## Heather Ridge Metropolitan District Financial Statements

January 31, 2022

304 Inverness Way South, Suite 490, Englewood, CO 80112

(303) 689-0833

#### ACCOUNTANT'S COMPILATION REPORT

Board of Directors Heather Ridge Metropolitan District

Management is responsible for the accompanying financial statements of each major fund of Heather Ridge Metropolitan District, as of and for the period ended January 31, 2022, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual for the Governmental Funds, Enterprise Fund and account groups for the one month then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Statement of Cash Flow, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Heather Ridge Metropolitan District because we performed certain accounting services that impaired our independence.

February 16, 2022

Englewood, Colorado

Simmons Election P.C.

# Heather Ridge Metropolitan District Balance Sheet - Governmental Funds and Account Groups Governmental Funds January 31, 2022

	General <u>Fund</u>	Capita <b>l</b> <u>Fund</u>	Catastrophic <u>Fund</u>	Debt Service <u>Fund</u>	Enterprise <u>Fund</u>	Account <u>Groups</u>	Total <u>All Funds</u>
Assets							
Current assets Cash in checking Cash in US Bank Cash in COLOTRUST Cash in COLOTRUST-Catastrophic Petty Cash Accounts receivable - taxes Prepaid Expense Inventory Receivable - Misc Receivable - GCAT Receivable - rent	\$ 5,758 - 20,724 - - 6,390 2,923 - - - - 11,000	\$ - - - - - - - - - - - -	\$ - - - 607,452 - - - - - - -	\$ - - - - - - - - - - - - - - - - - -	\$ 130,000 184,789 448,913 - 2,450 - 250 17,091 - 58,739	\$ - - - - - - - - - -	\$ 135,758 184,789 858,512 607,452 2,450 14,322 3,173 17,091 - 58,739 11,000
Otherses	46,795		607,452	396,807	842,232	·	1,893,286
Other assets Improvements Amount available in debt service Amount to be provided for	-	- -	- -	- -	- -	3,146,317 396,807	3,146,317 396,807
retirement of debt						4,993,193	4,993,193
						8,536,317	8,536,317
	\$ 46,795	\$	<u>\$ 607,452</u>	\$ 396,807	<u>\$ 842,232</u>	\$ 8,536,317	<u>\$ 10,429,603</u>
Liabilities and Equity							
Current Liabilities Accounts payable Payable to Clubs Payable to Gift Cards Outstanding Premium Cards Sales Tax Payable	\$ 21,118 - - - -	\$ - - - -	\$ - - - -	\$ - - - -	\$ 13,259 3,572 8,583 30,115 (7,028)	\$ - - - -	\$ 34,377 3,572 8,583 30,115 (7,028)
Long Term Liabilities General obligation Bonds						5,390,000	5,390,000
Total Liabilities	21,118		- <del></del>		48,501	5,390,000	5,459,619
Fund Equity Investment in improvements					-	3,146,317	3,146,317
Fund balance	25,677		607,452	396,807	793,731		1,823,667
	25,677		607,452	396,807	793,731	3,146,317	4,969,984
	\$ 46,795 Heather Ridge Reconciliation of As of			\$ 396,807	\$ 842,232	\$ 8,536,317	\$ 10,429,603
Total Cash Petty cash	\$ 26,482	\$	- \$ 607,452 	\$ 388,875 -	\$ 763,702 2,450		
Accounts receivable taxes Inventory Receivable	6,390 - -		 	7,932 - -	- 17,091 58,739		
Receivable Rent Accounts Payable Payable to clubs Outstanding premium cards Payable to Gift Cards	11,000 (21,118) - -		  	- - -	(13,259) (3,572) (30,115)		
Sales tax payable Fund balance	\$ 25,677	<u>\$</u>	\$ 607,452	\$ 396,807	(8,583) 7,028 793,731		

