

## VAIL SQAURE METROPOLITAN DISTRICT NOS. 1-3

### 2022 CONSOLIDATED ANNUAL REPORT

Pursuant to §32-1-207(3)(c) and the Consolidated Service Plan for the Vail Square Metropolitan District Nos. 1-3 (collectively the “**Districts**”), the Districts are required to provide an annual report to the Town of Vail (the “**Town**”) with regard to the following matters:

For the year ending December 31, 2022, the Districts make the following report:

#### **§32-1-207(3) Statutory Requirements**

**1. Boundary changes made.**

There were no changes made to the boundaries of the Districts during the reporting year.

**2. Intergovernmental Agreements entered into or terminated.**

There were no Intergovernmental Agreements entered into or terminated during the reporting year.

**3. Access information to obtain a copy of rules and regulations adopted by the board.**

The Districts have not adopted a set of rules and regulations.

**4. A summary of litigation involving public improvements owned by the Districts.**

To our actual knowledge, based on review of the court records in Eagle County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts’ public improvements as of December 31, 2022.

**5. Status of the construction of public improvements by the Districts.**

The Districts did not undertake construction of public improvements during the reporting year.

**6. A list of facilities or improvements constructed by the Districts that were conveyed or dedicated to the county or municipality.**

No facilities or improvements constructed by the Districts were conveyed or decided to the county or municipality during the reporting year.

**7. The final assessed valuation of the Districts as of December 31<sup>st</sup> of the reporting year.**

The 2022 grossed assessed valuation for each District is as follows:

District No. 1: \$440

District No. 2: \$27,670,940

District No. 3: \$24,030,970

**8. A copy of the current year's budget.**

Copies of the 2023 Budgets are attached hereto as **Exhibit A**

**9. A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

Copies of the 2022 Audits for each District are attached hereto as **Exhibit B**.

**10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the Districts.**

There were no uncured events of default by the Districts, which continued beyond a ninety (90) day period, under any debt instrument.

**11. Any inability of the Districts to pay their obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

The Districts are not aware of any inability to pay their obligations as they come due under any obligation which continues beyond a ninety (90) day period.

**Service Plan Requirements**

**1. Boundary changes made to the Districts' boundaries as of December 31 of the prior year.**

There were no changes made to the boundaries of the Districts during the reporting year.

**2. Intergovernmental Agreements with other governmental entities entered into as of December 31 of the prior year.**

No Intergovernmental Agreements were entered into during the reporting year.

**3 A list of all facilities and improvements constructed by the Districts that have been dedicated to and accepted by the Town as of December 31 of the prior year.**

No facilities or improvements constructed by the Districts were dedicated to the Town in the reporting year.

**4 The assessed valuation of the Districts for the current year.**

The 2022 grossed assessed valuation for each District is as follows:

District No. 1: \$440

District No. 2: \$27,670,940

District No. 3: \$24,030,970

**5 Current year budget including a description of the Public Improvements to be constructed in such year.**

Copies of the 2023 Budgets are attached hereto as **Exhibit A**.

**6 Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.**

Copies of the 2022 Audits for each District are attached hereto as **Exhibit B**.

**7 Notice of any uncured events of default by the Districts, which continue beyond a ninety (90) day period, under any debt instrument.**

There were no uncured events of default by the Districts, which continued beyond a ninety (90) day period, under any debt instrument.

**EXHIBIT A**  
**2023 Budgets**

VAIL SQUARE METROPOLITAN DISTRICT #1  
 STATEMENT OF NET POSITION  
 August 31, 2022

Printed: 12/06/22

	GENERAL FUND	DEBT SERVICE	FIXED ASSETS & LT DEBT	TOTAL
<b>ASSETS</b>				
CSafe	1,189,870	17,387		1,207,258
Compass - Operating	0			0
Compass - Project Fund		356,228		356,228
Compass - Pledged Revenue		1,947,637		1,947,637
Compass - Loan Payment		10,214		10,214
Compass - D/S Reserve		506,946		506,946
Accounts Receivable - VSQ #2 & #3	0	0		0
Prepaid Insurance	7,563			7,563
Assets			1,863,895	1,863,895
Accum Depreciation/Amort			(1,103,987)	(1,103,987)
Net Capital & Service Oblig - VSQ 2 & VSQ 3			8,411,170	8,411,170
<b>TOTAL ASSETS</b>	<b>1,197,433</b>	<b>2,838,412</b>	<b>9,171,078</b>	<b>13,206,924</b>
<b>DEFERRED OUTFLOWS</b>				
Swap Interest Rate Deferred Inflow			412,044	412,044
<b>TOTAL DEFERRED OUTFLOWS</b>	<b>0</b>	<b>0</b>	<b>412,044</b>	<b>412,044</b>
<b>TOTAL ASSETS AND DEFERRED OUTFLOWS</b>	<b>1,197,433</b>	<b>2,838,412</b>	<b>9,583,121</b>	<b>13,618,967</b>
<b>LIABILITIES</b>				
Accounts Payable	14,826	0		14,826
Accrued Interest Payable			42,345	42,345
Long Term Obligations			11,895,000	11,895,000
Interest Rate Swap			412,044	412,044
<b>TOTAL LIABILITIES</b>	<b>14,826</b>	<b>0</b>	<b>12,349,388</b>	<b>12,364,215</b>
<b>NET POSITION</b>				
Net Investment in Capital Assets			(2,766,267)	(2,766,267)
Unrestricted Net Position	1,182,607	2,838,412		4,021,019
<b>TOTAL NET POSITION</b>	<b>1,182,607</b>	<b>2,838,412</b>	<b>(2,766,267)</b>	<b>1,254,752</b>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<b>1,197,433</b>	<b>2,838,412</b>	<b>9,583,121</b>	<b>13,618,967</b>
	=	=	=	=

No assurance is provided on these financial statements and substantially all disclosures required by GAAP have been omitted.

VAIL SQUARE METROPOLITAN DISTRICT #1  
 STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE  
 BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED  
 GENERAL FUND

