092	103,718
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 290,033	\$ 228,062	

Amounts reported for governmental activities in the statement of net position are different because:

Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.

Costs of Refunding, Net	56,692
-------------------------	--------

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds Payable	(2,080,000)
Accrued Bond Interest	(5,512)

Net Position of Governmental Activities	\$ (1,925,102)
---	----------------

See accompanying Notes to Financial Statements.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2022**

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	\$ 187,589	\$ 209,677	\$ 397,266
Specific Ownership Tax	14,050	15,704	29,754
Net Investment Income	3,640	3,032	6,672
Total Revenues	205,279	228,413	433,692
EXPENDITURES			
Current:			
Accounting	21,001	-	21,001
Auditing	5,300	-	5,300
Banking fees	211	-	211
County Treasurer's Fee	2,810	3,141	5,951
Dues and Membership	450	-	450
District Management	8,304	-	8,304
Insurance and Bonds	3,048	-	3,048
Legal Services	6,499	-	6,499
Landscape Maintenance	160,000	-	160,000
Election expense	2,436	-	2,436
Debt Service:			
Bond Principal - Series 2020	-	125,000	125,000
Bond Interest - Series 2020	-	70,119	70,119
Paying Agent/Trustee Fees	-	400	400
Total Expenditures	210,059	198,660	408,719
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(4,780)	29,753	24,973
Fund Balances - Beginning of Year	72,406	6,339	78,745
FUND BALANCES - END OF YEAR	\$ 67,626	\$ 36,092	\$ 103,718

See accompanying Notes to Financial Statements.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
 RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
 IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
 YEAR ENDED DECEMBER 31, 2022**

Net Change in Fund Balances - Governmental Funds	\$	24,973
<p>Amounts reported for governmental activities in the statement of activities are different because:</p>		
<p>Long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds.</p>		
Principal payment		125,000
<p>Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.</p>		
Accrued Interest on Bonds - Change in Liability		331
Amortization of Cost of Refunding		(11,307)
		138,997
Change in Net Position of Governmental Activities	\$	138,997

See accompanying Notes to Financial Statements.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2022**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 188,013	\$ 188,013	\$ 187,589	\$ (424)
Specific Ownership Tax	13,161	13,161	14,050	889
Net Investment Income	197	197	3,640	3,443
Total Revenues	<u>201,371</u>	<u>201,371</u>	<u>205,279</u>	<u>3,908</u>
EXPENDITURES				
Accounting	20,000	20,000	21,001	(1,001)
Auditing	5,200	5,200	5,300	(100)
Banking Fees	-	-	211	(211)
Contingency	9,930	9,930	-	9,930
County Treasurer's Fee	2,820	2,820	2,810	10
Dues and Membership	550	550	450	100
District Management	7,500	7,500	8,304	(804)
Insurance and Bonds	3,500	3,500	3,048	452
Legal Services	7,500	7,500	6,499	1,001
Landscape Maintenance	150,000	160,000	160,000	-
Election Expense	2,000	2,000	2,436	(436)
Miscellaneous	1,000	1,000	-	1,000
Total Expenditures	<u>210,000</u>	<u>220,000</u>	<u>210,059</u>	<u>9,941</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(8,629)	(18,629)	(4,780)	13,849
Fund Balance - Beginning of Year	<u>77,369</u>	<u>77,369</u>	<u>72,406</u>	<u>(4,963)</u>
FUND BALANCE - END OF YEAR	<u>\$ 68,740</u>	<u>\$ 58,740</u>	<u>\$ 67,626</u>	<u>\$ 8,886</u>

See accompanying Notes to Financial Statements.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 1 DEFINITION OF REPORTING ENTITY

Country Club Village Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court for Adams County, Colorado on November 9, 2005, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under an amended and restated Service Plan approved by the City of Westminster. The District's service area is located in Adams County, Colorado. The District was established to provide for construction and financing for street, safety control, water, sanitation, storm drainage and park and recreation facilities and improvements.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and investment income. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of the governmental funds.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

In accordance with the State Budget Law, the District's board of directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year end. The District's board of directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District has amended its annual budget for the year ended December 31, 2022.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Property Taxes

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

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Cost of Bond Refunding

In the government-wide financial statements, the deferred cost of bond refunding is being amortized using the interest method over the life of the refunded debt. The amortization amount is a component of interest expense and the unamortized deferred cost is reflected as a deferred outflow of resources.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Inflow/Outflow of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *Costs of Refunding*, is deferred and recognized as an outflow of resources in the period that the amount is incurred.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue* is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

In the government-wide financial statements, fund equity is classified as net position. Net position may be classified into three components: net investment in capital assets, restricted and unrestricted. These classifications are defined as follows:

Net Investment in Capital Assets – this component of net position consists of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any debt that is attributable to the acquisition, construction or improvement of those assets. If there are significant unspent debt proceeds at year end, the portion of the debt attributable to the unspent proceeds is not included in this component.

