

COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
8390 East Crescent Pkwy, Suite 300
Greenwood Village, CO 80111
(303) 779-5710
(303) 779-0348 (FAX)

June 14, 2022

Ms. Karen Creager
Special District Accountant
City of Westminster
4800 West 92nd Avenue
Westminster, CO 80031
mparker@cityofwestminster.us

Dear Ms. Creager,

RE: Country Club Village Metropolitan District Annual Report

The Country Club Village Metropolitan District (the "District") is required to file an annual report with the City of Westminster per the Service Plan as stated in section XVII "Annual Report":

"XVII. ANNUAL REPORT

On 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."

Enclosed, please find a copy of the 2022 Budget, 2021 Budget, and the 2021 Audit.

As you will see from the budgets and audit enclosed herewith, the District is done with construction. The District's major functions are now limited primarily to debt service and allocation of funds for common area maintenance.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Denise Denslow
Manager

cc: Jennifer Ivey, General Counsel

COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2022

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
SUMMARY
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

12/3/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ 35,824	\$ 26,815	\$ 86,741
REVENUES			
Property taxes	349,446	356,222	398,163
Specific ownership tax	31,298	35,206	27,871
Interest income	2,491	2,539	219
Bond Proceeds	2,475,000	-	-
Total revenues	<u>2,858,235</u>	<u>393,967</u>	<u>426,253</u>
TRANSFERS IN	<u>2,687</u>	-	-
Total funds available	<u>2,896,746</u>	<u>420,782</u>	<u>512,994</u>
EXPENDITURES			
General Fund	169,059	130,672	210,000
Debt Service Fund	2,698,185	203,369	201,500
Total expenditures	<u>2,867,244</u>	<u>334,041</u>	<u>411,500</u>
TRANSFERS OUT	<u>2,687</u>	-	-
Total expenditures and transfers out requiring appropriation	<u>2,869,931</u>	<u>334,041</u>	<u>411,500</u>
ENDING FUND BALANCES	<u>\$ 26,815</u>	<u>\$ 86,741</u>	<u>\$ 101,494</u>
EMERGENCY RESERVE	\$ 5,000	\$ 5,600	\$ 6,100
AVAILABLE FOR OPERATIONS	17,009	71,769	62,640
TOTAL RESERVE	<u>\$ 22,009</u>	<u>\$ 77,369</u>	<u>\$ 68,740</u>

No assurance provided. See summary of significant assumptions.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

12/3/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
ASSESSED VALUATION			
Commercial	\$ 7,678,890	\$ 6,237,540	\$ 7,634,960
State assessed	60	70	120
Vacant land	268,850	229,970	12,250
Personal property	581,790	426,340	315,920
Certified Assessed Value	\$ 8,529,590	\$ 6,893,920	\$ 7,963,250
MILL LEVY			
General	26.375	23.610	23.610
Debt Service	23.625	26.390	26.390
Total mill levy	50.000	50.000	50.000
PROPERTY TAXES			
General	\$ 224,968	\$ 162,765	\$ 188,013
Debt Service	201,512	181,931	210,150
Levied property taxes	426,480	344,696	398,163
Adjustments to actual/rounding	(80,148)	-	-
Refunds and abatements	3,114	11,527	-
Budgeted property taxes	\$ 349,446	\$ 356,223	\$ 398,163
BUDGETED PROPERTY TAXES			
General	\$ 151,904	\$ 168,208	\$ 188,013
Debt Service	197,542	188,014	210,150
	\$ 349,446	\$ 356,223	\$ 398,163

No assurance provided. See summary of significant assumptions.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
GENERAL FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

12/3/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 27,195	\$ 22,009	\$ 77,369
REVENUES			
Property taxes	151,904	168,208	188,013
Specific ownership tax	13,605	16,624	13,161
Interest income	1,051	1,200	197
Total revenues	<u>166,560</u>	<u>186,032</u>	<u>201,371</u>
Total funds available	<u>193,755</u>	<u>208,041</u>	<u>278,740</u>
EXPENDITURES			
General and administrative			
Accounting	29,950	17,000	20,000
Auditing	4,900	4,900	5,200
County Treasurer's fee	2,292	2,483	2,820
Dues and licenses	421	531	550
Insurance and bonds	2,910	3,258	3,500
District management	11,587	6,000	7,500
Legal services	4,953	6,000	7,500
Miscellaneous	650	500	1,000
Election expense	1,396	-	2,000
Contingency	-	-	9,930
Roads and Landscape Maintenance	110,000	90,000	150,000
Total expenditures	<u>169,059</u>	<u>130,672</u>	<u>210,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>2,687</u>	-	-
Total expenditures and transfers out requiring appropriation	<u>171,746</u>	<u>130,672</u>	<u>210,000</u>
ENDING FUND BALANCE	<u>\$ 22,009</u>	<u>\$ 77,369</u>	<u>\$ 68,740</u>
EMERGENCY RESERVE	\$ 5,000	\$ 5,600	\$ 6,100
AVAILABLE FOR OPERATIONS	17,009	71,769	62,640
TOTAL RESERVE	<u>\$ 22,009</u>	<u>\$ 77,369</u>	<u>\$ 68,740</u>

