Heather Ridge Metropolitan District Financial Statements

January 31, 2024

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, 2024, 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 26, 2024

Englewood, Colorado

Simmons Electraclar P.C.

Heather Ridge Metropolitan District Balance Sheet - Governmental Funds and Account Groups Governmental Funds January 31, 2024

				Januar	ry 31, 2	024								
								Debt						
	G	ieneral	C	apital	Catas	trophic	S	ervice		erprise		count		Total
A 4 -		<u>Fund</u>	ļ	F <u>und</u>	<u>Fı</u>	<u>ınd</u>		<u>Fund</u>	<u> </u>	und	<u>Gr</u>	oups	<u> </u>	All Funds
Assets Current assets														
Cash in checking	\$	15,837	\$	_	\$	_	\$	_	\$	500,000	\$	_	\$	515,837
Cash in US Bank	Ψ	-	Ψ	_	Ψ	_	Ψ	_		785,475	Ψ	_	Ψ	785,475
Cash in COLOTRUST		36,894		109			_	188,224		607,141		_		1,132,368
Cash in COLOTRUST-Catastrophi	1	-		-	1.01	13,279		-		-		_		1,013,279
Petty Cash		_		_	.,.	-		_		2,450		_		2,450
Accounts receivable - taxes		3,715		-		_		3,715		_		_		7,430
Prepaid Expense		250		_		-		-		250		_		500
Inventory		-		-		-		-		77,347		_		77,347
Receivable - GCAT		-		-		-		-		73,214		_		73,214
Receivable - rent		11,220		-				-						11,220
		67,916		109	1.01	13,279	_	491,939	2.	045,877		_		3,619,120
Other assets		01,010		100		10,210		101,000		0 10,011				0,010,120
Improvements		_		_		_		_		_	3 1	46,317		3,146,317
Amount available in debt service		_		_		_		_		_		91,939		491,939
Amount to be provided for		_		_				_		_		01,000		401,000
retirement of debt											4,4	38,061		4,438,061
											8,0	76,317		8,076,317
	\$	67,916	\$	109	\$1,01	13,279	\$ 4	491,939	\$ 2,	045,877	\$8,0	76,317	\$ 1	1,695,437
Liabilities and Equity														
Current Liabilities														
Accounts payable	\$	12,337	\$	-	\$	-	\$	-	\$	45,532	\$	_	\$	57,869
Payable to Clubs		-		-		-		-		6,666		-		6,666
Payable to Gift Cards		-		-		-		-		5,167		-		5,167
Outstanding Premium Cards		-		-		-		-		38,980		-		38,980
Sales Tax Payable										(9,060)				(9,060)
Long Term Liabilities														
General obligation Bonds											4,9	30,000		4,930,000
Total Liabilities		12,337		-		-		_		87,285	4,9	30,000		5,029,622
Fund Equity														
Investment in improvements		-		-				-		-	3,1	46,317		3,146,317
Fund balance		55,579		109	1,01	13,279		491,93 <u>9</u>	1,	958,592				3,519,498
		55,579		109	1,01	13,279	2	491,939	1,	958,592	3,1	46,317		6,665,815
	\$	67,916	\$	109	\$ 1.01	13,279	\$ 4	491,939	\$ 2	045,877	\$80	76,317	<u>\$ 1</u>	1,695,437
	Ψ	07,010	Ψ	100	Ψ 1,0	10,270	Ψ	101,000	Ψ 2,	0+0,011	Ψ 0,0	70,017	Ψ 1	1,000,401
		ather Ridge nciliation o	f Cas											
Total Cash	\$		ארו ות \$	109	\$ 1 N1	13,279	\$ /	188,224	\$ 1,	892,616				
Petty cash	Ψ	52,751	Ψ	103	ψ 1,0	-	Ψ -	-	Ψ1,	2,450				
Accounts receivable taxes		3,715		_		_		3,715		2,430				
Inventory		-		_		_		-		77,347				
Receivable		_		_		_		_		73,214				
Receivable Rent		11,220		_		_		_		- ,				
Accounts Payable		(12,337)		-		_		_		(45,532)				
Payable to clubs				-		_		_		(6,666)				
Outstanding premium cards		-		-		-		-		(38,980)				
Payable to Gift Cards		-		-		-		-		(5,167)				
Sales tax payable										9,060				
Fund balance	\$	<u>55,579</u>	\$	109	<u>\$ 1,01</u>	<u>13,279</u>	\$ 4	<u> 191,939</u>	<u>\$ 1,</u>	<u>958,592</u>				