## Heather Ridge Metropolitan District Statement of Revenues, Expenditures and Changes in Fund Balance Governmental Funds

### **Budget and Actual**

## For the 1 Month Ended January 31, 2022 General Fund

	00071	oodinants oo	Prior Year			
	Annual		Year to	Variance Favorable	Current	Year to
	<u>Budget</u>	<u>Actual</u>	<u>Date</u>	(Unfavorable)	Month	<u>Date</u>
Revenues	<u>Duager</u>	Actual	Date	(Omavorable)	<u>ivioriti i</u>	Date
Property taxes	\$ 338,908	\$ 4,786	\$ 4,786	\$ (334,122)	\$ 3,257	\$ 3,257
• •			•			
Specific ownership taxes	24,059	1,676	1,676	(22,383)	2,111	2,111
Misc Income	3,000	65	65	(2,935)	-	-
Rent Income	135,000	11,000	11,000	(124,000)	6,000	6,000
Other Income-Temp Easement	9,721	11,625	11,625	1,904	-	-
Interest income	5,000	66	66	(4,934)	18	18
	515,688	29,218	29,218	(486,470)	11,386	11,386
Expenditures						
Accounting	18,000	1,574	1,574	16,426	-	-
Audit	8,500	-	_	8,500	_	_
Legal	15,000	2,475	2,475	12,525	1,254	1,254
Insurance	13,000	10,687	10,687	2,313	10,473	10,473
Community Communication	47,000	3,875	3,875	43,125	3,875	3,875
Social function	3,000	3,073	3,073	3,000		3,073
		-	- 2 222		-	-
Consultant Fees/Mgmt Fees	22,000	3,322	3,322	18,678	3,322	3,322
Professional Fees	-	-	-	-	-	-
Miscellaneous	-	-	-	-	- 4 700	-
Building Repairs/Interior	30,000	1,652	1,652	28,348	4,720	4,720
Building Repairs/Exterior	60,000	-	-	60,000	-	-
Building Repairs/Roofing	-	-	-	-	-	-
Building - Utilities/Electric	35,000	2,229	2,229	32,771	2,321	2,321
Building - Utilities/Gas	18,000	2,546	2,546	15,454	1,878	1,878
Building - Utilities/Water/Sewer	24,000	1,291	1,291	22,709	1,077	1,077
Utilities/Telephone	12,000	1,070	1,070	10,930	1,051	1,051
Landscaping	30,000	8,603	8,603	21,397	724	724
Security	8,000	5,334	5,334	2,666	350	350
Meals & Entertainment	4,500	-	_	4,500	60	60
Computer/Internet	2,000	_	_	2,000	_	_
Dues & Subscriptions	2,000	202	202	1,798	198	198
Licenses/Permits/Fees	-			-	-	-
Office Supplies/Expense	1,000	70	70	930	57	57
Advertising	1,000	70	70	930	51	31
Treasurer's Fees	- - 001	- 72	- 72	- - 010	- 49	- 40
	5,084	12	12	5,012	49	49
Training/Education	-	-	-	-	-	-
Employee Relations	500	-	-	500	-	-
Janitorial Supplies	-	-	-	-	- 070	- 070
Trash Removal	12,000	562	562	11,438	873	873
Mileage/Travel/Lodging	800	14	14	786	136	136
Election	50,000	-	-	50,000	-	-
Contingency	-	-	-	-	-	-
Transfer to Other fund	156,711	107,308	107,308	49,403	-	-
Emergency reserve	12,642			12,642		
	590,737	152,886	152,886	437,851	32,418	32,418
Excess (deficiency) of revenues		.32,330	.52,550	.57,551	32,110	
over expenditures	(75,049)	(123,668)	(123,668)	(48,619)	(21,032)	(21,032)
Fund balance - beginning	75,049	149,345	149,345	74,296	63,704	63,704
Fund balance - ending	\$ -	\$ 25,677	\$ 25,677	\$ 25,677	\$ 42,672	\$ 42,672
salanes snang	<del></del>	= 20,017	= 20,0.7	<del>- 20,077</del>	<u> </u>	2,0,2

