

Cordillera Valley Club Metropolitan District

MEMORANDUM

TO: Board of Directors of Cordillera Valley Club Metropolitan District
FROM: Cheri Curtis
DATE: November 10, 2010

This memorandum shall serve as Notice of the Regular Meeting of the Board of Directors of Cordillera Valley Club Metropolitan District, which will be held:

November 15, 2011
2:00 p.m.
Cordillera Administration Building
408 Carterville Road,
Edwards, Eagle County, Colorado

The agenda for the meeting is attached. If you will be unable to attend this meeting, or will be attending the meeting by phone, please let me know as soon as possible. The conference call dial-in number is 800-747-5150 and the access code is 9266060.

Distribution:

<u>CVCMD</u>	<u>Term</u>	<u>Officer Position</u>	<u>Committee Assignment</u>
Rick Pirog	05/12	President	
Barry Gassman*	05/12	VP/Asst. Secretary	
John O'Brien	05/14	VP/Asst. Secretary	Safety & Operations
Emilie Egan	05/12	VP/Asst. Secretary	Finance & Administration
Chris Hynes**	05/12	Secretary/Treasurer	

Other Participants

Matt Dalton, Esq.
Ken Marchetti, CPA
Todd DeJong
Dan Carlson

*Barry Gassman was appointed in October 2010 until the May 2012 election. There will be two years remaining of the four-year term that ends in 2014.

**Chris Hynes was appointed in May 17, 2011 until the May 2012 election. There will be two years remaining of the four-year term that ends in 2014.

CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT

NOTICE IS HERBY GIVEN that a meeting of the Board of Directors of Cordillera Valley Club Metropolitan District will be held at the Cordillera Administration Building, 408 Carterville Road, Edwards, Eagle County Colorado on Tuesday, November 15, 2011 beginning at 2:00 p.m., local time, for the following purposes and other matters that may come before the Board.

CVC Metro District Agenda November 15, 2011

- | | |
|--|------|
| 1) Call to Order/Declaration of Quorum/Director Qualifications | 2:00 |
| 2) Consideration of Agenda | |
| 3) Upcoming Meeting Dates (Info only – no formal action necessary) | |
| 4) Minutes | 2:05 |
| a) CVCMD Regular Meeting – October 18, 2011 | |
| 5) Metro District Business | 2:15 |
| a) Insurance – Increase limits? | |
| b) Management Contracts | |
| c) Funding Agreement Between CVCMD and CVCPOA | |
| d) Other Business | |
| 6) Financial Report (Marchetti) | 2:30 |
| a) Accounts Payable MD | |
| b) 2012 Budget Hearing and Adoption | |
| c) 2012 Amended Budget Hearing and Adoption | |
| d) October 31, 2011 Financial Statements | |
| 7) Staff Reports | |
| a) Public Safety Report (Egizi) | 3:00 |
| b) Operations Report (Carlson) | 3:10 |
| 8) Public Input – Metro District Matters | 3:20 |
| 9) Adjournment | 3:30 |

**CORDILLERA VALLEY CLUB
METROPOLITAN DISTRICT
AND PROPERTY OWNERS ASSOCIATION
2011/2012 Meeting Schedule**

The Regular Meetings will be held on the 3rd Tuesday of every month at the Cordillera Metropolitan District
Administrative Offices, 408 Carterville Road, Edwards, CO

The Metropolitan District will meet at 2:00 p.m. unless otherwise notified

The Property Owners Association will meet at 3:30 p.m. unless otherwise notified

Month	Meeting	Date
November	Regular Meeting (3rd Tuesday)	November 15, 2011
December	Regular Meeting (3rd Tuesday)	December 20, 2011
December	POA December Member Meeting (9:00 a.m.)	December 27, 2011
January	Regular Meeting (3rd Tuesday)	January 17, 2012
February	Regular Meeting (3rd Tuesday)	February 21, 2012
March	Regular Meeting (3rd Tuesday)	March 20, 2012
April	Regular Meeting (3rd Tuesday)	April 17, 2012
May	Regular Meeting (3rd Tuesday)	May 15, 2012
June	Regular Meeting (3rd Tuesday)	June 19, 2012
July	POA July Member Meeting (Proposed Cancel)	July 10, 2012
July	Regular Meeting (3rd Tuesday)	July 17, 2012
August	Regular Meeting (3rd Tuesday)	August 21, 2012
September	Regular Meeting (3rd Tuesday)	September 18, 2011
October	Regular Meeting (3rd Tuesday)	October 16, 2011

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 Indicates Holiday

 Indicates Meeting

RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors of Cordillera Valley Club Metropolitan District October 18, 2011