No assurance provided. See summary of significant assumptions.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
DEBT SERVICE FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

12/3/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 8,629	\$ 4,806	\$ 9,372
REVENUES			
Property taxes	197,542	188,014	210,150
Specific ownership tax	17,693	18,582	14,710
Interest income	1,440	1,339	22
Bond proceeds	2,475,000	-	-
Total revenues	<u>2,691,675</u>	<u>207,935</u>	<u>224,882</u>
TRANSFERS IN			
Transfers from other funds	<u>2,687</u>	-	-
Total funds available	<u>2,702,991</u>	<u>212,741</u>	<u>234,254</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	2,980	2,775	3,152
Paying agent fees	300	1,500	1,500
Contingency	-	-	1,729
Debt Service			
Bond interest - Series 2014	61,475	-	-
Bond interest - Series 2020	24,923	74,094	70,119
Bond principal - Series 2014	2,380,000	-	-
Bond principal - Series 2020	145,000	125,000	125,000
Bond issue costs	83,507	-	-
Total expenditures	<u>2,698,185</u>	<u>203,369</u>	<u>201,500</u>
Total expenditures and transfers out requiring appropriation	<u>2,698,185</u>	<u>203,369</u>	<u>201,500</u>
ENDING FUND BALANCE	<u>\$ 4,806</u>	<u>\$ 9,372</u>	<u>\$ 32,754</u>

No assurance provided. See summary of significant assumptions.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
2022 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
2022 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 0.1%.

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
2022 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

The method of calculating assessed valuation of residential assessment rates in the State of Colorado changed from 7.20% to 7.15% for property tax year 2019. 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 2022, 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>
2022	\$ 125,000	\$ 70,119	\$ 195,119
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	\$ 2,205,000	\$ 562,065	\$ 2,767,065

No assurance provided. See summary of significant assumptions.

COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2021

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
SUMMARY
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/5/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 38,722	\$ 35,824	\$ 31,647
REVENUES			
Property taxes	337,527	348,476	344,696
Specific ownership tax	27,793	28,600	24,129
Interest income	3,656	900	285
Bond Proceeds	-	2,475,000	-
Other revenue	-	-	2,000
Total revenues	<u>368,976</u>	<u>2,852,976</u>	<u>371,110</u>
Total funds available	<u>407,698</u>	<u>2,888,800</u>	<u>402,757</u>
EXPENDITURES			
General Fund	154,578	167,389	155,000
Debt Service Fund	217,296	2,689,764	204,500
Total expenditures	<u>371,874</u>	<u>2,857,153</u>	<u>359,500</u>
Total expenditures and transfers out requiring appropriation	<u>371,874</u>	<u>2,857,153</u>	<u>359,500</u>
ENDING FUND BALANCES	<u>\$ 35,824</u>	<u>\$ 31,647</u>	<u>\$ 43,257</u>
EMERGENCY RESERVE	\$ 5,000	\$ 5,000	\$ 5,300
AVAILABLE FOR OPERATIONS	22,195	18,352	37,466
TOTAL RESERVE	<u>\$ 27,195</u>	<u>\$ 23,352</u>	<u>\$ 42,766</u>