# Heather Ridge Metropolitan District Statement of Revenues, Expenditures and Changes in Fund Balance Governmental Funds Budget and Actual For the 1 Month Ended January 31, 2022 Capital Fund

		Variance		ariance	Prior Year								
	An	nual			Υ	ear to		Fa	vorable		Current	,	Year to
	Bu	dget		<u>Actual</u>		<u>Date</u>		(Unfa	avorable)		<u>Month</u>		<u>Date</u>
Revenues								-	<del></del>				
Miscellaneous Income	\$	-	\$	_	\$		_	\$	-	\$	_	\$	_
Interest income		_		_			_		_		36		36
							_						
		_		_		_			_		36		36
Expenditures							_						-
Capital Improvements		-		_		-			-		-		_
Golf Equipment		-		-		-			-		26,751		26,751
Cart Path Improvements		-		-		-			-		84,159		84,159
Landscape Enhancements		-		-		-			-		30,650		30,650
Clubhouse Improvements		-		-		-			-		-		-
Miscellaneous						-			-		-		
	·	-				-			-		141,560		141,560
Excess (deficiency) of revenues													
over expenditures		-		-		-			-		(141,524)		(141,524)
Fund balance - beginning		30,410					_		(30,410)		331,270		331,270
	_		_		_					_			
Fund balance - ending	\$	30,410	\$		<u>\$</u>		_	\$	(30,410)	<u>\$</u>	189,746	<u>\$</u>	189,746

# Heather Ridge Metropolitan District Statement of Revenues, Expenditures and Changes in Fund Balance Governmental Funds Budget and Actual

# For the 1 Month Ended January 31, 2022 Capital - Catastrophic Fund See Accountant's Compilation Report

							ariance	Prior	ar			
	Αı	nnual			,	Year to	Fa	vorable	(	Current	,	Year to
	<u>B</u> ı	<u>udget</u>	<u>Actual</u>			<u>Date</u>	(Uni	avorable)		<u>Month</u>		<u>Date</u>
Revenues												
Transfer from General Fund		156,711	\$	107,308	\$	107,308	\$	(49,403)	\$	-	\$	-
Transfer from Enterprise Fund		100,000		100,000		100,000		-		200,000		200,000
Interest income				12	_	12		12		18	_	18
				007.000				(40.004)		000 040		000.040
		256,711		207,320		207,320		(49,391)		200,018		200,018
Expenditures												
Catastrophic Expense		-		-		-		-		-		-
Miscellaneous			_		_							
					_							
Excess (deficiency) of revenues												
over expenditures	2	256,711		207,320		207,320		(49,391)		200,018		200,018
Fund balance - beginning		200,000		400,132		400,132		200,132		200,036		200,036
Fund balance - ending	\$ 4	456,711	\$	607,452	\$	607,452	\$	150,741	<u>\$</u>	400,054	\$	400,054

# Heather Ridge Metropolitan District Statement of Revenues, Expenditures and Changes in Fund Balance Governmental Funds Budget and Actual For the 1 Month Ended January 31, 2022 Debt Fund