A Regular Meeting of the Board of Directors of the Cordillera Valley Club Metropolitan District, Eagle County, Colorado, was held October 18, 2011 at 2:00 p.m., at the Cordillera Metropolitan District Administrative Offices conference room, located at 0408 Carterville Road, Edwards, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance

The following Directors were present and acting:

- Chris Hynes
- Rick Pirog
- Emilie Egan (By Telephone)

The following Directors were absent and excused:

- John O'Brien
- Barry Gassman

Also in attendance were:

- Operations
Dan Carlson
- Robertson & Marchetti, P.C.
Ken Marchetti & Cheri Curtis
- Others
Mark Carlson, T. Charles Wilson Insurance Agency
Peter Kyle

Call to Order

The Regular Meeting of the Board of Directors of Cordillera Valley Club Metropolitan District was called to order by Director Pirog, noting a quorum was present.

Agenda

Mark Carlson with T. Charles Wilson was present to review the District's insurance with the Board. The Board agreed to hear the presentation later in the meeting, with the possibility that Barry Gassman would join the meeting via telephone.

Future Meetings

The Board reviewed the future meeting schedule. The next meeting is scheduled for November 15, 2011. The POA Annual meeting is tentatively scheduled for December 27, 2011.

RECORD OF PROCEEDINGS

CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT October 18, 2011 Meeting Minutes

Conference Call The log of public participation for those participating in the meeting in person and by phone is as follows:

Public Participation Log

Meeting Date	In Person	By Phone
01/18/11	7	3
02/15/11	4	1
03/15/11	10	1
04/19/11	7	0
05/27/11	3	0
06/21/11	5	0
07/19/11	2	0
08/16/11	7	0
09/20/11	0	0
10/18/11	0	0

Minutes The Board reviewed the meeting minutes of the September 20, 2011 meeting. Upon motion duly made and seconded it was

RESOLVED to approve the meeting minutes of the September 20, 2011 Regular Meeting as presented. Directors Hynes, Egan, and Pirog voted in favor of the resolution.

Accounts Payable The Board reviewed the accounts payable list. Upon motion duly made and seconded it was unanimously

RESOLVED to approve payment of the invoices on the accounts payable list as presented. Directors, Hynes, Egan, and Pirog voted in favor of the resolution.

2012 Budget Hearing

It was noted that meeting had been published as the public hearing on the proposed 2012 budget. The meeting was opened to public input and upon hearing no public input the public session was continued to November 15, 2011. The Board reviewed the 2012 budget.

Long Rang Plan Mr. Marchetti presented the long range financial plan for the District, including 2010 actual, 2011 forecast, 2012 preliminary budget and a

RECORD OF PROCEEDINGS

CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT October 18, 2011 Meeting Minutes

forecast from 2013 to 2023. The long range plans indicate the assessed value may remain steady, although it could possibly be reduced further in the next reassessment cycle in 2013 which will impact the district's 2014 budget. The District has voter approval to levy a 25 mill operating mill levy that is projected to remain consistent through 2023. The plan shows the District levying a small debt service mill levy (under two mills) through 2015. The landscaping costs have been moved into the POA budget and the plan shows the District funding 100% of security and road costs. The operations contractor is included in the District budget, although a portion of Mr. Carlson's time will be spent managing landscaping contractors. The operations contract could be split between the District and the Association at the discretion of the Boards.

The District's service plan has a provision that indicates that a 1% Real Estate Transfer Assessment will be assessed and collected by the POA and transferred to the District. However, this provision has never been documented in a funding agreement between the POA and Metro District. The agreement between the District and the POA regarding covenant obligations and support services was executed in 2005 and with the recent changes the Board agreed there should be a new agreement executed by both entities addressing these issues.

The long rang plan indicates that in 2021 the District will need additional funds for capital projects. The District has the ability to issue up to \$800,000 in bonds without seeking further voter approval. Mr. Marchetti will distribute the District's bond documents to Board members for their review.

The Board discussed the potential that the POA has the ability collect future RETA revenues as the market recovers which may be available for future capital projects. It was agreed a joint budgeting meeting between Directors Pirog and Gassman and Messer Benedickt and Greenfeder from the POA would be helpful.

Mr. Marchetti has not included an amount in the long range plan for the replacement of signage or lighting. Director Hynes indicated less signage could be better for the District. There are no capital expenditures budgeted for 2012.

RECORD OF PROCEEDINGS

CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT October 18, 2011 Meeting Minutes

Financial Report

Mr. Marchetti presented the September 30, 2011 financial report. The financial statements indicate the District will have sufficient cash reserves for the remainder of 2011 and first quarter of 2012 until the 2012 tax collections are received.

Operations

Mr. Carlson was able to remove the fence adjacent to the maintenance facility for \$60 by advertising the wood as free firewood.

The asphalt patch was completed on Wilmor Drive. Mr. Carlson is continuing to have valves repaired to avoid snowplowing issues in the future.