Printed: 12/06/22

	Cal year 2021 Audited	Cal year 2022 Adopted Budget	Cal year 2022 Forecast	8 Months Ended 08/31/22 Actual	8 Months Ended 08/31/22 Budget	Variance Favorable (Unfav)	2023 Adopted Budget	Budget Comments
<b>Assessed Valuation</b>								
Vail Square Metro Dist # 1	50	200	200				230	Nov 22 FINAL AV
Vail Square Metro Dist # 1 - TIF AV	40	170	170				210	Nov 22 FINAL AV
Vail Square Metro Dist # 2	14,734,340	15,115,540	15,115,540				14,683,890	Nov 22 FINAL AV
Vail Square Metro Dist # 2 - TIF AV	13,028,280	13,364,730	13,364,730				12,987,050	Nov 22 FINAL AV
Vail Square Metro Dist # 3	15,787,780	12,776,220	12,776,220				12,752,300	Nov 22 FINAL AV
Vail Square Metro Dist # 3 - TIF AV	14,000,070	11,296,380	11,296,380				11,278,670	Nov 22 FINAL AV
	<b>57,550,560</b>	<b>52,553,240</b>	<b>52,553,240</b>				<b>51,702,350</b>	
<b>REVENUES</b>								
Xfer VSQ #2 Prop Tax.-Serv	42,872	43,986	43,986	43,226	42,506	719	42,730	AV x Mill levy
Xfer VSQ #2 TIF TOV Prop Tax.-Serv	40,247	38,891	38,891	0	21,400	(21,400)	37,792	AV x Mill levy
Xfer VSQ #3 Prop Tax.-Serv	45,912	38,329	38,375	37,224	38,329	(1,105)	38,257	AV x Mill levy
Xfer VSQ #3 TIF TOV Prop Tax.-Serv	40,601	32,872	32,872	0	32,872	(32,872)	32,821	AV x Mill levy
Interest Income	392	2,882	15,000	6,782	8,750	(1,968)	36,282	3% of fund bal
<b>TOTAL REVENUES</b>	<b>170,025</b>	<b>156,961</b>	<b>169,125</b>	<b>87,232</b>	<b>143,857</b>	<b>(56,626)</b>	<b>187,882</b>	
<b>EXPENDITURES</b>								
Accounting	16,498	16,275	16,275	10,055	9,494	(561)	17,750	based on prior year + inflation
Audit	8,500	8,800	8,500	8,500	8,800	300	8,900	"
Elections	35	7,500	2,225	2,224	7,500	5,276	7,500	"
Insurance	2,846	3,200	3,735	3,731	3,200	(531)	4,100	"
Legal	7,011	16,275	16,275	8,251	9,494	1,243	17,750	"
Miscellaneous	125	100	750	710	35	(675)	500	"
Snowmelt Energy	33,806	23,550	45,000	24,219	19,950	(4,269)	45,000	From VR (nat gas price incJan 2
Snowmelt Repairs & Maintenance	423	19,540	12,000	0	0	0	12,000	From VR
Operations Expenses - AVS	16,207	16,000	16,000	8,722	6,650	(2,072)	14,750	From VR
Direct District Operating Expenses	0	5,200	0	0	0	0	5,200	From VR
General Engineering	0	0	0	0	0	0	0	"
Contingency	0	10,000	5,680	0	0	0	10,000	"
<b>TOTAL EXPENDITURES</b>	<b>85,449</b>	<b>126,440</b>	<b>126,440</b>	<b>66,411</b>	<b>65,123</b>	<b>(1,289)</b>	<b>143,450</b>	
<b>REVENUE OVER (UNDER) EXPEND.</b>	<b>84,575</b>	<b>30,521</b>	<b>42,685</b>	<b>20,820</b>	<b>78,735</b>	<b>57,915</b>	<b>44,432</b>	
<b>OTHER FINANCING SOURCES/(USES)</b>								
Interdistrict Contirb - VSQ MD 3	(835)	(4,840)	(981)	(5,901)	(2,571)	3,330	(3,254)	
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>(835)</b>	<b>(4,840)</b>	<b>(981)</b>	<b>(5,901)</b>	<b>(2,571)</b>	<b>3,330</b>	<b>(3,254)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>1,083,947</b>	<b>1,152,740</b>	<b>1,167,688</b>	<b>1,167,688</b>	<b>1,152,740</b>	<b>(14,948)</b>	<b>1,209,391</b>	
<b>FUND BALANCE - ENDING</b>	<b>1,167,688</b>	<b>1,178,420</b>	<b>1,209,391</b>	<b>1,182,607</b>	<b>1,228,904</b>	<b>46,297</b>	<b>1,250,569</b>	

No assurance is provided on these financial statements and substantially all disclosures required by GAAP have been omitted.

PAGE 2

**Components of Fund Balance**

Assigned for Capital Costs - Reserves	900,000	920,000
Unassigned	309,391	330,569
<b>Total</b>	<b>1,209,391</b>	<b>1,250,569</b>

VAIL SQUARE METROPOLITAN DISTRICT #1  
 STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE  
 BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED  
 DEBT SERVICE FUND

Printed: 12/06/22

	Cal year 2021 Audited	Cal year 2022 Adopted Budget	Cal year 2022 Forecast	8 Months Ended 08/31/22 Actual	8 Months Ended 08/31/22 Budget	Variance Favorable (Unfav)	2023 Adopted Budget	BUDGET ASSUMPTIONS
<b>Assessed Valuation</b>								
Vail Square Metro Dist # 1	50	200	200				230	Nov 22 FINAL AV
Vail Square Metro Dist # 1 - TIF AV	40	170	170				210	Nov 22 FINAL AV
Vail Square Metro Dist # 2	14,734,340	15,115,540	15,115,540				14,683,890	Nov 22 FINAL AV
Vail Square Metro Dist # 2 - TIF AV	13,028,280	13,364,730	13,364,730				12,987,050	Nov 22 FINAL AV
Vail Square Metro Dist # 3	15,787,780	12,776,220	12,776,220				12,752,300	Nov 22 FINAL AV
Vail Square Metro Dist # 3 - TIF AV	14,000,070	11,296,380	11,296,380				11,278,670	Nov 22 FINAL AV
<b>Total Assessed Value</b>	<b>57,550,560</b>	<b>52,553,240</b>	<b>52,553,240</b>				<b>51,702,350</b>	
<b>Change</b>	<b>0%</b>	<b>10%</b>					<b>-2%</b>	
<b>Mill Levy Rates</b>								
IGA Services Mill Levy Rate #2	3.000	3.000	3.000				3.000	
Capital Pledge Mill Levy Rate #2	32.000	32.000	32.000	62.90%			32.000	62.90%
Total Mill Levy Rate #2	35.000	35.000	35.000				35.000	
IGA Services Mill Levy Rate #3	3.000	3.000	3.000				3.000	
Capital Pledge Mill Levy Rate #3	18.875	18.875	18.875	37.10%			18.875	37.10%
Total Mill Levy Rate #3	21.875	21.875	21.875				21.875	
<b>REVENUES</b>								
Xfer IGA D/S - VSQ # 2	457,305	469,186	469,186	461,075	451,125	9,950	455,788	AV x Mill levy
Xfer IGA D/S - VSQ # 2 TIF TOV	429,305	414,841	414,841	0	228,000	(228,000)	403,118	AV x Mill levy
Xfer IGA D/S - VSQ # 3	288,865	233,917	234,200	234,200	233,917	283	233,479	AV x Mill levy
Xfer IGA D/S - VSQ # 3 TIF TOV	255,446	206,823	206,823	0	206,823	(206,823)	206,498	AV x Mill levy
Xfer IGA D/S - VSQ # 3 Potential Abatemen	0	(523,000)	0		0	0	(600,000)	(hearing Nov 2022?)
Xfer Spec Own Tax - VSQ 2	48,691	44,927	49,420	23,917	22,463	1,454	37,955	
Xfer Spec Own Tax - VSQ 3	30,758	22,399	24,655	11,938	7,143	4,794	20,223	
Interest income - Cap Int/DS Res Fund	389	11,812	5,000	5,678	6,890	(1,212)	10,000	based on .5%
<b>TOTAL REVENUES</b>	<b>1,510,760</b>	<b>880,905</b>	<b>1,404,124</b>	<b>736,808</b>	<b>1,156,361</b>	<b>(419,553)</b>	<b>767,062</b>	
<b>EXPENDITURES</b>								
Swap - \$14M @ Fixed Interest Rate Paid	482,838	462,495	462,495	230,603	231,248	644	182,536	4.61% interest thru June 23
Loan - \$14M Hedged Principal	435,000	455,000	455,000	0	0	0	0	
Loan - \$2M Unhedged @ Floating Interest	52,709	56,988	56,536	26,279	28,098	1,819	28,494	min of 2.84941% or (65% LIBOF
2023 Refi - Interest							298,891	
2023 Refi - Principal							557,000	
Loan - \$2M Unhedged Principal	0	2,000,000	2,000,000	0	0	0	0	6/1/2023 entire amt
Agent/Bank Fees	0	1,000	1,000	0	0	0	1,000	
<b>TOTAL EXPENDITURES</b>	<b>970,547</b>	<b>2,975,483</b>	<b>2,975,031</b>	<b>256,882</b>	<b>259,346</b>	<b>2,463</b>	<b>1,067,921</b>	
<b>REVENUE OVER (UNDER) EXPEND.</b>	<b>540,213</b>	<b>(2,094,578)</b>	<b>(1,570,907)</b>	<b>479,926</b>	<b>897,015</b>	<b>(417,090)</b>	<b>(300,859)</b>	
<b>OTHER FINANCING SOURCES and (USES)</b>								
2023 Refi Proceeds							9,906,000	
2023 Cost of Issuance							(300,000)	
Payoff of 2008 Hedged Loan							(9,440,000)	payoff of 2008 principal
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>166,000</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>1,818,274</b>	<b>2,362,473</b>	<b>2,358,487</b>	<b>2,358,487</b>	<b>2,362,473</b>	<b>(3,986)</b>	<b>787,128</b>	
<b>FUND BALANCE - ENDING</b>	<b>2,358,487</b>	<b>267,894</b>	<b>787,580</b>	<b>2,838,412</b>	<b>3,259,488</b>	<b>(421,076)</b>	<b>652,269</b>	
<b>Components of Fund Balance</b>								
Debt Service Reserve Fund	505,966	505,587	505,599				0	
Restricted for Future Debt Service	1,852,521	-237,693	281,981				652,269	
Total	2,358,487	267,894	787,580				652,269	
Principal Outstanding on 2008 Loan	9,895,000	9,440,000	9,440,000				0	June 1 2023 balloon Pmt
Principal Outstanding on 2008A Loan	2,000,000	0	0				0	June 1 2023 balloon Pmt
Principal Outstanding 2023 Refi							9,349,000	
Total Debt Outstanding	11,895,000	9,440,000	9,440,000				9,349,000	
Debt to Assessed Value Ratio	21%	18%	18%				18%	

No assurance is provided on these financial statements and substantially all disclosures required by GAAP have been omitted.

