

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

**FINANCIAL STATEMENTS AND**  
**SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2018**

**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

We have audited the accompanying 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, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

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

### **Auditor's Responsibility**

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

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

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

### **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Country Club Village Metropolitan District, as of December 31, 2018, and the respective changes in financial position thereof, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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**Fiscal Focus Partners, LLC**

## **Other Matters**

### *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 opinion on the basic financial statements is not affected by this missing information.

### *Other Information*

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 listed in the table of contents is presented for purposes of legal compliance and additional analysis and is not a required part of the basic financial statements. The supplementary 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*

Lakewood, Colorado  
March 8, 2019

## **BASIC FINANCIAL STATEMENTS**

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2018**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 17,962
Cash and Investments - Restricted	24,902
Receivable - County Treasurer	2,390
Prepaid Insurance	2,858
Property Taxes Receivable	343,798
Total Assets	391,910
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Costs of Refunding, Net	105,962
Total Deferred Outflows of Resources	105,962
<b>LIABILITIES</b>	
Accounts Payable	9,390
Accrued Interest Payable	7,875
Noncurrent Liabilities:	
Due Within One Year	120,000
Due in More than One Year	2,380,000
Total Liabilities	2,517,265
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	343,798
Total Deferred Inflows of Resources	343,798
<b>NET POSITION</b>	
Restricted for:	
Emergency Reserves	4,000
Debt Service	14,224
Unrestricted	(2,381,415)
Total Net Position	\$ (2,363,191)

See accompanying Notes to Basic Financial Statements.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2018**

<b>FUNCTIONS/PROGRAMS</b>	Expenses	Program Revenues			Net Revenue (Expenses) and Change in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Government Activities:					
General Government	\$ 153,386	\$ -	\$ -	\$ -	\$ (153,386)
Interest and Related Costs on Long-Term Debt	115,937	-	-	-	(115,937)
Total Governmental Activities	\$ 269,323	\$ -	\$ -	\$ -	(269,323)
<b>GENERAL REVENUES</b>					
Property Taxes					323,019
Specific Ownership Taxes					28,622
Net Investment Income					3,579
Total General Revenues					355,220
<b>CHANGE IN NET POSITION</b>					85,897
Net Position - Beginning of Year					(2,449,088)
<b>NET POSITION - END OF YEAR</b>					\$ (2,363,191)

See accompanying Notes to Basic Financial Statements.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2018**

	General	Debt Service	Total Governmental Fund
<b>ASSETS</b>			
Cash and Investments	\$ 17,962	\$ -	\$ 17,962
Cash and Investments - Restricted	4,000	20,902	24,902
Receivables from County Treasurer	893	1,497	2,390
Prepaid Insurance	2,858	-	2,858
Property Taxes Receivable	154,331	189,467	343,798
Total Assets	\$ 180,044	\$ 211,866	\$ 391,910
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts Payable	\$ 9,090	\$ 300	\$ 9,390
Total Liabilities	9,090	300	9,390
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Property Tax Revenue	154,331	189,467	343,798
Total Deferred Inflows of Resources	154,331	189,467	343,798
<b>FUND BALANCES</b>			
Nonspendable:			
Prepaid Expenses	2,858	-	2,858
Restricted for:			
Emergencies (TABOR)	4,000	-	4,000
Debt Service	-	22,099	22,099
Unassigned:			
General Government	9,765	-	9,765
Total Fund Balances	16,623	22,099	38,722
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 180,044	\$ 211,866	
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			105,962
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			(2,500,000)
Accrued Bond Interest			(7,875)
Net Position of Governmental Activities			\$ (2,363,191)

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, 2018**

	General	Debt Service	Total Governmental Funds
<b>REVENUES</b>			
Property Taxes	\$ 120,680	\$ 202,339	\$ 323,019
Specific Ownership Tax	10,693	17,929	28,622
Net Investment Income	1,120	2,459	3,579
Total Revenues	132,493	222,727	355,220
<b>EXPENDITURES</b>			
Current			
Accounting	28,622	-	28,622
Auditing	4,500	-	4,500
County Treasurer's Fee	1,812	3,039	4,851
Dues and Membership	368	-	368
District Management	8,151	-	8,151
Insurance and Bonds	2,986	-	2,986
Legal Services	5,473	-	5,473
Landscape Maintenance	100,000	-	100,000
Miscellaneous	212	-	212
Election expense	1,262	-	1,262
Debt Service			
Bond Principal	-	120,000	120,000
Interest Expense - Bonds	-	99,036	99,036
Paying Agent/Trustee Fees	-	300	300
Total Expenditures	153,386	222,375	375,761
<b>NET CHANGE IN FUND BALANCES</b>	(20,893)	352	(20,541)
Fund Balances - Beginning of Year	37,516	21,747	59,263
<b>FUND BALANCES - END OF YEAR</b>	\$ 16,623	\$ 22,099	\$ 38,722

See accompanying Notes to Basic Financial Statements.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2018**

Net Change in Fund Balances - Governmental Funds	\$ (20,541)
<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	120,000
<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	378
Amortization of Cost of Refunding	(13,940)
	85,897
Change in Net Position of Governmental Activities	\$ 85,897