Director Pirog questioned the condition of the shoulders in specific areas. The Board discussed the ability and the need to make the repairs this fall. Mr. Marchetti stated \$3,800 is still available in the budget for road repairs. Director Hynes questioned whether it would be better to make the shoulder repairs this fall as opposed to the spring of 2012. Mr. Carlson indicated the timing of the shoulder repairs would not matter. The Board directed Mr. Carlson get a bid for shoulder repairs on Beard Creek Trail. Upon motion duly made and seconded it was it was unanimously

RESOLVED to authorize up to \$2,000 to repair the shoulder erosion on Beard Creek Trail.

Insurance

Mark Carlson with T. Charles Wilson was present to discuss the District's insurance. Mr. Carlson has reviewed the District's policy and indicated the District has standard coverage. The Board is covered with a Directors and Officers policy with \$1 million coverage per occurrence. The SDA Pool Insurance does not cover fraud and willful dishonesty. This coverage level could easily be increased if desired by the Board. If the Board wanted to increase their liability to \$2 million dollars, the additional cost would be approximately \$371 annually. The Board agreed to discuss insurance at a future meeting when Director Gassman was in attendance.

Public Input

There was no public input.

Adjournment

There being no further business to come before the Board at this time, upon motion duly made and seconded, it was unanimously

RECORD OF PROCEEDINGS

CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT
October 18, 2011 Meeting Minutes

RESOLVED to adjourn the meeting of the Cordillera Valley Club Metropolitan District Board of Directors this 18th day of October, 2011.

Respectfully submitted,

Cheri Curtis
Secretary for the Meeting

SUBJECT TO APPROVAL



Excess Liability Options By Limit

This report demonstrates what it would cost your district to increase coverage from your current level of excess liability to higher coverage level(s). For questions please call Noel, Joyce, or Sandy at 1-888-313-7322.

District: *Cordillera Valley Club Metropolitan District*

Policy#: 25C60225-982

<u>Excess Limit</u>	<u>Annual Excess Premium</u>	<u>Change in Premium</u>
\$1,000,000.00	\$330.00	\$330.00
\$2,000,000.00	\$570.00	\$570.00
\$3,000,000.00	\$810.00	\$810.00
\$4,000,000.00	\$1,020.00	\$1,020.00
\$5,000,000.00	\$1,250.00	\$1,250.00
\$6,000,000.00	\$1,500.00	\$1,500.00
\$7,000,000.00	\$1,750.00	\$1,750.00
\$8,000,000.00	\$2,000.00	\$2,000.00
\$9,000,000.00	\$2,500.00	\$2,500.00

Note: This is not your coverage document and was created solely for informational purposes.

**CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT
NOVEMBER 2011 ACCOUNTS PAYABLE**

Payables to be Approved

<u>VENDOR</u>	<u>DATE</u>	<u>DATE PAID</u>	<u>AMOUNT</u>	<u>ACCT #</u>	<u>DESCRIPTION</u>	<u>Approved By</u>
<u>Gate House Expenses</u>						
CenturyLink	10/14/11	11/15/2011	108.44	1-6060	Gatehouse Phone	Dan Carlson/Operations Committee
Directv	10/16/11	11/15/2011	100.98	1-6050	Gatehouse TV	Dan Carlson/Operations Committee
Eagle River Water & Sanitation	10/31/11	11/15/2011	48.28	1-6080	Gatehouse Water	Dan Carlson/Operations Committee
Holy Cross Electric	10/26/11	11/15/2011	118.96	1-6070	Gatehouse Electric	Dan Carlson/Operations Committee
Verizon Wireless	11/01/11	11/15/2011	<u>34.15</u>	1-6060	Gatehouse Cell Phone	Dan Carlson/Operations Committee
Total Gatehouse Utilities			<u>410.81</u>			
<u>Operations Expenses</u>						
Berry Creek Metro District	10/19/11	11/15/2011	135.72	1-6360	Dan's Cell Phone	Dan Carlson/Operations Committee
Bob Egizi	10/31/11	11/15/2011	199.26	1-6380	Fuel	Dan Carlson/Operations Committee
	10/31/11	11/15/2011	<u>318.88</u>	1-6373	Supplies for Gate House	
Total Bob Egizi			<u>518.14</u>			
Colorado Special Districts Property & Liability Pool	11/10/11	11/15/2011	3,155.06	1-6100	2012 Insurance	Finance & Administration Committee
Colorado Mtn News Media		11/15/2011	27.55	1-5400	Budget Notice	Finance & Administration Committee
CVCPOA	10/31/11	11/15/2011	4,000.00	1-6150	Holiday Lights	Dan Carlson/Operations Committee
Eagle River Water & Sanitation	10/31/11	11/15/2011	4.67	1-6600	801 Beard Creek Trail Irrigation	Dan Carlson/Operations Committee
	10/31/11	11/15/2011	<u>9.34</u>	1-6600	1051 Beard Creek Trail Irrigation	
Total Eagle River Water & Sanitation			<u>14.01</u>			
Garden Creations	09/30/11	11/15/2011	8,188.00	1-6250	Monthly Flower Bed Maintenance	Dan Carlson/Operations Committee
Holy Cross Energy	10/26/11	11/15/2011	55.35	1-6700	Street Lighting	Dan Carlson/Operations Committee
	10/26/11	11/15/2011	19.18	1-6700	Sprinkler Devices	
	10/19/11	11/15/2011	<u>152.49</u>	1-6700	0033 Wilmore Drive	
Total Holy Cross Energy			<u>227.02</u>			
Home Depot	10/20/11	11/15/2011	50.55	1-6410	Driveway Sealer for 7 Eagles	Dan Carlson/Operations Committee
	11/07/11	11/15/2011	<u>7.80</u>	1-6100	Gatehouse CVC	
Total Home Depot			<u>58.35</u>			
Mountain Maintenance & Asphalt	10/27/11	11/15/2011	1,800.00	1-6410	Road Patching	Todd DeJong/Operations Committee
Orkin	10/20/11	11/15/2011	100.00	1-6500	Pest Control	Dan Carlson/Operations Committee
Robertson & Marchetti, P.C.		11/15/2011	2,108.85	1-5050	Accounting & Administration	Finance & Administration Committee
		11/15/2011	<u>67.18</u>	1-5400	Office Supplies	
Total Robertson & Marchetti, P.C.			<u>2,176.03</u>			
SFB, Inc.		11/15/2011	3,646.42	1-6350	Operations Services	Contractual Agreement
STI Services	10/31/11	11/15/2011	1,873.90	1-6200	Turf Area Maintenance	Dan Carlson/Operations Committee
Accounts Payable Total			<u>26,331.01</u>			