VAIL SQUARE METROPOLITAN DISTRICT # 2  
 STATEMENT OF NET POSITION  
 August 31, 2022

Printed: 06-Dec-22

	GENERAL FUND	DEBT SERVICE	GENERAL FIXED ASSETS & LT DEBT	TOTAL
<b><u>ASSETS</u></b>				
Csafe	17,195	36,019	0	53,214
Property Tax Receivable	0	1,242	0	1,242
Accounts Receivable	0	0	0	0
Prepaid Expenses	0	0	0	0
<b>TOTAL ASSETS</b>	<b>17,195</b>	<b>37,261</b>	<b>0</b>	<b>54,456</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	0	0	0	0
Deferred Property Tax Revenue	0	1,242	0	1,242
Accrued Interest Payable	0	0	0	0
Net Service and Capital Oblig - VSQ No. 1			6,981,271	6,981,271
<b>TOTAL LIABILITIES</b>	<b>0</b>	<b>1,242</b>	<b>6,981,271</b>	<b>6,982,513</b>
<b><u>DEFERRED INFLOWS</u></b>				
Deferred Property Tax Revenue	0	0	0	0
<b>TOTAL DEFERRED INFLOWS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>NET POSITION</u></b>				
Net of Capital and Service Obligation	0	0	(6,981,271)	(6,981,271)
Fund Balance	17,195	36,019	0	53,214
<b>TOTAL NET POSITION</b>	<b>17,195</b>	<b>36,019</b>	<b>(6,981,271)</b>	<b>(6,928,057)</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION</b>	<b>17,195</b>	<b>37,261</b>	<b>0</b>	<b>54,456</b>
	=	=	=	=

No assurance is provided on these financial statements and substantially all disclosures required by GAAP have been omitted.



STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE  
BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED

GENERAL FUND	Cal Yr	Cal Yr	Cal Yr	8 Months	8 Months	Variance Favorable (Unfav)	2023 Adopted Budget	BUDGET ASSUMPTIONS
	2021 <u>Audited</u>	2022 Adopted Budget	2022 Amended	Ended 08/31/22 Actual	Ended 08/31/22 Budget			
Assessed Valuation - Net	14,734,340	15,115,540	15,115,540				14,683,890	Nov 22 FINAL AV
Assessed Valuation - TIF	13,028,280	13,364,730	13,364,730				12,987,050	Nov 22 FINAL AV
<b>Total Gross AV</b>	<b>27,762,620</b> -0.2%	<b>28,480,270</b> 2.6%	<b>28,480,270</b>				<b>27,670,940</b> -3%	Percent change
<b>REVENUES</b>								
Vail Sq # 1 Interdistrict Contrib	0	0	0	0	0	0	0	
Interest Income	0	0	0	0	0	0	0	
<b>TOTAL REVENUES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>EXPENDITURES</b>								
Audit	4,200	4,500	4,200	4,200	4,500	300	4,500	
Insurance	2,700	3,200	2,700	2,700	3,200	500	3,200	
VSQ 1 Interdistrict Advance repayment	0	0	0	0	0	0	0	
Contingency Allowance	0	1,000	1,000	0	0	0	1,000	
<b>TOTAL EXPENDITURES</b>	<b>6,900</b>	<b>8,700</b>	<b>7,900</b>	<b>6,900</b>	<b>7,700</b>	<b>800</b>	<b>8,700</b>	
<b>REVENUE OVER (UNDER) EXPEND.</b>	<b>(6,900)</b>	<b>(8,700)</b>	<b>(7,900)</b>	<b>(6,900)</b>	<b>(7,700)</b>	<b>800</b>	<b>(8,700)</b>	
<b>OTHER SOURCES AND (USES)</b>								
Xfer Net Int & SO tax fr DS Fund	5,578	5,212	6,383	0	0	0	6,092	
<b>TOTAL OTHER SOURCES &amp; (USES)</b>	<b>5,578</b>	<b>5,212</b>	<b>6,383</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,092</b>	
FUND BALANCE - BEGINNING	25,416	22,961	24,095	24,095	22,961	1,134	22,578	
<b>FUND BALANCE - ENDING</b>	<b>24,095</b>	<b>19,473</b>	<b>22,578</b>	<b>17,195</b>	<b>15,261</b>	<b>1,934</b>	<b>19,970</b>	
	=	=	=	=	=	=	=	

No assurance is provided on these financial statements and substantially all disclosures required by GAAP have been omitted.

STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE  
BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED

Accrual  
Basis

DEBT SERVICE FUND	Cal Yr	Cal Yr	Cal Yr	8 Months	8 Months	Variance Favorable (Unfav)	2023	BUDGET ASSUMPTIONS
	2021 Audited	2022 Adopted Budget	2022 Amended	Ended 08/31/22 Actual	Ended 08/31/22 Budget		Adopted Budget	
Assessed Valuation -Net	14,734,340	15,115,540	15,115,540				14,683,890	Nov 22 FINAL AV
Assessed Valuation - TIF TOV URA	13,028,280	13,364,730	13,364,730				12,987,050	Nov 22 FINAL AV
<b>Total Gross AV</b>	<b>27,762,620</b>	<b>28,480,270</b>	<b>28,480,270</b>				<b>27,670,940</b>	
	-0.2%	2.7%					-3%	Percent change
<b>Mill Levy Rates</b>								
IGA Services Mill Levy Rate	3.000	3.000	3.000				3.000	
Capital Pledge Mill Levy Rate	32.000	32.000	32.000				32.000	
Total Mill Levy Rate	35.000	35.000	35.000				35.000	
<b>REVENUES</b>								
Prop Taxes-IGA Serv	44,201	45,347	45,347	45,240	44,201	1,039	44,052	AV x Mill levy
Prop Taxes-TIF IGA Serv	40,247	38,891	38,891	0	37,900	(37,900)	37,792	AV x Mill levy
Prop Taxes-D/S Oblig	471,476	483,697	483,697	482,562	471,499	11,063	469,884	AV x Mill levy
Prop Taxes-TIF D/S Oblig	429,305	414,841	414,841	0	404,500	(404,500)	403,118	AV x Mill levy
Specific Ownership Taxes	53,256	49,139	54,053	30,998	28,664	2,334	47,742	5% of Prop tax
Interest Income	1,013	1,000	1,750	1,285	667	618	2,000	
<b>TOTAL REVENUES</b>	<b>1,039,498</b>	<b>1,032,915</b>	<b>1,038,579</b>	<b>560,085</b>	<b>987,431</b>	<b>(427,346)</b>	<b>1,004,589</b>	
<b>EXPENDITURES</b>								
Xfer Prop Taxes to VSQ #1 - Serv Oblig	42,872	43,986	43,986	43,226	42,875	(351)	42,730	Service mills less Treas Fee
Xfer Prop Taxes to VSQ #1 - Serv TIF TOV	40,247	38,891	38,891	0	37,900	37,900	37,792	TOV URA
Xfer Prop Taxes to VSQ #1 - D/S Oblig	457,305	469,186	469,186	461,075	457,354	(3,721)	455,788	DS mills less Treas Fee
Xfer Prop Taxes to VSQ #1 - D/S TIF TOV	429,305	414,841	414,841	0	404,500	404,500	403,118	TOV URA
Xfer Specific Ownership Tax - D/S	48,691	44,927	49,420	23,917	26,207	2,290	43,650	IGA DS % of SO tax
Treasurer's Fees	15,499	15,871	15,871	15,848	15,471	(377)	15,418	3% of Prop. Taxes
Contingency			0					
<b>TOTAL EXPENDITURES</b>	<b>1,033,920</b>	<b>1,027,703</b>	<b>1,032,196</b>	<b>544,066</b>	<b>984,307</b>	<b>440,241</b>	<b>998,497</b>	
<b>REVENUE OVER (UNDER) EXPEND.</b>	<b>5,578</b>	<b>5,212</b>	<b>6,383</b>	<b>16,019</b>	<b>3,124</b>	<b>12,895</b>	<b>6,092</b>	
<b>OTHER SOURCES/(USES)</b>								
Xfer Net Int & SO tax to Gen Fund	(5,578)	(5,212)	(6,383)	0	0	0	(6,092)	
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>(5,578)</b>	<b>(5,212)</b>	<b>(6,383)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(6,092)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>0</b>	<b>20,000</b>	
Reverse contingency			0					
<b>FUND BALANCE - ENDING</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>36,019</b>	<b>23,124</b>	<b>12,895</b>	<b>20,000</b>	
	=	=	=	=	=	=	=	

No assurance is provided on these financial statements and substantially all disclosures required by GAAP have been omitted.