				Variance	Prior Year			
	Annual		Year to	Favorable	Current	Year to		
	<u>Budget</u>	<u>Actual</u>	<u>Date</u>	(Unfavorable)	<u>Month</u>	<u>Date</u>		
Revenues								
Property taxes	\$ 420,714	\$ 5,941	\$ 5,941	\$ (414,773)	\$ 4,268	\$ 4,268		
Specific ownership taxes	29,441	2,081	2,081	(27,360)	2,766	2,766		
Interest income	1,500	3	3	(1,497)	5	5		
	451,655	8,025	8,025	(443,630)	7,039	7,039		
Expenditures								
Bond Principal '16	225,000	-	-	225,000	-	-		
Bond Interest '16	173,900	-	-	173,900	-	-		
Trustee Fees	5,000	-	-	5,000	-	-		
Treasurer Fees	6,311	89	89	6,222	64	64		
Contingency	5,007	-	-	5,007	-	-		
	415,218	89	89	415,129	64	64		
Excess (deficiency) of revenues								
over expenditures	36,437	7,936	7,936	(28,501)	6,975	6,975		
over experiences	00,407	7,000	7,000	(20,001)	0,070	0,070		
Fund balance - beginning	443,457	388,871	388,871	(54,586)	327,254	327,254		
. and balance beginning				(0.,000)				
Fund balance - ending	\$ 479,894	\$ 396,807	\$ 396,807	\$ (83,087)	\$ 334,229	\$ 334,229		

## Heather Ridge Metropolitan District Statement of Revenues, Expenditures and Changes in Fund Balance Budgetary Basis

#### Enterprise Funds Budget and Actual

### For the 1 Month Ended January 31, 2022 Enterprise Fund

			, ,	Variance	Prior Year			
	Annual	Current	Year to	Favorable	Current	Year to		
	<u>Budget</u>	<u>Month</u>	<u>Date</u>	(Unfavorable)	<u>Month</u>	<u>Date</u>		
Revenues								
Golf Course Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Golf Packages	20,750	2,600	2,600	(18,150)	20,900	20,900		
Cart Packages	-	-	-	-	-	-		
Men's Club Redeemed	1,000	-	-	(1,000)	-	-		
Premium Cards Redeemed	(10,000)	(125)	(125)	9,875	(645)	(645)		
Tournaments	-	-	-	-	-	-		
Cart Fees	248,000	1,193	1,193	(246,807)	7,340	7,340		
Green Fees	732,000	3,865	3,865	(728,135)	22,075	22,075		
Range ball fees	47,600	148	148	(47,452)	1,147	1,147		
Club Rentals	=	-	=	-	-	-		
Merchandise	46,350	189	189	(46,161)	1,340	1,340		
Miscellaneous Income	4,000	30	30	(3,970)	18	18		
Interest income		10	10	10	42	42		
	1,089,700	7,910	7,910	(1,081,790)	52,217	52,217		
Expenditures								
Transfer to Catastrophic Fund	100,000	100,000	100,000	-	200,000	200,000		
Golf Course operations	450,150	32,717	32,717	417,433	21,041	21,041		
Administration Expenses	34,300	2,037	2,037	32,263	6,584	6,584		
Grounds expense	487,550	29,531	29,531	458,019	22,453	22,453		
	1,072,000	164,285	164,285	907,715	250,078	250,078		
Excess (deficiency) of revenues								
over expenditures	17,700	(156,375)	(156,375)	(174,075)	(197,861)	(197,861)		
Fund balance - beginning	813,167	950,106	950,106	136,939	780,796	780,796		
Fund balance - ending	\$ 830,867	\$ 793,731	\$ 793,731	\$ (37,136)	\$ 582,935	\$ 582,935		

# Heather Ridge Metropolitan District Statement of Revenues, Expenditures and Changes in Fund Balance Budgetary Basis Governmental Funds Budget and Actual For the 1 Month Ended January 31, 2022 Enterprise Fund