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, 2024

General Fund

	00071		mpilation repo	Variance	Prior	Vear
	Annual		Year to	Favorable	Current	Year to
	<u>Budget</u>	<u>Actual</u>	<u>Date</u>	(Unfavorable)	Month	Date
Revenues	Daaget	<u>/ totaai</u>	<u> Date</u>	(Omavorable)	<u>ivioriur</u>	<u> Date</u>
Property taxes	\$ 376,136	\$ 1,622	\$ 1,622	\$ (374,514)	\$ 1,391	\$ 1,391
Specific ownership taxes	26,662	2,117	2,117	(24,545)	1,660	1,660
Misc Income	3,000	-	-, 117	(3,000)	-	1,000
Rent Income	134,400	11,440	11,440	(122,960)	11,000	11,000
Other Income-Temp Easement	9,721	-	-	(9,721)	-	11,000
Interest income	5,000	- 115	- 115	(4,885)	- 171	- 171
interest income						
	554,919	15,294	15,294	(539,625)	14,222	14,222
Expenditures	40.000	4 004	4 004	40.000		
Accounting	19,600	1,391	1,391	18,209	-	-
Audit	9,000	-	-	9,000	-	-
Legal	13,000	1,460	1,460	11,540	1,264	1,264
Insurance	12,500	11,475	11,475	1,025	11,747	11,747
Community Communication	44,000	4,256	4,256	39,744	4,151	4,151
Social function	3,000	-	=	3,000	-	-
Consultant Fees/Mgmt Fees	48,410	3,720	3,720	44,690	3,421	3,421
Professional Fees	20,000	273	273	19,727	-	-
Building Repairs/Interior	20,000	2,931	2,931	17,069	271	271
Building Repairs/Exterior	40,000	-	-	40,000	-	-
Building Repairs/Roofing	4,000	-	-	4,000	-	-
Building - Utilities/Electric	38,000	1,998	1,998	36,002	2,259	2,259
Building - Utilities/Gas	26,000	3,091	3,091	22,909	4,166	4,166
Building - Utilities/Water/Sewer	25,000	994	994	24,006	<u>-</u>	<u>-</u>
Utilities/Telephone	16,800	1,283	1,283	15,517	1,457	1,457
Landscaping	45,000	_	<i>,</i>	45,000	1,547	1,547
Security	11,500	347	347	11,153	345	345
Meals & Entertainment	2,100	-	-	2,100	_	-
Computer/Internet	2,100	_	_	2,100	_	_
Dues & Subscriptions	2,000	185	185	1,815	183	183
Licenses/Permits/Fees	-	-	-	-	-	-
Office Supplies/Expense	2,000	223	223	1,777	_	_
Treasurer's Fees	5,642	24	24	5,618	21	21
Employee Relations	400	24	24	400	21	21
Trash Removal	13,000	- 1,694	- 1,694	11,306	-	-
	1,000	71	71	929	-	-
Mileage/Travel/Lodging Election	1,000	-	7 1	929	- 941	- 941
Contingency	- 55,490	_	-	- 55,490	341	341
Transfer to Other fund	142,000	-	-	•	-	-
	•	-	-	142,000	-	-
Emergency reserve	12,722			12,722		
	634,264	35,416	35,416	598,848	31,773	31,773
Excess (deficiency) of revenues						
over expenditures	(79,345)	(20,122)	(20,122)	59,223	(17,551)	(17,551)
Fund balance - beginning	79,345	75,701	75,701	(3,644)	36,238	36,238
Fund balance - ending	<u> </u>	\$ 55,579	\$ 55,579	\$ 55,579	<u>\$ 18,687</u>	<u>\$ 18,687</u>