VAIL SQUARE METROPOLITAN DISTRICT # 3  
 STATEMENT OF NET POSITION  
 August 31, 2022

Printed: 14-Dec-22

	GENERAL FUND	DEBT SERVICE	GENERAL FIXED ASSETS & LT DEBT	TOTAL
<b>ASSETS</b>				
Csafe	200	5,324	0	5,524
Property Tax Receivable	0	0	0	0
Accounts Receivable	0	0	0	0
Prepaid Expenses	0	0	0	0
<b>TOTAL ASSETS</b>	<b>200</b>	<b>5,324</b>	<b>0</b>	<b>5,524</b>
<b>LIABILITIES</b>				
Accounts Payable	0	0	0	0
Accrued Interest Payable	0	0	0	0
Net Service & Capital Oblig - VSQ No. 1	0		1,429,899	1,429,899
<b>TOTAL LIABILITIES</b>	<b>0</b>	<b>0</b>	<b>1,429,899</b>	<b>1,429,899</b>
<b>DEFERRED INFLOWS</b>				
Deferred Property Tax Revenue		0		0
<b>TOTAL DEFERRED INFLOWS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NET POSITION</b>				
Net Capital and Service Obligation	0	0	(1,429,899)	(1,429,899)
Fund Balance	200	5,324	0	5,524
<b>TOTAL NET POSITION</b>	<b>200</b>	<b>5,324</b>	<b>(1,429,899)</b>	<b>(1,424,375)</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION</b>	<b>200</b>	<b>5,324</b>	<b>0</b>	<b>5,524</b>
	=	=	=	=

No assurance is provided on these financial statements and substantially all disclosures required by GAAP have been omitted.

STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE  
BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED

GENERAL FUND	Cal Yr	Cal Yr	Cal Yr	8 Months	8 Months	Modified	2023	BUDGET ASSUMPTIONS
	2021 Audited	2022 Adopted Budget	2022 Amended	Ended 08/31/22 Actual	Ended 08/31/22 Budget	Accrual Variance Favorable (Unfav)	Adopted Budget	
Assessed Valuation - Net	15,787,780	12,776,220	12,776,220				12,752,300	Nov 22 FINAL AV
Assessed Valuation - TIF	14,000,070	11,296,380	11,296,380				11,278,670	Nov 22 FINAL AV
<b>Total Gross AV</b>	<b>29,787,850</b>	<b>24,072,600</b>	<b>24,072,600</b>				<b>24,030,970</b>	
	0%	-19%					0%	Percent change
<b>REVENUES</b>								
Vail Sq # 1 InterDistrict Contrib	835	4,840	91	5,901	4,840	1,061	3,254	
Interest Income	0	0	0	0	0	0	0	
<b>TOTAL REVENUES</b>	<b>835</b>	<b>4,840</b>	<b>91</b>	<b>5,901</b>	<b>4,840</b>	<b>1,061</b>	<b>3,254</b>	
<b>EXPENDITURES</b>								
Audit	3,200	3,200	3,200	3,200	3,200	0	3,200	
Insurance	2,701	3,200	2,700	2,701	3,200	499	3,200	
Contingency Allowance	0	3,000	500	0	0	0	3,000	
<b>TOTAL EXPENDITURES</b>	<b>5,901</b>	<b>9,400</b>	<b>6,400</b>	<b>5,901</b>	<b>6,400</b>	<b>499</b>	<b>9,400</b>	
<b>REVENUE OVER (UNDER) EXPEND.</b>	<b>(5,066)</b>	<b>(4,560)</b>	<b>(6,309)</b>	<b>0</b>	<b>(1,560)</b>	<b>1,560</b>	<b>(6,146)</b>	
<b>OTHER SOURCES AND (USES)</b>								
Xfer Net Int & SO tax fr DS Fund	5,066	4,560	6,309	0	0	0	6,146	
<b>TOTAL OTHER SOURCES &amp; (USES)</b>	<b>5,066</b>	<b>4,560</b>	<b>6,309</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,146</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>0</b>	<b>200</b>	
<b>FUND BALANCE - ENDING</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>(1,360)</b>	<b>1,560</b>	<b>200</b>	
	=	=	=	=	=	=	=	

No assurance is provided on these financial statements and substantially all disclosures required by GAAP have been omitted.

VAIL SQUARE METROPOLITAN DISTRICT # 3  
 STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE  
 BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED

Printed: 12/14/22

Modified  
 Accrual  
 Basis

DEBT SERVICE FUND	Cal Yr	Cal Yr	Cal Yr	8 Months	8 Months	Variance	2023	BUDGET
	2021	2022	2022	Ended	Ended		Adopted	
	Audited	Adopted	Amended	08/31/22	08/31/22	Favorable	Budget	
		Budget		Actual	Budget	(Unfav)		
Assessed Valuation - Net	15,778,220	12,776,220	12,776,220				12,752,300	Nov 22 FINAL AV
Assessed Valuation - TIF	13,951,280	11,296,380	11,296,380				11,278,670	Nov 22 FINAL AV
<b>Total Gross AV</b>	<b>29,729,500</b>	<b>24,072,600</b>	<b>24,072,600</b>				<b>24,030,970</b>	
	0%	-19%					0%	Percent change
<b>Mill Levy Rates</b>								
IGA Services Mill Levy Rate	3.000	3.000	3.000				3.000	
Capital Pledge Mill Levy Rate	18.875	18.875	18.875				18.875	
Total Mill Levy Rate	21.875	21.875	21.875				21.875	
<b>REVENUES</b>								
Prop Taxes-IGA Serv	47,332	38,329	38,375	38,375	38,329	46	38,257	AV x Mill levy
Prop Taxes-TIF IGA Serv	40,601	32,872	32,872	0	32,872	(32,872)	32,821	AV x Mill levy
Prop Taxes - D/S Oblig	297,799	241,151	241,443	241,443	241,151	292	240,700	AV x Mill levy
Prop Taxes - TIF D/S Oblig	255,446	206,823	206,823	0	206,823	(206,823)	206,498	AV x Mill levy
Allowance for potential abatements		0	0			0	0	
Specific Ownership Taxes	35,647	25,959	35,067	16,391	20,456	(4,065)	25,914	5% of Prop tax
Interest Income	36	1,000	1,500	870	667	204	2,000	
<b>TOTAL REVENUES</b>	<b>676,862</b>	<b>546,134</b>	<b>556,080</b>	<b>297,079</b>	<b>540,297</b>	<b>(243,218)</b>	<b>546,190</b>	
<b>EXPENDITURES</b>								
Xfer Prop Taxes to VSQ #1 - Serv Oblig	45,912	37,179	37,224	37,224	37,179	(45)	37,109	Service mills less treas fee
Xfer Prop Taxes to VSQ #1 - Serv TIF	40,601	32,872	32,872	0	32,872	32,872	32,821	TOV URA
Xfer Prop Taxes to VSQ #1 - D/S Oblig	288,865	233,917	234,200	234,200	233,917	(283)	233,479	DS mills less treas fee
Xfer Prop Taxes to VSQ #1 - D/S TIF	255,446	206,823	206,823	0	206,823	206,823	206,498	TOV URA
Allowance for potential abatements		0	0			0	0	
Xfer Specific Ownership Tax - D/S	30,758	22,399	30,258	11,938	16,782	4,844	21,768	IGA D/S % of SO
Treasurer's Fees	10,354	8,384	8,395	8,395	8,384	(10)	8,369	3% of Prop. Taxes
Contingency		0	0			0	0	
<b>TOTAL EXPENDITURES</b>	<b>671,937</b>	<b>541,574</b>	<b>549,771</b>	<b>291,756</b>	<b>535,957</b>	<b>244,201</b>	<b>540,043</b>	
<b>REVENUE OVER (UNDER) EXPEND.</b>	<b>4,925</b>	<b>4,560</b>	<b>6,309</b>	<b>5,323</b>	<b>4,341</b>	<b>983</b>	<b>6,146</b>	
<b>OTHER SOURCES/(USES)</b>								
Xfer Int & Net SO tax to Gen Fund	(5,066)	(4,560)	(6,309)	0	0	0	(6,146)	
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>(5,066)</b>	<b>(4,560)</b>	<b>(6,309)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(6,146)</b>	
FUND BALANCE - BEGINNING	141	0	0	0	0	0	0	
Reverse Contingency		0	0			0	0	
<b>FUND BALANCE - ENDING</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,324</b>	<b>4,341</b>	<b>983</b>	<b>0</b>	
	=	=		=	=		=	