						Va	riance		Prior Year				
		Annual		Current		Year to	Fa	vorable		Current	,	Year to	
		<u>Budget</u>		<u>Month</u>		<u>Date</u>	<u>(Unfa</u>	avorable)		<u>Month</u>		<u>Date</u>	
Golf Course operations													
Merchandise	\$	32,000	\$	(622)	\$	(622)	\$	32,622	\$	(1,338)	\$	(1,338)	
Professional Fees	*	-	۳	(022)	۳	(022)	Ψ	-	Ψ.	(1,000)	Ψ	(1,000)	
Tournament Expense		1,500		_		_		1,500		_		_	
Wages and benefits		200,000		10,641		10,641		189,359		4,562		4,562	
Advertising		2,000		-		-		2,000		-		-	
Credit Card Fees		23,000		1,408		1,408		21,592		136		136	
Meals and entertainment		750		· -		· -		750		_		_	
Club Rental Expense		1,000		-		_		1,000		_		_	
Driving range supplies		8,000		_		_		8,000		6		6	
Dues and subscriptions		300		_		_		300		_		_	
Employee relations		1,100		_		_		1,100		_		_	
GHIN expense		1,200		275		275		925		200		200	
Golf Cart Lease		83,000		5,031		5,031		77,969		4,884		4,884	
Golf Lessons		700		· -		_		700		_		-	
Golf Cart Repairs		5,000		-		-		5,000		_		-	
Janitorial expense		4,000		-		-		4,000		-		-	
Licenses/Permits/Fees		500		-		-		500		16		16	
Insurance		8,000		7,726		7,726		274		6,229		6,229	
Office Supplies/Expenses		2,500		-		-		2,500		310		310	
Operating Supplies		9,000		-		-		9,000		188		188	
Postage and Delivery		100		29		29		71		-		-	
Printing Stationary		-		-		-		-		-		-	
Repairs/Maintenance		7,000		2,634		2,634		4,366		1,038		1,038	
Training education		-		-		-		-		-		-	
Trash removal		-		-		-		-		-		-	
Utilities -electric		19,750		1,281		1,281		18,469		1,371		1,371	
Utilities -gas		5,900		780		780		5,120		632		632	
Utilities - water		6,600		323		323		6,277		268		268	
Utilities telephone		4,200		703		703		3,497		371		371	
Security		8,750		1,508		1,508		7,242		350		350	
Custodial Supplies		-		-		-		-		-		-	
District Management		13,200		1,000		1,000		12,200		1,000		1,000	
Travel/Mileage/Lodging		1,000		-		-		1,000		568		568	
Miscellaneous expense		100		_		-		100		_		-	
Building Maintenance	_		_							250		250	
Total Golf Course Operations	\$_	450,150	\$	32,717	\$	32,717	\$	417,433	\$	21,041	\$	21,041	

# Heather Ridge Metropolitan District Statement of Revenues, Expenditures and Changes in Fund Balance Budgetary Basis Governmental Funds Budget and Actual For the 1 Month Ended January 31, 2022 Enterprise Fund