RESOLUTIONS OF CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT

TO ADOPT 2012 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2012 AND ENDING ON THE LAST DAY OF DECEMBER 2012.

WHEREAS, the Board of Directors of the Cordillera Valley Club Metropolitan District has appointed a budget committee to prepare and submit a proposed 2012 budget at the proper time; and

WHEREAS, such committee has submitted a proposed budget to this governing body at the proper time, for its consideration, and;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, and a public hearing was held on October 18, 2011 and continued to November 15, 2011, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and;

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves/fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of directors of the Cordillera Valley Club Metropolitan District, Eagle County, Colorado:

Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Cordillera Valley Club Metropolitan District for the year stated above.

Section 2. That the budget hereby approved and adopted shall be certified by any officer or the District Administrator of the District and made a part of the public records of the District.

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RESOLUTIONS OF CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT
(CONTINUED)

TO SET MILL LEVIES

A RESOLUTION LEVYING PROPERTY TAXES FOR THE YEAR 2012, TO HELP DEFRAID THE COSTS OF GOVERNMENT FOR THE CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT, EAGLE COUNTY, COLORADO, FOR THE 2012 BUDGET YEAR.

WHEREAS, the Board of Directors of the Cordillera Valley Club Metropolitan District, has adopted the annual budget in accordance with the Local Government Budget Law, on November 15, 2011 and;

WHEREAS, the amount of money necessary to balance the budget for general operating expenses and capital expenditure purposes from property tax revenue is \$429,838.50 and;

WHEREAS, the Cordillera Valley Club Metropolitan District finds that it is required to temporarily lower the general operating mill levy to render a refund for \$0.00, and;

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue approved by voters or at public hearing is \$0.00, and;

WHEREAS, the amount of money necessary to balance the budget for voter approved bonds and interest is \$22,136.00, and;

WHEREAS, the 2011 valuation for assessment for the Cordillera Valley Club Metropolitan District, as certified by the County Assessor is \$17,193,540.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT, EAGLE COUNTY, COLORADO:

- Section 1. That for the purposes of meeting all general operating expenses of the Cordillera Valley Club Metropolitan District during the 2012 budget year, there is hereby levied a tax of 25.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2011

- Section 2. That for the purposes of rendering a refund to its constituents during budget year 2012 there is hereby levied a temporary tax credit/mill levy reduction of 0.00 mills.

- Section 3. That for the purpose of meeting all capital expenditures of the Cordillera Valley Club Metropolitan District during the 2012 budget year, there is hereby levied a tax of 0.00 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2011.