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, 2024

Capital Fund

							V	'ariance	Prior Year				
		nnual <u>udget</u>	<u>A</u>	ctual	`	Year to <u>Date</u>		avorable <u>favorable)</u>		Current <u>Month</u>		ear to <u>Date</u>	
Revenues Miscellaneous Income Interest income	\$	<u>-</u>	\$	<u>-</u>	\$	<u>-</u>	\$	<u>-</u>	\$	<u>-</u>	\$	<u>-</u>	
Expenditures Capital Improvements		_		_		_		_		_		_	
Golf Equipment		-		_		_		_		-		_	
Cart Path Improvements		-		-		-		-		-		-	
Landscape Enhancements		-		-		-		-		-		-	
Clubhouse Improvements Miscellaneous								<u>-</u>					
	-		-		_								
Excess (deficiency) of revenues over expenditures		-		-		-		-		-		-	
Fund balance - beginning		96		109		109		13		109		109	
Fund balance - ending	\$	96	\$	109	\$	109	\$	13	<u>\$</u>	109	\$	109	

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, 2024 Capital - Catastrophic Fund See Accountant's Compilation Report

				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						
Transfer from General Fund	\$ 142,000	\$ -		\$ (142,000)	\$ -	\$ -
Transfer from Enterprise Fund	100,000	-		(100,000)	-	-
Interest income	12,722	4,287	4,287	(8,435)	2,427	2,427
	254,722	4,287	4,287	(250,435)	2,427	2,427
Expenditures					<u> </u>	
Catastrophic Expense	_	_	_	_	_	_
Miscellaneous	_	_	_	_	_	_
	_	_	_	_	_	_
Excess (deficiency) of revenues						
over expenditures	254,722	4,287	4,287	(250,435)	2,427	2,427
over experialtares	254,722	4,207	4,207	(230,433)	2,421	2,421
Fund balance - beginning	791,879	1,008,992	1,008,992	217,113	667,429	667,429
. aa zaidilee zegiiiiiig	101,010	1,000,002	1,000,002	217,110		
Fund balance - ending	\$ 1,046,601	\$ 1,013,279	\$ 1,013,279	\$ (33,322)	\$ 669,856	\$ 669,856
i and balance offding	\$ 1,010,001	Ψ 1,010,270	Ψ 1,510,210	* (88,822)	* 330,000	\$ 550,000

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, 2024 Debt Fund

							Variance			Prior Year				
		Annual				Year to	F	avorable	(Current	,	Year to		
		<u>Budget</u>		<u>Actual</u>		<u>Date</u>	<u>(Uı</u>	<u>nfavorable)</u>		<u>Month</u>		<u>Date</u>		
Revenues														
Property taxes	\$	376,135	\$	1,623	\$	1,623	\$	(374,512)	\$	1,726	\$	1,726		
Specific ownership taxes		26,320		2,117		2,117		(24,203)		2,061		2,061		
Interest income		1,500	_	2,071	_	2,071		571		532	_	532		
		403,955		5,811		5,811		(398,144)		4,319		4,319		
Expenditures														
Bond Principal '16		240,000		-		-		240,000		-		-		
Bond Interest '16		157,950		-		-		157,950		-		-		
Trustee Fees		5,000		-		-		5,000		-		-		
Treasurer Fees		5,642		24		24		5,618		26		26		
Contingency	_	5,007	_	-	_	-		5,007		-		-		
		413,599		24		24		413,575		26		26		
Excess (deficiency) of revenues														
over expenditures		(9,644)		5,787		5,787		15,431		4,293		4,293		
Fund balance - beginning		472,119		486,152		486,152		14,033		433,100		433,100		
Fund balance - ending	<u>\$</u>	462,475	\$	491,939	\$	491,939	<u>\$</u>	29,464	\$	437,393	\$	437,393		

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, 2024 Enterprise Fund

	00071	occurriant 3 CC	Verience									
				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	14,750	14,750	(6,000)	5,500	5,500						
Men's Club Redeemed	1,000	494	494	(506)	-	-						
Premium Cards Redeemed	(10,000)	795	795	10,795	-	-						
Cart Fees	248,000	3,137	3,137	(244,863)	-	-						
Green Fees	732,000	23,529	23,529	(708,471)	-	-						
Range ball fees	47,600	776	776	(46,824)	-	-						
Merchandise	46,350	661	661	(45,689)	-	=						
Miscellaneous Income	4,000	18	18	(3,982)	-	-						
Interest income		3,586	3,586	3,586	3,733	3,733						
	1,089,700	47,746	47,746	(1,041,954)	9,233	9,233						
Expenditures												
Transfer to Catastrophic Fund	100,000	-	-	100,000	-	-						
Golf Course operations	592,750	140,602	140,602	452,148	19,095	19,095						
Administration Expenses	34,300	1,954	1,954	32,346	1,202	1,202						
Grounds expense	761,280	22,360	22,360	738,920	31,369	31,369						
	1,488,330	164,916	164,916	1,323,414	51,666	51,666						
Excess (deficiency) of revenues												
over expenditures	(398,630)	(117,170)	(117,170)	281,460	(42,433)	(42,433)						
Fund balance - beginning	1,830,169	2,075,762	2,075,762	245,593	1,314,056	1,314,056						
Fund balance - ending	\$ 1,431,539	\$ 1,958,592	\$ 1,958,592	\$ 527,053	\$ 1,271,623	\$ 1,271,623						