						Variance			Prior Year			
	Д	nnual	Current		Year to	F	avorable		Current		Year to	
	<u>B</u>	<u>udget</u>	<u>Month</u>		<u>Date</u>	<u>(Ur</u>	<u>ıfavorable)</u>		<u>Month</u>		<u>Date</u>	
Administration Expenses												
Accounting	\$	10,500	\$ 817	\$	817	\$	9,683	\$	-	\$	_	
Legal		7,500	-		-		7,500		-		-	
Wages and Benefits		15,600	1,202		1,202		14,398		6,579		6,579	
Miscellaneous		700	 18	_	18		682	_	5		5	
Total Administrative expenses	\$	34,300	\$ 2,037	\$	2,037	\$	32,263	\$	6,584	\$	6,584	
Grounds												
Golf course amenities	\$	-	\$ -	\$	-	\$	-	\$	-	\$	_	
Wages and benefits		300,000	19,921		19,921		280,079		16,916		16,916	
Fuel Charges		13,000	-		-		13,000		-		-	
Dues and subscriptions		1,200	620		620		580		400		400	
Employee relations		200	-		-		200		-		-	
Advertising		150	-		-		150		-		-	
Utility - electric		58,000	974		974		57,026		1,311		1,311	
Utility - gas		1,200	205		205		995		172		172	
Utility - water/sewer		2,000	129		129		1,871		112		112	
Utility - telephone		2,900	360		360		2,540					
Trash Removal		6,700	324		324		6,376		590		590	
Operating Supplies		600	-		-		600		-		-	
Chemicals		5,000	-		-		5,000		-		-	
Equipment repairs/maintenance		14,500	4,226		4,226		10,274		359		359	
Equipment rental		500	-		-		500		-		-	
Fertilizer		10,000	400		400		10,000		-		-	
Golf course supplies		3,000	190		190		2,810		32		32	
Ground improvements		1,000	-		-		1,000		-		-	
Cart Paths, Sand Traps, Trees		12,000 2,000	-		-		12,000 2,000		-		-	
Seed, Sod Wells		2,000	-		_		2,000		-		-	
Licenses/Permits/Fees		100	-		-		100		-		-	
Irrigation repairs		5,000	2,418		2,418		2,582		1,207		1,207	
Amenities		1,000	2,410		2,410		1,000		1,207		1,207	
Sand, soil, gravel		4,500			_		4,500		_		_	
Sanitation rental		6,000	_		_		6,000		_		_	
Professional Fees		3,000	_		_		3,000		_		_	
Repairs/Maint/Shop		2,000	38		38		1,962		157		157	
Security		1,000	88		88		912		-		-	
Small tools and equipment		30,000	-		-		30,000		1,158		1,158	
Tires/batteries		-	_		_		-		-,,.55		-,	
Training/Education		500	_		_		500		_		_	
Travel/Mileage		500	38		38		462		39		39	
Total Grounds expense	\$	487,550	\$ 29,531	\$	29,531	\$	458,019	\$	22,453	\$	22,453	

HRMD Golf & Clubhouse P&L 2022 by Month

#### **Income / Expense Statement Summary** Actual \$ (000)

		2022 - YTD
Description	Jan	Feb Mar April May June July Aug Sept Oct Nov Dec YTD
Significant Operations Event	SNOW	
Golf Rounds	221	221
No Play Days - Weather	28	28
Play Days	3	3
Avg \$ Rev per Round/Start	35.79	35.79
Avg \$ Profit per Round/Start	(707.58)	(\$707.58)
Revenue - Golf	7.9	7.9
Expenses		†\$200k> Cat Fnd
Transfer to General Fund	100.0	100.0
Golf Course Operations	32.7	32.7
Administration	2.0	2.0
Grounds Operations	29.5	29.5
Total Expenses	164.3	164.3
P&L Excess / (Deficiency)	(156.4)	(156.4)
Key Expense Areas: Payroll		
Grounds Operations	19.9	19.9
Golf Course Operations	10.6	10.6
Administration	1.2	1.2
Total Payroll	31.8	31.8
% Payroll to Revenue	402%	402%
% Payroll to Expenses	19%	19%
Utilities		
Golf Ops & Pro Shop Grounds	3.1 1.7	
Clubhouse Top Floor	6.0	6.0
Utilities/Gen Fund Prtn	6.0	6.0
Clubbouse Maintone	noo/lmi	provements (Con Fund):
	nce/im	provements (Gen Fund):
1st Bldg Repair/Maintenance 2nd Bldg Repair/Maintenance	1.7	
<b>5</b> .		
<b>Capital Expenditures</b>	6	To Date
Grounds / Golf	141.6	142
Clubhouse	0.0	0
Golf Course	0.0	0
Restaurant - Noonan's	7.1	7
Total Cap Exp	148.7	149
	-t-	
District Fund Accour		
General Fund Catistrophic Fund - 10/2020	26 607	
Capital Fund	0	
Debit Service (Ends 12/39)	397	
Enterprise Fund	794	
TOTAL ALL FUNDS	1,824	
Total Funds less Dbt Svc Must always be > \$100		
Bond Bal (Payoff 12/2039)	5,605	
HR Foundation Bank	12.4	
III Touridation Dalik	14.7	

Mar April May June July Aug Sept Oct

Nov

Dec

YTD

Jan

Feb