

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	\$ 6,875,960	\$ 8,529,590	\$ 6,893,920
MILL LEVY			
General	22.445	26.375	23.610
Debt Service	27.555	23.625	26.390
Total mill levy	50.000	50.000	50.000
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	\$ 337,527	\$ 348,476	\$ 344,696
BUDGETED PROPERTY TAXES			
General	\$ 151,516	\$ 150,746	\$ 162,765
Debt Service	186,011	197,730	181,931
	\$ 337,527	\$ 348,476	\$ 344,696

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	<u>\$ 2,330,000</u>	<u>\$ 636,159</u>	<u>\$ 2,966,159</u>

No assurance provided. See summary of significant assumptions.