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, 2024 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>
Golf Course operations						
Merchandise	\$ 50,000	\$ (2,981)	\$ (2,981)	\$ 52,981	\$ (3,696)	\$ (3,696)
Tournament Expense	500	-	-	500	-	-
Wages and benefits	270,000	11,116	11,116	258,884	7,822	7,822
Advertising	500	-	-	500	-	-
Credit Card Fees	50,000	-	-	50,000	742	742
Meals and entertainment	750	84	84	666	-	-
Club Rental Expense	1,000	-	-	1,000	-	-
Computer and internet expenses	3,000	-	-	3,000	-	-
Driving range supplies	5,000	41	41	4,959	-	-
Dues and subscriptions	300	150	150	150	-	-
Employee relations	1,100	-	-	1,100	-	-
GHIN expense	1,200	200	200	1,000	-	-
Golf Cart Lease	92,000	5,316	5,316	86,684	-	-
Golf Cart Repairs	7,500	1,494	1,494	6,006	-	-
Janitorial expense	15,000	-	-	15,000	-	-
Licenses/Permits/Fees	500	-	-	500	-	-
Insurance	12,000	8,151	8,151	3,849	9,730	9,730
Office Supplies/Expenses	3,500	257	257	3,243	-	=
Operating Supplies	7,000	300	300	6,700	-	-
Postage and Delivery	100	20	20	80	-	-
Printing Stationary	-	350	350	(350)	-	-
Repairs/Maintenance	4,000	-	-	4,000	-	-
Utilities -electric	25,000	1,130	1,130	23,870	1,386	1,386
Utilities -gas	11,000	1,049	1,049	9,951	1,581	1,581
Utilities - water	7,000	248	248	6,752	-	-
Utilities telephone	5,000	-	-	5,000	183	183
Security	6,000	347	347	5,653	347	347
District Management	13,200	1,000	1,000	12,200	1,000	1,000
District Management-Ins	-	112,330	112,330	(112,330)	-	-
Travel/Mileage/Lodging	500	-	-	500	-	-
Miscellaneous expense	100	-	-	100	-	-
Building Maintenance		 <u> </u>				
Total Golf Course Operations	\$ 592,750	\$ 140,602	\$ 140,602	\$ 452,148	\$ 19,095	\$ 19,095