No assurance is provided on these financial statements and substantially all disclosures required by GAAP have been omitted.

**EXHIBIT B**  
**2022 Audits**

VAIL SQUARE METROPOLITAN DISTRICT NO. 1  
FINANCIAL STATEMENTS AND REPORT OF  
INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

December 31, 2022

## CONTENTS

	Page
REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS .....	1
MANAGEMENT'S DISCUSSION AND ANALYSIS.....	3
FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION .....	6
STATEMENT OF ACTIVITIES .....	7
BALANCE SHEET – GOVERNMENTAL FUNDS.....	8
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS .....	9
NOTES TO FINANCIAL STATEMENTS.....	10
REQUIRED SUPPLEMENTARY INFORMATION	
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL – GENERAL FUND.....	26
SUPPLEMENTARY INFORMATION	
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL – DEBT SERVICE FUND .....	27





## Independent Auditor's Report

The Board of Directors  
Vail Square Metropolitan District No. 1

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the financial statements of the governmental activities, and each major fund, of Vail Square Metropolitan District No. 1, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents. In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of Vail Square Metropolitan District No. 1, as of December 31, 2022, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

Management 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 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.

In preparing the financial statements, management is required to evaluate whether there are condition or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.



In performing an audit in accordance with GAAS, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 statement in appropriate operations, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standard generally accepted in the United States of America, which consisted of inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquires, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District basic financial statements. The debt service budgetary comparison information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and related 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 debt service budgetary comparison schedules is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*Chadwick, Steinkirchner, Davis & Co., P.C.*

April 14, 2023

# Vail Square Metropolitan District No. 1

## Management's Discussion and Analysis December 31, 2022

As management of Vail Square Metropolitan District No. 1 (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2022.

### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are composed of three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. This report also contains additional supplementary information after the notes to the financial statements.

**Government-wide financial statements.** The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the District's assets, deferred outflows, liabilities, and deferred inflows with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The governmental activity of the District is primarily financing the construction, operation, and maintenance of the basic public infrastructure within the District. There are no business-type activities within the District.

The government-wide financial statements can be found on pages 6 and 7 of this report.

**Fund financial statements.** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District currently has two funds, the General Fund and the Debt Service Fund both of which are governmental funds.

**Governmental funds.** Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of expendable resources, as well as on balances of expendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better

understand the long-term impact of the government’s near-term financing decisions. A reconciliation of the fund balance as reported in the governmental funds to the net position reported in the government-wide financial statements and a reconciliation of the net change in fund balance to the change in net position has been provided to facilitate the comparison between governmental funds and governmental activities.

The fund financial statements are contained on pages 8 and 9 of the report.

**Notes to the financial statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 10 through 24 of this report.

**Condensed Financial Information**

A condensed comparative summary of the District’s government-wide assets, deferred outflows, liabilities, deferred inflows, net position, revenues and expenditures follows:

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
<b>ASSETS &amp; DEFERRED OUTFLOWS:</b>		
Current assets	\$ 2,079,684	\$ 3,555,937
Non-current assets	8,134,182	9,171,079
<b>Total Assets</b>	<b>10,213,866</b>	<b>12,727,016</b>
Deferred outflows of resources	10,131	412,044
<b>LIABILITIES:</b>		
Current liabilities	535,035	527,107
Non-current liabilities	8,995,131	11,852,044
<b>Total Liabilities</b>	<b>9,530,166</b>	<b>12,379,151</b>
<b>NET POSITION:</b>		
Net Investment in capital assets	693,830	759,909
Restricted for emergencies	5,231	5,101
Unrestricted	(5,230)	(5,101)
<b>Total Net Position</b>	<b>\$ 693,831</b>	<b>\$ 759,909</b>
<b>REVENUES:</b>		
Operating grants and contributions	\$ 1,556,058	\$ 1,680,002
Interest and other revenue	40,384	783
<b>Total Revenues</b>	<b>1,596,442</b>	<b>1,680,785</b>
<b>EXPENSES:</b>		
General government	1,019,389	1,096,475
Public works	128,443	116,514
Interest on long-term debt	514,688	533,875
<b>Total Expenses</b>	<b>1,662,520</b>	<b>1,746,864</b>
<b>Change in Net Position</b>	<b>(66,078)</b>	<b>(66,079)</b>
<b>Net Position - Beginning</b>	<b>759,909</b>	<b>825,988</b>
<b>Net Position - Ending</b>	<b>\$ 693,831</b>	<b>\$ 759,909</b>

The District is the operating district in a triple district structure whereby the District is coordinating the financing and constructing public infrastructure for Vail Square Metropolitan District Nos. 2 and 3. Such functions are furnished through a District Facilities Joint Financing Construction and Service Agreement among the District and Vail Square Metropolitan District Nos. 2 and 3. Vail Square Metropolitan District Nos. 2 & 3 are the “financing districts” and as such, have and will continue to pay “capital and service obligations” to the District for construction and operation of the infrastructure in the Districts. The District’s revenues consisted primarily of funds received from the financing Districts and the Vail Reinvestment Authority, as defined in agreements between the District and those entities.

**Government-wide Financial Analysis.** The District’s primary activity has been the construction and acquisition of infrastructure. The infrastructure has been funded through proceeds received from the issuance of the 2008 Tax Exempt Loan Facilities in the amount of \$16,000,000. The District received intergovernmental receipts from Vail Square Metropolitan District Nos. 2 & 3 and the Vail Reinvestment Authority. The Vail Reinvestment Authority has agreed to transfer to the District the Districts Tax Increment Revenues, to which the Authority would otherwise be entitled under the Urban Renewal Plan.

### **Financial Analysis of the District’s Funds**

As mentioned earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds.** The focus of the District’s governmental funds is to provide information on near-term inflows, outflows, and balances of expendable resources. Such information is useful in assessing the District’s financing requirements. In particular, unrestricted fund balance may serve as a useful measure of a government’s net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District’s governmental funds reported a combined ending fund balance of \$2,037,662, a decrease of (\$1,488,513) in comparison with the prior year. These funds are held by the District for spending in future years.

The District adopts budgets for each fund on an annual basis. Budgetary comparisons have been provided on page 26 for the General Fund, page 27 for the Debt Service Fund.

**Capital assets.** The District’s capital assets consist primarily of infrastructure in the Districts. During 2022 the District recognized depreciation expense of \$66,079. Details can be seen in Note C on page 16 of this report.

**Long-term debts.** The District issued \$16,000,000 of tax-exempt loans during 2008. Loan 2008A consists of \$2,000,000 in a variable rate loan facility. Loan 2008B consists of \$14,000,000 in a variable rate loan facility which is subject to an interest rate swap to effectively convert the 2008B loan from a variable-rate loan to a hedged loan with a synthetic fixed interest rate of 4.61 percent. Additional information can be found in the Notes to the Financial Statement in Notes D and E on pages 17 to 20 of this report.