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, 2018**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>				
Property Taxes	\$ 121,633	\$ 121,633	\$ 120,680	\$ (953)
Specific Ownership Tax	10,950	10,950	10,693	(257)
Net Investment Income	395	395	1,120	725
Total Revenues	<u>132,978</u>	<u>132,978</u>	<u>132,493</u>	<u>(485)</u>
<b>EXPENDITURES</b>				
Accounting	25,000	25,000	28,622	(3,622)
Auditing	4,500	4,500	4,500	-
Contingency	8,893	8,893	-	8,893
County Treasurer's Fee	1,824	1,824	1,812	12
Dues and Membership	500	500	368	132
District Management	8,000	8,000	8,151	(151)
Insurance and Bonds	2,800	2,800	2,986	(186)
Legal Services	8,000	8,000	5,473	2,527
Landscape Maintenance	35,000	100,000	100,000	-
Streets repairs and maintenance	25,000	-	-	-
Election expense	1,400	1,400	1,262	138
Miscellaneous	1,083	1,083	212	871
Total Expenditures	<u>122,000</u>	<u>162,000</u>	<u>153,386</u>	<u>8,614</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>				
	10,978	(29,022)	(20,893)	8,129
Fund Balance - Beginning of Year	<u>18,768</u>	<u>37,516</u>	<u>37,516</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 29,746</u>	<u>\$ 8,494</u>	<u>\$ 16,623</u>	<u>\$ 8,129</u>

See accompanying Notes to Basic Financial Statements.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**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, 2018**

**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 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, 2018**

**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, 2018.

**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 new bonds. 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, 2018**

**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, 2018**

**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, 2018**

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2018, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 17,962
Cash and Investments - Restricted	24,902
Total Cash and Investments	\$ 42,864

Cash and investments as of December 31, 2018, consist of the following:

Deposits with Financial Institutions	\$ 6,822
Investments	36,042
Total Cash and Investments	\$ 42,864

**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, 2018, the District's cash deposits had a bank balance of \$16,035 and a carrying balance of \$6,822.

**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, 2018**

**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, 2018, 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	<u>\$ 36,042</u>

**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, 2018**

**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, 2018:

	Balance - December 31, 2017	Additions	Retirements	Balance - December 31, 2018	Due Within One Year
Governmental Activities:					
G.O. Limited Tax Bonds Series 2014	\$ 2,620,000	\$ -	\$ 120,000	\$ 2,500,000	\$ 120,000
Total	<u>\$ 2,620,000</u>	<u>\$ -</u>	<u>\$ 120,000</u>	<u>\$ 2,500,000</u>	<u>\$ 120,000</u>

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

**\$2,950,000 General Obligation Limited Tax Refunding Bonds, Series 2014**, dated December 10, 2014, with interest 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 2014 Bonds. The 2014 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 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, 2018, the adjusted maximum mill levy is 50 mills. For collection year 2018, the District levied 31.322 mills, for general obligation debt.

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

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>
2019	\$ 120,000	\$ 94,500	\$ 214,500
2020	125,000	89,964	214,964
2021	130,000	85,239	215,239
2022	135,000	80,325	215,325
2023	140,000	75,222	215,222
2024-2028	795,000	291,816	1,086,816
2029	1,055,000	39,879	1,094,879
Total	<u>\$ 2,500,000</u>	<u>\$ 756,945</u>	<u>\$ 3,256,945</u>

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**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, 2018, is as follows:

	Authorized November 1, 2005 Election	Authorization Used, Series 2006 Bonds	Remaining at December 31, 2018
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	\$ 43,000,000	\$ 3,000,000	\$ 40,000,000

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$3,000,000. Required Mill Levy is discussed under Bonds. The 2014 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.

**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	\$ 4,000
Debt Service	14,224
Total Restricted Net Position	\$ 18,224

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.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**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.

**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.

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 8 TAX, SPENDING AND DEBT LIMITATIONS (CONTINUED)**

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, 2018**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 203,972	\$ 202,339	\$ (1,633)
Specific Ownership Taxes	18,360	17,929	(431)
Net Investment Income	240	2,459	2,219
Total Revenues	<u>222,572</u>	<u>222,727</u>	<u>155</u>
<b>EXPENDITURES</b>			
County Treasurer's Fee	3,060	3,039	21
Bond Principal	120,000	120,000	-
Interest Expense - Bonds	99,036	99,036	-
Paying Agent/Trustee Fees	1,500	300	1,200
Miscellaneous	150	-	150
Contingency	254	-	254
Total Expenditures	<u>224,000</u>	<u>222,375</u>	<u>1,625</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(1,428)	352	1,780
Fund Balance - Beginning of Year	<u>2,910</u>	<u>21,747</u>	<u>18,837</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 1,482</u>	<u>\$ 22,099</u>	<u>\$ 20,617</u>

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2018**

\$ 2,950,000 General Obligation Limited  
Tax Refunding Bonds  
Dated December 10, 2014  
Interest Rate 3.78%  
Principal Due December 1  
Interest Payable June 1 and December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 120,000	\$ 94,500	\$ 214,500
2020	125,000	89,964	214,964
2021	130,000	85,239	215,239
2022	135,000	80,325	215,325
2023	140,000	75,222	215,222
2024	145,000	69,930	214,930
2025	155,000	64,449	219,449
2026	160,000	58,590	218,590
2027	165,000	52,542	217,542
2028	170,000	46,305	216,305
2029	1,055,000	39,879	1,094,879
	<u>\$ 2,500,000</u>	<u>\$ 756,945</u>	<u>\$ 3,256,945</u>

**COUNTRY CLUB VILLAGE METROPOLITAN DISTRICT  
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
 DECEMBER 31, 2018**

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	
2014	\$ 6,098,140	9.500	35.500	\$ 274,416	\$ 261,306	95.2%
2015	5,785,660	13.059	36.941	289,283	280,869	97.1
2016	6,027,630	15.000	35.000	301,381	301,451	100.0
2017	5,961,680	16.678	33.322	298,084	295,633	99.2
2018	6,512,090	18.678	31.322	325,605	323,019	99.2
Estimated for the Year Ending December 31, 2019	\$ 6,875,960	22.445	27.555	\$ 343,798		

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.