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RESOLUTIONS OF CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT
(CONTINUED)

TO SET MILL LEVIES (CONTINUED)

- Section 4. That for the purpose of meeting all payments for bonds and interest of the Cordillera Valley Club Metropolitan District during the 2012 budget year, there is hereby levied a tax of 1.287 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2011.
- Section 5. That any officer or the District Administrator is hereby authorized and directed to either immediately certify to the County Commissioners of Eagle County, Colorado, the mill levies for the Cordillera Valley Club Metropolitan District as hereinabove determined and set, or be authorized and directed to certify to the County Commissioners of Eagle County, Colorado, the mill levies for the Cordillera Valley Club Metropolitan District as hereinabove determined and set based upon the final (December) certification of valuation from the county assessor.

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RESOLUTIONS OF CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT
(CONTINUED)

TO APPROPRIATE SUMS OF MONEY
(PURSUANT TO SECTION 29-1-108, C.R.S.)

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT, EAGLE COUNTY, COLORADO, FOR THE 2012 BUDGET YEAR.

WHEREAS, the Board of Directors has adopted the annual budget in accordance with the Local Government Budget Law, on November 15, 2011, and;

WHEREAS, the Board of Directors has made provision therein for revenues in an amount equal or greater to the total proposed expenditures as set forth in said budget, and;

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues and reserves or fund balances provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT, EAGLE COUNTY, COLORADO:

Section 1. That the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated:

GENERAL FUND:

Current Operating Expenses	\$451,951
Debt Service Expenditures	\$22,136
Capital Expenditures	<u> 0</u>
TOTAL GENERAL FUND	\$474,087

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RESOLUTIONS OF CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT
(CONTINUED)

TO ADOPT 2012 BUDGET, SET MILL LEVIES AND
APPROPRIATE SUMS OF MONEY
(CONTINUED)

The above resolutions to adopt the 2012 budget, set the mill levies and to appropriate sums of money were adopted this 15th day of November, 2011.

Attest: _____

Title: _____

**CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT
RESOLUTION FOR SUPPLEMENTAL BUDGET and
APPROPRIATION**

(Pursuant to Section 29-1-109, C.R.S.)

A RESOLUTION APPROPRIATING ADDITIONAL SUMS OF MONEY TO DEFRAY EXPENSES IN EXCESS OF AMOUNTS BUDGETED FOR THE CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT, COLORADO.

WHEREAS, certain taxpayers in the Cordillera Valley Club Metropolitan District (referred to herein as “the District”) received abatements of property taxes attributable to the District from Eagle County Treasurer;

WHEREAS, the property tax abatements are contingencies which could not have been reasonably foreseen at the time of adoption of the District’s budget; and

WHEREAS, the District has entered into a new contract for the provision of security services to the District resulting in a reduction in the 2011 total Public Safety budget from \$381,626 to \$343,207; and

WHEREAS, during 2011 Cordillera Valley Club Property Owners Association (CVCPOA) has paid the District for one-half of the cost of Public Safety and as a result of the new public safety contract the funds received by the District from CVCPOA will be reduced; and

WHEREAS, as a result of the new public safety contract the District is required to provide a vehicle to be used for public safety purposes; and

WHEREAS, the District budgeted funds for expenditure in 2010 in the amount of \$28,200 for improvements to the west entrance fence and gate system (the West Gate Enhancement Project) but the project was unable to be completed in 2010 so the funds are being carried forward for expenditure in 2011; and

WHEREAS, the total cost of the West Gate Enhancement Project ultimately amounted to \$30,978; and

WHEREAS, the Board of Directors of Cordillera Valley Club Metropolitan District appropriated funds for expenditure in fiscal year 2011 as follows:

GENERAL FUND:

Current Operating Expenses	\$707,928
Debt Service Expenditures	\$22,135
Capital Expenditures	<u>\$12,000</u>
TOTAL	\$742,063

NOW THEREFORE BE IT RESOLVED that the Board of Directors of Cordillera Valley Club

Metropolitan District shall and hereby does amend the budget for fiscal year 2010, as follows:

	2011 Original Budget	2011 Amended Budget
Revenue Items		
Property Tax Abatements		(53,691)
Abatement Interest (Exp)		(8,361)
Payment from CVCPOA for Security	188,313	169,024
Total Revenue Items	188,313	106,972
Public Safety Items		
Gate House Labor	376,626	334,407
Supplies and Small Equipment	0	2,123
Uniforms	0	1,077
Vehicle Operating Expense	0	600
Total Public Safety Items	376,626	338,207
Capital Expenditure Items		
Security Vehicle		21,161
W Gate Computerize & Call Box		30,978
Total Capital Expenditure Items	0	52,139

BE IT FURTHER RESOLVED that such sums are hereby appropriated from the revenue of the District to be expended for the purpose stated.

Dated this 15th day of November, 2011.

CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT

By: _____

Title: _____

ROBERTSON & MARCHETTI, P.C.