### **Request for Information**

This financial report is designed to provide a general overview of the District’s finances for all those with an interest in the government’s finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Marchetti & Weaver LLC, 28 Second Street, Suite 213, Edwards, CO 81632 or you may call (970) 926-6060.

Vail Square Metropolitan District No. 1

STATEMENT OF NET POSITION

December 31, 2022

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and investments	\$ 2,033,993
Due from other governments, VSMD Nos. 2 & 3	38,127
Prepaid expenses	7,564
Non-current assets	
Capital assets	
Depreciable	693,830
Net capital and service obligations from/to VSMD No. 2, non-current	6,175,492
Net capital and service obligations from/to VSMD No. 3, non-current	1,264,860
Total Assets	<u>10,213,866</u>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	
Deferred swap	10,131
Total Deferred Outflow of Resources	<u>10,131</u>
Total Assets and Deferred Outflow of Resources	<u>10,223,997</u>
<b>LIABILITIES</b>	
Accounts payable	42,022
Accrued interest	38,013
Long-term obligations due in one year	455,000
Long-term obligations	8,985,000
Swap Mark to Market	10,131
Total Liabilities	<u>9,530,166</u>
<b>NET POSITION</b>	
Net investment in capital assets	693,830
Restricted for emergencies	5,231
Unrestricted	(5,230)
Total Net Position	<u>\$ 693,831</u>

The accompanying notes are an integral part of this statement.

Vail Square Metropolitan District No. 1

STATEMENT OF ACTIVITIES

Year ended December 31, 2022

Function/Programs	Expenses	Program Revenues		Total Governmental Activities
		Operating Contributions	Capital Contributions	
Governmental activities:				
General government	\$ 1,019,389	\$ 81,515	\$ -	\$ (937,874)
Public works	128,443	71,830	-	(56,613)
Interest	514,688	1,402,713	-	888,025
Total governmental activities:	<u>\$ 1,662,520</u>	<u>\$ 1,556,058</u>	<u>\$ -</u>	<u>(106,462)</u>
General revenues (expenses):				
Interest				<u>40,384</u>
Total general revenues				<u>40,384</u>
Change in net position				<u>(66,078)</u>
Net position - beginning				<u>759,909</u>
Net position - ending				<u>\$ 693,831</u>

The accompanying notes are an integral part of this statement.

Vail Square Metropolitan District No. 1

BALANCE SHEET - GOVERNMENTAL FUNDS

December 31, 2022

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Equity in pooled cash and investments	\$ 1,259,313	\$ 774,680	\$ 2,033,993
Due from other governments, VSMD Nos. 2 & 3	6,271	31,856	38,127
Prepaid expenses	7,564	-	7,564
Total Assets	<u>1,273,148</u>	<u>806,536</u>	<u>2,079,684</u>
<b>LIABILITIES</b>			
Accounts payable	42,022	-	42,022
Total Liabilities	<u>42,022</u>	<u>-</u>	<u>42,022</u>
<b>FUND BALANCES</b>			
Nonspendable	7,564	-	7,564
Restricted for emergencies	5,231	-	5,231
Restricted for debt service	-	806,536	806,536
Unassigned	1,218,331	-	1,218,331
Total Fund Balances	<u>\$ 1,231,126</u>	<u>\$ 806,536</u>	<u>\$ 2,037,662</u>

Fund balance (as reported above)     \$ 2,037,662

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets are not current assets and are therefore not reported in the funds	693,830
Long-term Tax-Exempt Loan obligations are not payable in the current period and are therefore not reported in the funds	(9,440,000)
Net capital and service obligations due from VSMD Nos.2 & 3 are not receivable in the current period and are therefore not reported in the funds	7,440,352
Accrued interest is not payable in the current period and is therefore not reported in the funds	<u>(38,013)</u>
Net position of governmental activities	<u>\$ 693,831</u>

The accompanying notes are an integral part of this statement.



Vail Square Metropolitan District No. 1

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES - GOVERNMENTAL FUNDS

Year ended December 31, 2022

	General	Debt Service	Total Governmental Funds
Revenues			
Interest	\$ 21,028	\$ 19,356	\$ 40,384
Intergovernmental agreement	153,345	1,402,713	1,556,058
Total revenues	<u>174,373</u>	<u>1,422,069</u>	<u>1,596,442</u>
Expenditures			
Current - general government	48,571	-	48,571
Current - public works	62,364	-	62,364
Debt service - principal	-	2,455,000	2,455,000
Debt service - interest	-	519,020	519,020
Total expenditures	<u>110,935</u>	<u>2,974,020</u>	<u>3,084,955</u>
	Excess of Revenues Over (Under) Expenditures		
	63,438	(1,551,951)	(1,488,513)
Fund Balance - January 1	1,167,688	2,358,487	3,526,175
Fund Balance - December 31	<u>\$ 1,231,126</u>	<u>\$ 806,536</u>	<u>\$ 2,037,662</u>
		Net Change in Fund Balance (above)	\$ (1,488,513)
Amounts reported as governmental activities in the Statement of Activities are different because:			
Change in capital and service obligations from VSMD Nos. 2 & 3			(970,818)
Depreciation expense is not reported in the funds			(66,079)
Change in accrued interest			4,332
Payments on long-term debt			2,455,000
		Change in net position of governmental activities	<u>\$ (66,078)</u>

The accompanying notes are an integral part of this statement.

Vail Square Metropolitan District No. 1  
NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

1. Organization

The Vail Square Metropolitan District No. 1 (the District) was established December 5, 2005, as a quasi-municipal corporation and political subdivision of the State of Colorado. The District was established as part of a triple district structure with Vail Square Metropolitan District Nos. 2 and 3. The District is considered the Operating District, and was formed to coordinate the financing and construction of all public improvements which will be constructed for the use and benefit of all anticipated inhabitants and taxpayers of Vail Square Metropolitan District Nos. 1-3. Vail Square Metropolitan District Nos. 2 and 3 are the Financing Districts and as such have paid and will continue to pay capital and service obligations to the District for the infrastructure in the Districts.

The financial statements of the District have been prepared in accordance with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the District's accounting policies are described below.

2. Reporting Entity

The reporting entity consists of (a) the primary government; i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. Consideration is also given to other organizations which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria above, the District is not financially accountable for any other entity, nor is the District a component unit of any other government.

3. Government-wide and Fund Financial Statements

The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. Currently, the District has only governmental activities.

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

Government-wide Financial Statements

In the government-wide Statement of Net Position, the governmental activities columns are reported on a full accrual, economic resource basis, which recognizes all long-term assets, receivables and deferred outflows of resources as well as long-term debt, obligations and deferred inflows of resources. The District's net position is reported in three parts: net investment in capital assets, net position restricted for emergencies and unrestricted.

The government-wide focus is on the sustainability of the District as an entity and the change in the District's net position resulting from the current year's activities.

Fund Financial Statements

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, fund equity, revenues and expenditures.

The fund focus is on current available resources and budget compliance.

4. Fund Accounting

The District uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. At this time the District only uses governmental funds.

Governmental Funds

Governmental funds are those through which most governmental functions typically are financed. Governmental funds reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets, deferred outflows of resources, liabilities, and deferred inflows of resources is reported as fund balance.

The District reports the following major governmental funds:

General Fund – The General Fund is used to account for all financial resources of the District except those required to be accounted for in another fund. The general fund balance is available to the District for any purpose provided it is expended or transferred according to the general laws of Colorado.

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

Debt Service Fund – The Debt Service Fund accounts for the servicing of long-term debt including bonds, loans, developer notes, and long-term contractual obligations approved by the District’s electorate and revenues generated by property taxes that are required to be used in payment of long-term debt and contractual obligations.

5. Measurement Focus and Basis of Accounting

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements.

Long-Term Economic Focus and Accrual Basis

Governmental activities in the government-wide financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. “Available” means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

When an expense is incurred that can be paid using either restricted or unrestricted resources (net position), the District's policy is to first apply the expense toward restricted resources and then toward unrestricted resources. In governmental funds, the District's policy is to first apply the expenditure toward restricted fund balance and then to other, less-restrictive classifications—committed and then assigned fund balances before using unassigned fund balances.