No assurance provided. See summary of significant assumptions.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/5/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
ASSESSED VALUATION			
Commercial	\$ 6,219,530	\$ 7,678,890	\$ 6,237,540
State assessed	60	60	70
Vacant land	146,190	268,850	229,970
Personal property	510,180	581,790	426,340
Certified Assessed Value	<u>\$ 6,875,960</u>	<u>\$ 8,529,590</u>	<u>\$ 6,893,920</u>
MILL LEVY			
General	22.445	26.375	23.610
Debt Service	27.555	23.625	26.390
Total mill levy	<u>50.000</u>	<u>50.000</u>	<u>50.000</u>
PROPERTY TAXES			
General	\$ 154,331	\$ 224,968	\$ 162,765
Debt Service	189,467	201,512	181,931
Levied property taxes	343,798	426,480	344,696
Adjustments to actual/rounding	(6,271)	(79,165)	-
Refunds and abatements	-	1,161	-
Budgeted property taxes	<u>\$ 337,527</u>	<u>\$ 348,476</u>	<u>\$ 344,696</u>
BUDGETED PROPERTY TAXES			
General	\$ 151,516	\$ 150,746	\$ 162,765
Debt Service	186,011	197,730	181,931
	<u>\$ 337,527</u>	<u>\$ 348,476</u>	<u>\$ 344,696</u>

No assurance provided. See summary of significant assumptions.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
GENERAL FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/5/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 16,623	\$ 27,195	\$ 23,352
REVENUES			
Property taxes	151,516	150,746	162,765
Specific ownership tax	12,476	12,400	11,394
Interest income	1,158	400	255
Total revenues	<u>165,150</u>	<u>163,546</u>	<u>174,414</u>
Total funds available	<u>181,773</u>	<u>190,741</u>	<u>197,766</u>
EXPENDITURES			
General and administrative			
Accounting	30,148	30,000	30,000
Auditing	4,725	4,900	5,000
County Treasurer's fee	2,277	2,261	2,441
Dues and licenses	403	422	500
Insurance and bonds	2,858	2,910	3,000
District management	6,742	9,000	9,000
Legal services	6,862	6,000	9,000
Miscellaneous	563	500	1,000
Election expense	-	1,396	-
Contingency	-	-	5,059
Roads and Landscape Maintenance	100,000	110,000	90,000
Total expenditures	<u>154,578</u>	<u>167,389</u>	<u>155,000</u>
Total expenditures and transfers out requiring appropriation	<u>154,578</u>	<u>167,389</u>	<u>155,000</u>
ENDING FUND BALANCE	<u>\$ 27,195</u>	<u>\$ 23,352</u>	<u>\$ 42,766</u>
EMERGENCY RESERVE	\$ 5,000	\$ 5,000	\$ 5,300
AVAILABLE FOR OPERATIONS	<u>22,195</u>	<u>18,352</u>	<u>37,466</u>
TOTAL RESERVE	<u>\$ 27,195</u>	<u>\$ 23,352</u>	<u>\$ 42,766</u>

No assurance provided. See summary of significant assumptions.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
DEBT SERVICE FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/5/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 22,099	\$ 8,629	\$ 8,295
REVENUES			
Property taxes	186,011	197,730	181,931
Specific ownership tax	15,317	16,200	12,735
Interest income	2,498	500	30
Other revenue	-	-	2,000
Bond proceeds	-	2,475,000	-
Total revenues	203,826	2,689,430	196,696
Total funds available	225,925	2,698,059	204,991
EXPENDITURES			
General and administrative			
County Treasurer's fee	2,796	2,966	2,729
Miscellaneous	-	100	150
Paying agent fees	-	300	1,500
Contingency	-	-	1,027
Debt Service			
Bond interest - Series 2014	94,500	61,475	-
Bond interest - Series 2020	-	24,923	74,094
Bond principal - Series 2014	120,000	2,380,000	-
Bond principal - Series 2020	-	145,000	125,000
Bond issue costs	-	75,000	-
Total expenditures	217,296	2,689,764	204,500
Total expenditures and transfers out requiring appropriation	217,296	2,689,764	204,500
ENDING FUND BALANCE	\$ 8,629	\$ 8,295	\$ 491

No assurance provided. See summary of significant assumptions.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
2021 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
2021 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 0.2%.

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
2021 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

The method of calculating assessed valuation of residential assessment rates in the State of Colorado changed from 7.20% to 7.15% for property tax year 2019. 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 2021, 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>
2021	\$ 125,000	\$ 74,094	\$ 199,094
2022	125,000	70,119	195,119
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	\$ 2,330,000	\$ 636,159	\$ 2,966,159

No assurance provided. See summary of significant assumptions.

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

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2021

**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, 2021, 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, 2021, 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.