Restricted – this component of net position consists of assets that are restricted for use as imposed by external parties such as creditors, grantors or contributors, or as imposed by laws or regulations of other governments, or as imposed through constitutional provisions or enabling legislation.

Unrestricted – the component of net position that does not meet the definitions above.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the board of directors. The constraint may be removed or changed only through formal action of the board of directors.

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the board of directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2022, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 69,447
Cash and Investments - Restricted	<u>47,314</u>
Total Cash and Investments	<u><u>\$ 116,761</u></u>

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Cash and investments as of December 31, 2022, consist of the following:

Deposits with Financial Institutions	\$ 16,244
Investments	100,517
Total Cash and Investments	<u>\$ 116,761</u>

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2022, the District's cash deposits had a bank balance and a carrying balance of \$16,244.

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk disclosure requirements or investment custodial credit risk requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the board of directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities and securities of the World Bank
- . Certain international agency securities
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

- . Commercial paper
- . Written repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

As of December 31, 2022, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	\$ 100,517

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operates similar to a money market fund, with each share valued at \$1.00. CSAFE CASH FUND may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for CSAFE’s portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE’s investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian’s internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net value using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 4 LONG-TERM OBLIGATIONS

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2022:

	Balance - December 31, 2021	Additions	Retirements	Balance - December 31, 2022	Due Within One Year
Governmental Activities: 2020 Notes from Direct Borrowings and Direct Placements	\$ 2,205,000	\$ -	\$ 125,000	\$ 2,080,000	\$ 130,000
Total Debt	<u>\$ 2,205,000</u>	<u>\$ -</u>	<u>\$ 125,000</u>	<u>\$ 2,080,000</u>	<u>\$ 130,000</u>

The details of the District's long-term obligations are as follows:

\$2,475,000 General Obligation Limited Tax Refunding Bonds, Series 2020, dated August 7, 2020, with interest of 3.18%. Interest is payable semiannually on June 1 and December 1, and principal payable annually on December 1. There is no reserve or surplus requirement on the 2020 Bonds. The 2020 Bonds are subject to optional redemption at any date prior to maturity, at the option of the District on December 1, 2027 and on any interest payment date thereafter, with a redemption premium of a percentage of the principal amount so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2027 and June 1, 2028	3.00%
December 1, 2028 and June 1, 2029	2.00
December 1, 2029 and June 1, 2030	1.00
December 1, 2030 and any Interest Payment Date thereafter	0.00

The Bonds are secured by and payable from the Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: 1) the Required Mill Levy, 2) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy, and 3) any other legally available monies which the District determines to be treated as Pledged Revenue. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable. The Required Mill Levy is not to exceed 50 mills, and is adjusted for changes in the ratio of actual value to assessed value of property within the District. As of December 31, 2022, the adjusted maximum mill levy is 50 mills.

In the government-wide statements, the District incurred a cost on bond refunding in the amount of \$165,482, which has been deferred and is being amortized over the life of the old debt.

The District's long-term obligations relating to the general obligation bonds will mature as follows:

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 130,000	\$ 66,144	\$ 196,144
2024	135,000	62,010	197,010
2025	140,000	57,717	197,717
2026	145,000	53,265	198,265
2027	150,000	48,654	198,654
2028-2032	825,000	168,540	993,540
2033-2035	555,000	35,616	590,616
Total	<u>\$ 2,080,000</u>	<u>\$ 491,946</u>	<u>\$ 2,571,946</u>

Authorized Debt

On November 1, 2005, a majority of the qualified electors of the District who voted in the election authorized the issuance of indebtedness in an amount not to exceed \$43,000,000 at an interest rate not to exceed 15% per annum. Remaining authorized but unissued debt at December 31, 2022, is as follows:

	<u>Authorized November 1, 2005 Election</u>	<u>Authorization Used, Series 2006 Bonds</u>	<u>Remaining at December 31, 2022</u>
Streets	\$ 7,000,000	\$ 2,204,400	\$ 4,795,600
Park and Recreation	7,000,000	-	7,000,000
Water Facilities	7,000,000	581,100	6,418,900
Sanitation Facilities	7,000,000	119,100	6,880,900
Safety Protection	7,000,000	95,400	6,904,600
Operations and Maintenance	1,000,000	-	1,000,000
Refunding of Debt	7,000,000	-	7,000,000
Total	<u>\$ 43,000,000</u>	<u>\$ 3,000,000</u>	<u>\$ 40,000,000</u>

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$3,000,000. The 2020 Refunding Bond transaction did not use any authorized but unused debt.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area. The issuance of any additional debt would require an amendment to the District's Service Plan.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 5 NET POSITION

The District has net position consisting of two components - restricted and unrestricted.