6. Intergovernmental Revenues

For governmental funds, intergovernmental revenues, such as contributions awarded on a non-reimbursement basis, are recorded as receivables and revenues when measurable and available.

Vail Square Metropolitan District No. 1  
NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

7. Use of Estimates

The preparation of financial statements in accordance with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows, liabilities, and deferred inflows, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

8. Interfund Transactions

Quasi-external transactions are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. All other interfund transactions, except quasi-external transactions and reimbursements, are reported as transfers.

9. Stewardship, Compliance, and Accountability

Budgets and Budgetary Accounting

In the fall of each year, the District's Board of Directors formally adopts a budget with appropriations by fund for the ensuing year pursuant to the Colorado Local Budget Law. The budgets for the governmental funds are adopted on a basis consistent with generally accepted accounting principles ("GAAP").

As required by Colorado statutes, the District followed the following timetable in approving and enacting a budget for the ensuing year:

- (1) For the 2022 budget year, prior to August 25, 2021, the County Assessor sent the District the assessed valuation of all taxable property within the District's boundaries.
- (2) On or before October 15, 2021, the District's accountant submitted to the District's Board of Directors a recommended budget which detailed the necessary property taxes needed along with other available revenues to meet the District's operating requirements.
- (3) For the 2022 budget, prior to December 15, 2021, the District computed and certified to the County Commissioners a rate of levy that derived the necessary property taxes as computed in the proposed budget.
- (4) For the 2022 budget, the final budget and appropriating resolution was adopted prior to December 31, 2021.

Vail Square Metropolitan District No. 1  
NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

- (5) After adoption of the budget resolution, the District may make the following changes: a) it may transfer appropriated monies between funds or between spending agencies within a fund, as determined by the original appropriation level; b) supplemental appropriations to the extent of revenues in excess of those estimated in the budget; c) emergency appropriations; and d) reduction of appropriations for which originally estimated revenues are insufficient.

The level of control in the budget at which expenditures exceed appropriations is at the fund level. All appropriations lapse at year-end.

10. Capital Assets

Capital assets, which include construction in progress, are reported in the applicable governmental activities columns in the Government-wide Financial Statements. The District defines capital assets as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed.

Depreciation is computed using the straight-line method over estimated useful lives, as follows:

	<u>Estimated Lives</u>
Buildings and improvements	20 to 40 years
Infrastructure	30 to 40 years
Equipment and machinery	5 to 15 years

11. Fund Balances

GASB Statement No. 54, "Fund Balance Reporting and Governmental Fund Type Definitions" provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. In the fund financial statements the following classifications describe the relative strength of the spending constraints.

- *Non-spendable fund balance* - The portion of fund balance that cannot be spent because it is either not in spendable form (such as inventory) or is legally or contractually required to be maintained intact.
- *Restricted fund balance* - The portion of fund balance constrained to being used for a specific purpose by external parties (such as grantors or bondholders), constitutional provisions or enabling legislation.

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

- *Committed fund balance* - The portion of fund balance constrained for specific purposes according to limitations imposed by the District's highest level of decision making authority, the Board, prior to the end of the current fiscal year. The constraint may be removed or changed only through formal action of the Board.
- *Assigned fund balance* - The portion of fund balance set aside for planned or intended purposes. The intended use may be expressed by the Board or other individuals authorized to assign funds to be used for a specific purpose. Assigned fund balances in special revenue funds will also include any remaining fund balance that is not restricted or committed. This classification is necessary to indicate that those funds are, at a minimum intended to be used for the purpose of that particular fund.
- *Unassigned fund balance* - The residual portion of fund balance that does not meet any of the above criteria. The District will only report a positive unassigned fund balance in the General Fund.

**NOTE B – EQUITY IN POOLED CASH AND INVESTMENTS**

The District maintains a cash pool that is available for use by all funds. Each fund type's portion of this pool is displayed on the statement of net assets as "Equity in pooled cash and investments."

Cash Deposits

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 equal to 102 percent of the aggregate uninsured deposits. As of December 31, 2022, the District had cash deposits of \$759,792 all of which is collateralized as explained above.

Investments

Colorado state statutes authorize the District to invest in U.S. Treasury bills, obligations of any other U.S. agencies, obligations of the World Bank, general obligation bonds of any state or any of their subdivisions, revenue bonds of any state or any of their subdivisions, bankers acceptance notes, commercial paper, repurchase agreements, money market funds and guaranteed investment contracts. All investments must be held by the District, in its name, or in custody of a third party on behalf of the local government.

As of December 31, 2022, the District had \$1,274,201 invested in the Colorado Surplus Asset Fund (CSafe), an investment vehicle established for local government entities in Colorado to pool surplus funds. CSafe operates similarly to a money market fund and each share is equal in value to \$1.00.

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

**NOTE B – EQUITY IN POOLED CASH AND INVESTMENTS – CONTINUED**

A designated custodial bank provides safekeeping and depository services to CSafe in connection with the direct investment and withdrawal functions of CSafe. Substantially all securities owned by CSafe are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian’s internal records identify the investments owned by CSafe. CSafe funds carry a Standard & Poor’s AAAM rating. There is no custodial, interest rate or foreign currency risk exposure. CSafe operates like a 2a7-like external investment pool in the fair value hierarchy established by GASB 72. The underlying investments held by CSafe, and the District’s investment in CSafe, are valued at amortized cost which approximates fair value. There are no limitations on withdrawals.

A reconciliation of the carrying value of deposits and investments reported above to the Statement of Net Position is as follows:

Deposits	\$ 759,792
CSafe	<u>1,274,201</u>
Equity in pooled cash and investments	<u>\$ 2,033,993</u>

**NOTE C – CAPITAL ASSETS**

Capital asset activity for the year ended December 31, 2022 was as follows:

	Balance January 1, <u>2022</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	Balance December 31, <u>2022</u>
Governmental Activities					
Capital assets being depreciated					
Infrastructure:					
Land improvements	\$ 1,428,437	\$ –	\$ –	\$ –	\$ 1,428,437
Signage	211,913	–	–	–	211,913
Utilities	<u>223,545</u>	–	–	–	<u>223,545</u>
Total assets being depreciated	1,863,895	–	–	–	1,863,895
Less accumulated depreciation for					
Infrastructure:					
Land improvements	771,358	57,137	–	–	828,495
Signage	211,912	–	–	–	211,912
Utilities	<u>120,716</u>	<u>8,942</u>	–	–	<u>129,658</u>
Total accumulated depreciation	<u>1,103,986</u>	<u>66,079</u>	–	–	<u>1,170,065</u>
Capital assets being depreciated, net	<u>759,909</u>	<u>(66,079)</u>	–	–	<u>693,830</u>
Governmental activities capital assets, net	<u>\$ 759,909</u>	<u>\$ (66,079)</u>	<u>\$ –</u>	<u>\$ –</u>	<u>\$ 693,830</u>

Depreciation expense of \$66,079 was all charged to the “Public works” function.



Vail Square Metropolitan District No. 1  
NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE D – LONG-TERM OBLIGATIONS**

2008A Tax-Exempt Loan

The District obtained a \$2,000,000 tax-exempt loan on July 23, 2008. Interest is payable semiannually on June 1 and December 1, commencing December 1, 2008. The loan is due and payable June 1, 2023 and bears interest equal to 65% of the 1-month LIBOR rate plus 125 basis points with a minimum rate of 2.85%. The loan is a general obligation of the District and is supported by a Joint Funding Agreement between the District and Vail Square Metropolitan District Nos. 2 and 3 (the Financing Districts). The Joint Funding Agreement generally provides that the Financing Districts will assess mill levies to collect property taxes which will be paid to the District to be used to pay the principal and interest payments required by the loans and interest rate swaps. See Note E for more information.

The loan was obtained to finance the design, acquisition, construction, relocation, installation, completion and provision of public improvements and facilities. The District also used loan proceeds to repay a portion of the long-term obligation to the Developer.

The 2008A loan may be prepaid, in whole or in part, on any date upon payment of the principal amount of the Loan so prepaid plus accrued interest thereon to the date of prepayment, without penalty. This Loan was paid off during 2022.