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 Focus Partners, LLC

Greenwood Village, Colorado
March 7, 2022

BASIC FINANCIAL STATEMENTS

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2021**

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 68,180
Cash and Investments - Restricted	10,837
Receivable - County Treasurer	2,656
Prepaid Insurance	2,985
Property Taxes Receivable	<u>398,163</u>
Total Assets	<u>482,821</u>
DEFERRED OUTFLOWS OF RESOURCES	
Costs of Refunding, Net	<u>67,999</u>
Total Deferred Outflows of Resources	67,999
LIABILITIES	
Accounts Payable	5,913
Accrued Interest Payable	5,843
Noncurrent Liabilities:	
Due Within One Year	125,000
Due in More than One Year	<u>2,080,000</u>
Total Liabilities	<u>2,216,756</u>
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	<u>398,163</u>
Total Deferred Inflows of Resources	<u>398,163</u>
NET POSITION	
Restricted for:	
Emergency Reserves	5,500
Debt Service	496
Unrestricted	<u>(2,070,095)</u>
Total Net Position	<u><u>\$ (2,064,099)</u></u>

See accompanying Notes to Basic Financial Statements.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021**

	Program Revenues			Net Revenue (Expenses) and Change in Net Position	
FUNCTIONS/PROGRAMS	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	\$ 131,940	\$ -	\$ -	\$ -	\$ (131,940)
Interest and Related Costs on Long-Term Debt	88,935	-	-	-	(88,935)
Total Governmental Activities	\$ 220,875	\$ -	\$ -	\$ -	(220,875)
 GENERAL REVENUES					
Property Taxes					348,875
Specific Ownership Taxes					35,559
Net Investment Income					1,705
Total General Revenues					386,139
 CHANGE IN NET POSITION					165,264
Net Position - Beginning of Year					(2,229,363)
 NET POSITION - END OF YEAR					\$ (2,064,099)

See accompanying Notes to Basic Financial Statements.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2021**

ASSETS	General	Debt Service	Total Governmental Fund
Cash and Investments	\$ 68,180	\$ -	\$ 68,180
Cash and Investments - Restricted	5,500	5,337	10,837
Receivables from County Treasurer	1,254	1,402	2,656
Prepaid Insurance	2,985	-	2,985
Property Taxes Receivable	188,013	210,150	398,163
Total Assets	\$ 265,932	\$ 216,889	\$ 482,821
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 5,513	\$ 400	\$ 5,913
Total Liabilities	5,513	400	5,913
DEFERRED INFLOWS OF RESOURCES			
Property Tax Revenue	188,013	210,150	398,163
Total Deferred Inflows of Resources	188,013	210,150	398,163
FUND BALANCES			
Nonspendable:			
Prepaid Expenses	2,985	-	2,985
Restricted for:			
Emergencies (TABOR)	5,500	-	5,500
Debt Service	-	6,339	6,339
Assigned to:			
Subsequent Year's Expenditures	8,629	-	8,629
Unassigned:			
General Government	55,292	-	55,292
Total Fund Balances	72,406	6,339	78,745
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 265,932	\$ 216,889	

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

67,999

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

(2,205,000)

Accrued Bond Interest

(5,843)

Net Position of Governmental Activities

\$ (2,064,099)

See accompanying Notes to Basic Financial Statements.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2021**

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	\$ 164,739	\$ 184,136	\$ 348,875
Specific Ownership Tax	16,791	18,768	35,559
Net Investment Income	807	898	1,705
Total Revenues	182,337	203,802	386,139
EXPENDITURES			
Current:			
Accounting	17,132	-	17,132
Auditing	4,900	-	4,900
County Treasurer's Fee	2,483	2,775	5,258
Dues and Membership	531	-	531
District Management	7,001	-	7,001
Insurance and Bonds	3,278	-	3,278
Legal Services	6,270	-	6,270
Landscape Maintenance	90,000	-	90,000
Miscellaneous	345	-	345
Debt Service:			
Bond Principal - Series 2020	-	125,000	125,000
Bond Interest - Series 2020	-	74,094	74,094
Paying Agent/Trustee Fees	-	400	400
Total Expenditures	131,940	202,269	334,209
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	50,397	1,533	51,930
Fund Balances - Beginning of Year	22,009	4,806	26,815
FUND BALANCES - END OF YEAR	\$ 72,406	\$ 6,339	\$ 78,745

See accompanying Notes to Basic 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, 2021**

Net Change in Fund Balances - Governmental Funds	\$ 51,930
<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	332
Amortization of Cost of Refunding	(11,998)
	165,264
Change in Net Position of Governmental Activities	\$ 165,264