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, 2024 Enterprise Fund

							\	/ariance		Prior	Ye	ar
		Annual		Current		Year to	F	avorable		Current		Year to
		<u>Budget</u>		<u>Month</u>		<u>Date</u>	<u>(Ur</u>	<u>favorable)</u>		<u>Month</u>		<u>Date</u>
Administration Expenses												
Accounting	\$	10,500	\$	739	\$	739	\$	9,761	\$	_	\$	-
Legal		7,500		-		-		7,500		-		-
Wages and Benefits		15,600		1,206		1,206		14,394		1,197		1,197
Miscellaneous		700		9		9		691		5		5
Total Administrative expenses	<u>\$</u>	34,300	<u>\$</u>	1,954	<u>\$</u>	1,954	\$	32,346	<u>\$</u>	1,202	<u>\$</u>	1,202
Grounds												
Golf course amenities	\$	_	\$	_	\$	_	\$	_	\$	_	\$	_
Wages and benefits	Ψ	375,000	Ψ	15,606	Ψ	15,606	*	359,394	Ψ	20,968	Ψ	20,968
Fuel Charges		17,000				-		17,000		2,064		2,064
Dues and subscriptions		1,200		635		635		565		430		430
Employee relations		200		-		-		200		-		-
Advertising		150		_		_		150		_		_
Utility - electric		85,000		1,118		1,118		83,882		1,180		1,180
Utility - gas		2,000		212		212		1,788		295		295
Utility - water/sewer		1,600		93		93		1,507				-
Utility - telephone		2,400		197		197		2,203		218		218
Trash Removal		4,400		472		472		3,928		1,882		1,882
Operating/Shop Supplies		2,500		509		509		1,991		118		118
Chemicals		2,500		-		_		2,500		_		_
Equipment repairs/maintenance		18,000		1,042		1,042		16,958		1,931		1,931
Equipment rental		500		-		-		500		-		_
Fertilizer		13,000		_		_		13,000		_		_
Golf course supplies		5,000		36		36		4,964		549		549
Cart Paths, Sand Traps, Trees		125,000		_		_		125,000		1,200		1,200
Seed, Sod		2,000		_		_		2,000		, -		, -
Wells/Ponds		5,000		_		_		5,000		_		_
Licenses/Permits/Fees		130		_		_		130		_		_
Irrigation repairs		6,000		_		-		6,000		-		_
Amenities		1,000		_		_		1,000		-		-
Sand, soil, gravel		4,500		-		-		4,500		-		-
Sanitation rental		6,000		_		_		6,000		-		-
Professional Fees		3,000		_		_		3,000		-		-
Repairs/Maint/Shop		35,000		2,334		2,334		32,666		376		376
Security		1,200		93		93		1,107		93		93
Small tools and equipment		40,000		-		-		40,000		-		-
Training/Education		1,000		-		-		1,000		-		-
Travel/Mileage		1,000		13		13		987		65		65
Total Grounds expense	\$	761,280	\$	22,360	\$	22,360	\$	738,920	\$	31,369	\$	31,369

HRMD Golf & Clubhouse P&L 2024 by Month

Income / Expense Statement Summary

YTD Summary

2024 - YTD Actual \$ (000)

				20	24 - Y	TD_{Ac}	tual \$ (00	00)					
Description	Jan	Feb	Mar	April			July		Sept	Oct	Nov	Dec	YTD
Significant Operations Event	SNOW	SNOW		=/									
Golf Rounds	473												473
No Play Days - Weather	27												27
Play Days	4												4.00
Avg \$ Rev per Round Start													100.94
Avg \$ Profit per Round Start	(248)												ERR
Revenue - Golf	47.7												47.7
Expenses													
Transfer to General Fund													
Golf Course Operations	140.6												140.6
Administration	2.0												2.0
Grounds Operations	22.4												22.4
Total Expenses	164.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	164.9
-													
P&L Excess / (Deficiency)	(117.2)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	(117.2
Payroll													
Ground Operations	15.6												15.6
Golf Course Operations	11.1												11.1
Administration	1.2												1.2
Total Payroll	27.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	27.9
•	58%												58%
% Payroll to Revenue % Payroll to Expenses	17%												17%
	17.70												117
Utilities													
Golf Ops & Pro Shop	2.4												0.0
Grounds	1.6												0.0
Clubhouse Top Floor	7.4												0.0
Utilities/Gen Fund Prtn	7.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Clubhouse Maintena	nco/lmr	arovon	nonte	(Can E	iund\:								
1st Blig Repair/Maintenance	nce/imp	Jioveii	ileniis	(Gen F	uliuj.								0.0
2nd Blig Repair/Maintenance	2.9												0.0
Capital Expenditures	;												To Date
Grounds / Golf													0
Clubhouse													0
Golf Course													0
Restaurant - Noonan's	•												0
Total Cap Exp	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0
•		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
District Fund Accour													
General Fund	56												
Catistrophic Fund - 10/2020	1,013											***************************************	
Capital Fund	0												
Debit Service (Ends 12/39)	492												
Enterprise Fund	1,959												_
		0	0	0	0	0	0	0	0	0	0	0	
TOTAL ALL FLINDS	3.519			U	v	v	U	v	J	J	J	U	
TOTAL ALL FUNDS Total Funds less Debit Syc	3,519			_	_	_	_	_		_	_		
	3,519 3,028	0	0	0	0	0	0	0	0	0	0	0	
Total Funds less Debit Svc				0	0	0	0	0	0	0	0	0	
Total Funds less Debit Svc Must always be > \$100k	3,028			0	0	0	0	0	0	0	0	0	