Certified Public Accountants

Accountant's Compilation Report

November 11, 2011

Board of Directors
Cordillera Valley Club Metropolitan District
Edwards, Colorado

I have compiled the accompanying balance sheet of Cordillera Valley Club Metropolitan District as of October 31, 2011 and the related statement of revenues, expenditures and changes in fund balance with budgets for the ten month period then ended. I also compiled the accompanying budget and forecast of revenues, expenditures and changes in fund balance for the year ending December 31, 2011 and the preliminary budget for calendar year 2012, in accordance with standards established by the American Institute of Certified Public Accountants.

I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

As a consulting financial manager, I participate in the financial management of the District. Management (with our participation) is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements. I have prepared these financial statements in my capacity as a consulting financial manager for the District.

My responsibility includes conducting the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management (with our participation) has elected to omit substantially all 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.

A compilation of a forecasted financial statement is limited to presenting in the form of a forecast, information that is the representation of management and does not include evaluation of the support for the assumptions underlying the forecast. I have not examined the accompanying forecast and, accordingly, do not express an opinion or any other form of assurance on the forecasted statement or assumptions. Furthermore, there will usually be differences between the forecasted and actual results, because events and circumstances frequently do not occur as expected and those differences may be material. I have no responsibility to update this report for events or circumstances occurring after the date of this report.

The actual historical information for calendar year 2010 is presented for comparative purposes only. Such information is taken from the financial statements for the District for the year ended December 31, 2010, which have been audited by Chadwick, Steinkirchner, Davis & Co. P.C. and upon which they expressed an unqualified opinion in their report dated August 23, 2011.

I am not independent with respect to Cordillera Valley Club Metropolitan District because I perform certain accounting services that impair my independence.

ROBERTSON & MARCHETTI, P.C.

Kenneth J. Marchetti

Kenneth J. Marchetti, CPA, President

**CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT
BALANCE SHEET - ALL FUNDS
ALL FUND TYPES AND ACCOUNT GROUPS
For the Dates Indicated Below**

Printed:
11/11/11

	10/31/11			
	2010 Combined Actual	General Fund	Fixed Assets & Debt	Total 10/31/11
Assets				
Checking - First Bank	10,033	451		451
Petty Cash Checking - First Bank	700	0		0
Colostrust - Savings	259,191	424,611		424,611
Accounts Receivable - Other	0	33,567		33,567
Due from County Treasurer	1,442	0		0
Property Tax Receivable	625,412	11,698		11,698
Prepaid Insurance	166	0		0
Inventory		1,379		1,379
Assets - Equipment	70,382		70,382	70,382
Assets - Construction in Progress	655,742		655,742	655,742
Assets - Landscape Improvements	671,364		671,364	671,364
Assets - Vehicle	0		21,161	21,161
Assets - Roads	3,437,220		3,437,220	3,437,220
Assets - Gate House	50,000		50,000	50,000
Accumulated Depreciation	(242,599)		(242,599)	(242,599)
Bond Issue Costs, Net	4,515		4,515	4,515
Total Assets	5,543,569	471,706	4,667,785	5,139,491
Liabilities				
Accounts Payable - GF	4,716	17,122		17,122
Account Payable - CVCPOA	0	0	0	0
Accrued Interest Payable	1,672		1,672	1,672
Deferred Property Tax	625,412	11,698		11,698
LT Debt - Bonds Payable	97,444		79,597	79,597
Total Liabilities	729,244	28,820	81,269	110,088
Net Assets				
Investment in Fixed Assets, Net	4,646,624		4,667,785	4,667,785
Net of Long-term debt	(99,116)		(81,269)	(81,269)
Fund Balance	266,817	442,886		442,886
Total Net Assets	4,814,325	442,886	4,586,517	5,029,402
Total Liabilities and Fund Equity	5,543,569	471,706	4,667,785	5,139,491
	=	=	=	=

See Accompanying Accountant's Report.

Cordillera Valley Club Metro District
Statement of Revenues, Expenditures and Fund Balance
Actual, Budget and Forecast for the Periods Indicated