Restricted net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

Restricted Net Position:

Emergency Reserve	\$ 6,200
Debt Service	<u>30,580</u>
Total Restricted Net Position	<u><u>\$ 36,780</u></u>

The District has a deficit in unrestricted net position. The deficit is a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

NOTE 6 RELATED PARTY

A member of the board of directors is associated with the Primary Developer within the District, which is Country Club Village Enterprises, LLC, and may have conflicts of interest in dealing with the District. Members of the Board of Directors are also associated with a primary vendor of the District, which is Country Club Village Association, and may have conflicts of interest in dealing with the District. The District paid Country Club Village Association \$160,000 during 2022. As of December 31, 2022, there are no additional amounts owed.

NOTE 7 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, public officials' liability and workers compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 8 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations which apply to the state of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

In November 2005, the voters of the District authorized the issuance of \$43,000,000 (of which \$7,000,000 is for debt refunding) in debt and approved tax revenue annually to pay such debt. Additionally, the voters authorized taxes to be increased \$100,000 annually, for operations, maintenance, and other expenses without limitation of rate, and exempted all revenue, except property taxes, from TABOR limitations.

The District's management believes it is substantially in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

SUPPLEMENTARY INFORMATION

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2022**

	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES			
Property Taxes	\$ 210,150	\$ 209,677	\$ (473)
Specific Ownership Taxes	14,710	15,704	994
Net Investment Income	<u>22</u>	<u>3,032</u>	<u>3,010</u>
Total Revenues	<u>224,882</u>	<u>228,413</u>	<u>3,531</u>
EXPENDITURES			
County Treasurer's Fee	3,152	3,141	11
Bond Principal - Series 2020	125,000	125,000	-
Bond Interest - Series 2020	70,119	70,119	-
Paying Agent/Trustee Fees	1,500	400	1,100
Contingency	<u>1,729</u>	<u>-</u>	<u>1,729</u>
Total Expenditures	<u>201,500</u>	<u>198,660</u>	<u>2,840</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	23,382	29,753	6,371
Fund Balance - Beginning of Year	<u>9,372</u>	<u>6,339</u>	<u>(3,033)</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 32,754</u></u>	<u><u>\$ 36,092</u></u>	<u><u>\$ 3,338</u></u>

OTHER INFORMATION

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2022**

\$ 2,475,000 General Obligation Limited
Tax Refunding Bonds
Dated August 7, 2020
Interest Rate 3.18%
Principal Due Annually December 1
Interest Payable June 1 and December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 130,000	\$ 66,144	\$ 196,144
2024	135,000	62,010	197,010
2025	140,000	57,717	197,717
2026	145,000	53,265	198,265
2027	150,000	48,654	198,654
2028	155,000	43,884	198,884
2029	160,000	38,955	198,955
2030	165,000	33,867	198,867
2031	170,000	28,620	198,620
2032	175,000	23,214	198,214
2033	180,000	17,649	197,649
2034	185,000	11,925	196,925
2035	190,000	6,042	196,042
Total	<u>\$ 2,080,000</u>	<u>\$ 491,946</u>	<u>\$ 2,571,946</u>

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
 DECEMBER 31, 2022**

Year Ending December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied for		Total Property Taxes		Percent Collected to Levied
		General	Debt Service	Levied	Collected	
2018	\$ 6,512,090	18.678	31.322	\$ 325,605	\$ 323,019	99.21 %
2019	6,875,960	22.445	27.555	343,798	337,527	98.18
2020	8,529,590	26.375	23.625	356,480	349,446	98.03
2021	6,893,920	23.610	26.390	344,696	348,875	101.21
2022	7,963,250	23.610	26.390	398,163	397,266	99.77
Estimated for the Year Ending December 31,						
2023	\$ 7,963,380	26.524	23.476	\$ 398,169		

NOTE: Property taxes shown as collected in any one year include collection of delinquent property taxes or abatements of property taxes assessed in prior years. This presentation does not attempt to identify specific years of assessment.