See accompanying Notes to Basic 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, 2021**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 162,765	\$ 164,739	\$ 1,974
Specific Ownership Tax	11,394	16,791	5,397
Net Investment Income	255	807	552
Total Revenues	<u>174,414</u>	<u>182,337</u>	<u>7,923</u>
EXPENDITURES			
Accounting	30,000	17,132	12,868
Auditing	5,000	4,900	100
Contingency	5,059	-	5,059
County Treasurer's Fee	2,441	2,483	(42)
Dues and Membership	500	531	(31)
District Management	9,000	7,001	1,999
Insurance and Bonds	3,000	3,278	(278)
Legal Services	9,000	6,270	2,730
Landscape Maintenance	90,000	90,000	-
Miscellaneous	1,000	345	655
Total Expenditures	<u>155,000</u>	<u>131,940</u>	<u>23,060</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	19,414	50,397	30,983
Fund Balance - Beginning of Year	<u>23,352</u>	<u>22,009</u>	<u>(1,343)</u>
FUND BALANCE - END OF YEAR	<u>\$ 42,766</u>	<u>\$ 72,406</u>	<u>\$ 29,640</u>

See accompanying Notes to Basic Financial Statements.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

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 BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

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 BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

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.

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 BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

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 BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

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.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2021, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$	68,180
Cash and Investments - Restricted		10,837
Total Cash and Investments	\$	<u>79,017</u>

Cash and investments as of December 31, 2021, consist of the following:

Deposits with Financial Institutions	\$	8,293
Investments		70,724
Total Cash and Investments	\$	<u>79,017</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, 2021, the District's cash deposits had a bank balance of \$15,743 and a carrying balance of \$8,293.

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.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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
- . 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, 2021, 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	\$ 70,724

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 is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper. 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 is rated AAAM by Standard & Poor's. 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 BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

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, 2021:

	Balance - December 31, 2020	Additions	Retirements	Balance - December 31, 2021	Due Within One Year
Governmental Activities: 2020 Notes from Direct Borrowings and Direct Placements	\$ 2,330,000	\$ -	\$ 125,000	\$ 2,205,000	\$ 125,000
Total Debt	<u>\$ 2,330,000</u>	<u>\$ -</u>	<u>\$ 125,000</u>	<u>\$ 2,205,000</u>	<u>\$ 125,000</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, 2021, 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.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

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

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 125,000	\$ 70,119	\$ 195,119
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
2027-2031	800,000	193,980	993,980
2032-2035	730,000	58,830	788,830
Total	<u>\$ 2,205,000</u>	<u>\$ 562,065</u>	<u>\$ 2,767,065</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, 2021, is as follows:

	<u>Authorized November 1, 2005 Election</u>	<u>Authorization Used, Series 2006 Bonds</u>	<u>Remaining at December 31, 2021</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 BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

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	\$	5,500
Debt Service		496
Total Restricted Net Position	<u>\$</u>	<u>5,996</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.

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 BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

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, 2021**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 181,931	\$ 184,136	\$ 2,205
Specific Ownership Taxes	12,735	18,768	6,033
Net Investment Income	30	898	868
Other Revenue	2,000	-	(2,000)
Total Revenues	<u>196,696</u>	<u>203,802</u>	<u>7,106</u>
EXPENDITURES			
County Treasurer's Fee	2,729	2,775	(46)
Bond Principal - Series 2020	125,000	125,000	-
Bond Interest - Series 2020	74,094	74,094	-
Paying Agent/Trustee Fees	1,500	400	1,100
Miscellaneous	150	-	150
Contingency	1,027	-	1,027
Total Expenditures	<u>204,500</u>	<u>202,269</u>	<u>2,231</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(7,804)	1,533	9,337
Fund Balance - Beginning of Year	<u>8,295</u>	<u>4,806</u>	<u>(3,489)</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 491</u></u>	<u><u>\$ 6,339</u></u>	<u><u>\$ 5,848</u></u>

OTHER INFORMATION

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2021**

\$ 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>
2022	\$ 125,000	\$ 70,119	\$ 195,119
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
	<u>\$ 2,205,000</u>	<u>\$ 562,065</u>	<u>\$ 2,767,065</u>

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
 DECEMBER 31, 2021**

Year Ended 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	
2017	\$ 5,961,680	16.678	33.322	\$ 298,084	\$ 295,633	99.18%
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
Estimated for the Year Ending December 31, 2022	\$ 7,963,250	23.610	26.390	\$ 398,163		

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.