Modified Accrual Basis

General Fund	2011 YTD				2011 Annual				2012
	Audited 12/31/10	YTD Budget 10/31/11	YTD Actual 10/31/11	Variance Favorable (Unfavor)	2011 Original Budget	2011 Amended Budget	2011 Forecast Total	2011 Variance Fav (Unf)	Prelim Budget
Revenues									
Assessed Value	25,957,960				25,016,480	25,016,480	25,016,480		17,193,540
	24%				-4%				-31.3%
Operating Mill Levy Rate	25.000				25.000	25.000	25.000		25.000
Debt Service Mill Levy						0.000	0.000		1.287
Total Mill Levy	25.000	0	0	0	25.000	25.000	25.000	0	26.287
Property Taxes - Operations	645,474	619,158	613,714	(5,444)	625,412	625,412	625,412	0	429,839
Property Taxes - Debt Service		0						0	22,136
Property Tax Abatements		(53,691)	(53,691)	1		(53,691)	(53,691)	0	
Specific Ownership Taxes	21,439	16,417	15,042	(1,375)	21,889	21,889	21,889	(0)	20,339
Interest Income - Operating	5,314	6,000	1,211	(4,789)	7,200	7,200	2,400	(4,800)	2,000
Abatement Interest (Exp)		(8,361)	(8,361)	0		(8,361)	(8,361)	0	
Other Income	19,894	66	66	(0)		66	66	0	
Payment from CVCPOA	198,224	169,024	169,024	(0)	188,313	169,024	169,024	0	0
Xfer RETA (for operations)	0	0	0	0	0	0	0	0	0
Total Revenues	890,346	748,613	737,005	(11,608)	842,814	761,539	756,739	(4,800)	474,313
Administrative Expenses									
Accounting, Admin & Mgmt	44,000	31,667	29,208	2,458	38,000	38,000	38,000	0	38,000
Audit	5,750	6,000	5,750	250	6,000	6,000	5,750	250	5,750
Dues & Subscriptions	527	900	763	137	900	900	900	0	900
Elections	11,321	0	0	0	0	0	0	0	2,000
Ins Expense, incl Govt Officials	3,916	4,000	3,383	617	4,000	4,000	3,383	617	4,086
Legal Fees	6,144	5,500	2,331	3,169	6,600	6,600	3,000	3,600	6,600
Meeting Expenses	1,739	2,000	510	1,490	2,400	2,400	1,000	1,400	1,200
Office Supplies & Expense	1,970	2,500	1,850	650	3,000	3,000	3,000	0	3,000
Treasurer's Fees	19,511	18,575	18,438	137	18,762	18,762	18,762	0	13,559
Total Administrative Exp.	94,878	71,141	62,233	8,908	79,662	79,662	73,795	5,867	75,095
Public Safety									
Gate House Labor	396,553	292,768	271,808	20,960	376,626	334,407	334,407	0	248,295
Supplies and Small Equipment		708	1,315	(607)	0	2,123	2,123	0	2,232
Uniforms		359	0	359	0	1,077	1,077	0	2,154
Vehicle Operating Expense	1,025	600	199	401	0	600	600	0	2,152
Security Sys Repair, Mtce, RFID	9,498	5,000	4,677	323	5,000	5,000	5,000	0	5,000
Total Public Safety	407,076	299,435	278,000	21,435	381,626	343,207	343,207	0	259,833

See accompanying accountant's report.

Cordillera Valley Club Metro District
Statement of Revenues and Expenditures
Actual, Budget and Forecast for the Periods Indicated

Modified Accrual Basis

General Fund (Continued)	2011 YTD				2011 Original Budget	2011 Annual			2012
	Audited 12/31/10	YTD Budget 10/31/11	YTD Actual 10/31/11	Variance Favorable (Unfavor)		2011 Amended Budget	2011 Forecast Total	2011 Variance Fav (Unf)	Prelim Budget
Community Operations:									
Landscaping - Turf Area Maintenance	17,365	16,960	16,931	29	16,960	16,960	16,931	29	0
Landscaping - Flowers Maintenance	34,150	30,750	30,750	0	30,750	30,750	30,750	0	0
Lights, Signs, Guardrails, & Fences	3,645	6,400	2,659	3,741	8,000	8,000	4,000	4,000	2,000
Holiday Lights	8,789	8,723	7,471	1,252	8,723	8,723	7,471	1,252	0
Recreation	0	0	0	0	1,500	1,500	1,500	0	0
Walls & Planters Maintenance	6,500	6,000	5,200	800	6,000	6,000	5,200	800	0
Road Maintenance	1,487	10,500	10,486	14	10,500	10,500	10,500	0	10,500
Road Asphalt Patch & Crack Seal	19,912	20,000	18,047	1,954	20,000	20,000	20,000	0	20,000
Road & General Engineering	1,099	4,167	0	4,167	5,000	5,000	0	5,000	0
Engineering - Special Projects	5,118	5,000	0	5,000	5,000	5,000	0	5,000	0
Engineering - PUD Mapping	6,615	0	0	0	0	0	0	0	0
Snow Plowing Contract	22,800	14,000	19,400	(5,400)	20,000	20,000	25,400	(5,400)	20,000
Snow Plow Material, Eq Rent, Xtras	127	6,000	165	5,835	6,000	6,000	600	5,400	6,000
Weed & Pest Control	8,520	8,750	7,340	1,410	10,000	10,000	7,340	2,660	0
Tree Care	6,255	6,668	6,668	0	6,668	6,668	6,668	0	0
Operations Management	43,757	36,464	36,464	(0)	43,757	43,757	43,757	(0)	43,757
Operations Cell Phone	184	450	644	(194)	540	540	700	(160)	540
Gatehouse Utilities - Cable TV	1,092	1,083	1,088	(4)	1,300	1,300	1,300	0	1,300
Utilities - Electric	3,113	3,605	2,774	831	4,326	4,326	3,526	800	4,326
Utilities - Water	6,732	7,696	5,145	2,551	8,016	8,016	8,016	0	0
Utilities - Telephone/ISP	2,191	3,000	2,449	551	3,600	3,600	3,600	0	3,600
Building Maintenance and Repairs	0	5,000	2,198	2,802	5,000	5,000	3,000	2,000	2,000
Operating Contingency		0		0	25,000	25,000	0	25,000	3,000
Total Community Ops Exp	199,451	201,215	175,879	25,336	246,640	246,640	200,259	46,381	117,023
Debt Service									
Debt Service - Principal 2003 Loan (\$	17,095	17,847	17,847	(0)	17,847	17,847	17,847	0	18,633
Debt Service - Interest 2003 Loan (\$2	5,040	4,288	4,288	0	4,288	4,288	4,288	0	3,503
Debt Service - Vehicle Purchase Prin	0	0	0	0	0	0	0	0	0
Debt Service - Vehicle Purchase Inter	0	0	0	0	0	0	0	0	0
Debt Service - 2012 Bonds				0				0	0
Contingency		0		0		0	0	0	0
Total Debt Service Exp	22,135	22,135	22,135	(0)	22,135	22,135	22,135	0	22,136
Total Expenses Before Capital	723,540	593,927	538,247	55,680	730,063	691,644	639,396	52,248	474,087
Rev over Exp. before Capital	166,806	154,686	198,758	44,072	112,751	69,895	117,343	47,448	226

See accompanying accountant's report.

Cordillera Valley Club Metro District
Statement of Revenues and Expenditures
Actual, Budget and Forecast for the Periods Indicated

Modified Accrual Basis

General Fund (Continued)	2011 YTD				2011 Original Budget	2011 Annual			2012
	Audited 12/31/10	YTD Budget 10/31/11	YTD Actual 10/31/11	Variance Favorable (Unfavor)		2011 Amended Budget	2011 Forecast Total	2011 Variance Fav (Unf)	Prelim Budget
Capital Expenditures & Spec Projects									
Gate House & Equipment	0	0	0	0				0	
Security Vehicle	0	21,161	21,161	0		21,161	21,161	0	
RFID Sys (Repl Transponders)*	19,918	0	0	0				0	
Camera System	15,842	0	0	0				0	
Berm Design/PUD-Vag	28,559	0	0	0				0	
Berm Design - Marcin	1,193	0	0	0				0	
Berm Design - Struct & Soils Engr	6,624	0	550	(550)			550	(550)	
Berm Design - Irrigation System	1,625	0	0	0				0	
Berm Legal Expense	4,619	0	0	0				0	
Road Slurry/Chip Seals	0	0	0	0				0	
Road Overlay - Beard Creek Trail		0	0	0				0	
Road Overlay - Side Roads		0	0	0				0	
		0	0	0				0	
Landscape Master Plan	0	0	0	0				0	
Landscape Improvements	0	0	0	0				0	
Lighting and Signage Design - VAg	20,032	0	0	0				0	
Lighting - Materials & Installation	15,042	0	0	0				0	
Signage Upgrade	984	0	0	0				0	
W Gate Design-Architect	9,895	0	0	0				0	
W Gate Design - Engineering	1,968	0	0	0				0	
W Gate Fence	11,633	0	0	0				0	
W Gate Computerize & Call Box		30,978	30,978	(0)		30,978	30,978	0	
Other Capital Projects		0	0	0	12,000	12,000	9,000	3,000	
Total Capital Expenditures	137,932	52,139	52,689	(550)	12,000	64,139	61,689	2,450	0
Rev over Exp After Cap	28,874	102,547	146,069	43,521	100,751	5,756	55,654	49,898	226
Other Financing Sources & Uses									
Bond/Loan Proceeds	0	0	0	0				0	
Bond Issue Costs	0	0	0	0		0	0	0	0
Advances from CVCPOA, Net	0	0	0	0				0	
Xfer RETA (for Capital)	57,000	30,000	30,000	0	20,000	30,000	30,000	0	0
Total Other Sources & Uses	57,000	30,000	30,000	0	20,000	30,000	30,000	0	0
Beginning Fund Balance	180,943	246,842	266,817	19,975	228,142	246,842	266,817	19,975	352,471
Ending Fund Balance	266,817	379,389	442,886	63,497	348,893	282,598	352,471	69,873	352,698

See accompanying accountant's report.