2008B Tax-Exempt Loan

The District obtained a \$14,000,000 tax-exempt loan on July 23, 2008. Interest is payable semiannually on June 1 and December 1, commencing December 1, 2008. The loan matures in various amounts through 2023 and bears interest equal to 65% of the 1-month LIBOR rate plus 125 basis points. The loan is a general obligation of the District and supported by a Joint Funding Agreement between the District and the Financing Districts. The Joint Funding Agreement generally provides that the Financing Districts will assess mill levies to collect property taxes which will be paid to the District to be used to pay the principal and interest payments required by the loans and interest rate swaps. See Note F for more information.

The loan was obtained to finance the design, acquisition, construction, relocation, installation, completion and provision of public improvements and facilities. The District also used loan proceeds to repay a portion of the long-term obligation to the Developer.

The 2008B loan may be prepaid, in whole or in part, on any date prior to July 23, 2013 upon payment of the principal amount so prepaid plus accrued interest thereon to the date of prepayment, together with a prepayment penalty in an amount equal to three percent of the principal amount prepaid.

The District entered into a \$14,000,000 interest rate swap to effectively convert the 2008B loan from a variable-rate loan to a hedged loan with a synthetic fixed interest rate of 4.61%. See Note E for more information on the District's interest rate swap.

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

**NOTE D – LONG-TERM OBLIGATIONS – CONTINUED**

Debt service requirements are as follows: (the interest payments presented below assume that the interest rate will remain at the 4.61% per the swap documents; the rate is subject to monthly adjustment)

<u>Year Ending</u> <u>December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 9,440,000	\$ 220,010	\$ 9,660,010
Total	<u>\$ 9,440,000</u>	<u>\$ 220,010</u>	<u>\$ 9,660,010</u>

The following is a summary of long-term non-developer debt transactions of the District for the year ended December 31, 2022:

	<u>Balance</u> <u>January 1,</u> <u>2022</u>	<u>Issues</u>	<u>Reductions</u>	<u>Balance</u> <u>December 31,</u> <u>2022</u>
2008A General Obligation Loan	\$ 2,000,000	\$ –	\$2,000,000	\$ –
2008B General Obligation Loan	9,895,000	–	455,000	9,440,000
Total	<u>\$ 11,895,000</u>	<u>\$ –</u>	<u>\$2,455,000</u>	<u>\$ 9,440,000</u>

**NOTE E – HEDGING ACTIVITIES**

**Assumptions**

Background information

At December 31, 2022, the District has the following derivative instruments outstanding:

<u>Item</u>	<u>Type</u>	<u>Objective</u>	<u>Notional</u> <u>Amount</u>	<u>Effective</u> <u>Date</u>	<u>Maturity</u> <u>Date</u>	<u>Terms</u>	<u>12/31/2022</u> <u>Fair Value</u>
A	Pay-fixed interest rate swap	Hedge of changes in cash flows on the 2008B Loan	\$14,000,000	7/23/08	6/1/2023	Pay 4.61%, receive 65% 1-month LIBOR + 125 bp	(\$10,131)

Derivative instrument A (the interest rate swap) hedges changes in cash flows due to changes in LIBOR interest rates associated with the District's \$14,000,000 2008B hedged tax-exempt loan.

The fair value of the interest rate swap was estimated by the counterparty based on a LIBOR yield curve constructed using cash LIBOR rates, Eurodollar futures, and term swap rates from brokers. The yield curve is then used to estimate the future net settlement payments required by the swap, assuming that the current forward rates implied by the yield curve correctly anticipate future spot interest rates.

**Risks**

*Credit risk.* As of December 31, 2022, the District was not exposed to credit risk because the swap had a negative fair value. However, should interest rates change and the fair value of the swap become positive,

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE E – HEDGING ACTIVITIES – CONTINUED**

the District would be exposed to credit risk in the amount of the derivative's fair value. The swap counterparty was rated BBB- by Standard & Poor's and Baa2 by Moody's Investors Service as of December 31, 2022. To mitigate the potential for credit risk, if the counterparty's credit quality falls below Baa2 as determined by Moody's Investors Service or BBB as determined by Standard & Poor's Ratings Service, the counterparty agrees to cooperate with the District in having the swap assigned to a new swap provider acceptable to the District and the counterparty.

*Interest rate risk.* The District is exposed to interest rate risk on its pay-fixed, receive-variable interest rate swap. As the LIBOR rate decreases, the District's net payment on the swap increases.

*Basis risk.* The District is not exposed to basis risk, as the counterparty pays the District 65% of LIBOR plus 125 basis points per the swap agreement, which is equal to the tax-exempt loan payment made by the District.

*Termination risk.* The derivative contract uses the International Swap Dealers Association Master Agreement, which includes standard termination events, such as failure to pay and bankruptcy. The Schedule to the Master Agreement includes an "additional termination event." That is, the swap may be terminated by the District if the counterparty's credit quality rating falls below "BBB" as issued by Standard & Poor's or "Baa2" as issued by Moody's Investors Service. The District agrees not to terminate the swap unless it shall have sufficient funds to pay any Settlement Amount to the counterparty. If the counterparty's credit quality falls below these levels, the swap may be assigned to a new swap provider acceptable to the District and the counterparty. No termination events have occurred as of December 31, 2022.

The District or the counterparty may terminate the swap if the other party fails to perform under the terms of the contract. If the swap is terminated, the variable-rate tax-exempt loan would no longer carry a synthetic interest rate. Also, at the time of termination, a Settlement Amount will be calculated according to section 6(e)(i) of the Swap Master Agreement entered into by Compass Bank and the District on July 23, 2008.

*Rollover risk.* The District is not exposed to rollover risk, as the effective and termination dates are the same for the tax-exempt loan and the interest rate swap.

*Foreign currency risk.* The District is not exposed to foreign currency risk, as the interest rate swap payments and receipts will be settled in US dollars.

*Contingent features.* There are no contingent features to the District's interest rate swap.

*Swap payments and associated debt.* As of December 31, 2022, debt service requirements of the variable-rate debt and net swap/loan interest payments are as shown in Note D.

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE E – HEDGING ACTIVITIES – CONTINUED**

*Method of evaluating effectiveness of interest rate swap.* The District utilized the Synthetic Instrument Method to evaluate the effectiveness of the interest rate swap. This method calculated the synthetic rate equal to 100% of the swap fixed rate.

**NOTE F – INTERGOVERNMENTAL AGREEMENTS**

The District has entered into the following intergovernmental agreements:

Joint Funding Agreement

The Operating District obtained two loans in the aggregate principal amount of \$16,000,000 on July 23, 2008 for the purpose of constructing certain public infrastructure (the Facilities) for the benefit of the Districts. Concurrent with obtaining the loans the Operating District entered into a Joint Funding Agreement with the Financing Districts to provide funding to the Operating District for the repayment of the loans. The Joint Funding Agreement generally provides that the Financing Districts will assess mill levies to collect property tax revenues which will be paid to and used by the Operating District to pay Financing Costs related to the loans. Financing Costs are defined as the principal and interest payments required by debt and interest rate swaps obtained or entered into by the Districts, including replenishment of debt reserve funds.

In 2022, the mill levy assessed for collection in 2023 was 35 mills in Vail Square Metropolitan District No. 2, with 32 mills allocated for the Joint Funding Agreement and 3 mills for the District Facilities Joint Financing, Construction and Service Agreement; and, 21.875 mills in Vail Square Metropolitan District No. 3, with 18.875 mills allocated for the Joint Funding Agreement and 3 mills for the District Facilities Joint Financing, Construction and Service Agreement. The portion of the annual bond costs to be paid by each Financing District will remain in the same proportion in future years.

District Facilities Joint Financing, Construction and Service Agreement

The Agreement generally provides an obligation for the Financing Districts to pay for the acquisition and construction of the Facilities (defined above), to the extent not funded by the Joint Funding Agreement (the Capital Obligation), and operation and maintenance of the Facilities and administrative expenses incurred by the Operating District (the Service Obligation). The Financing Districts are obligated to generate and pay to the Operating District certain tax and other revenues to fund the Capital Obligation and the Service Obligation.

The Operating District has recorded a capital and service obligation receivable from the Financing Districts as of December 31, 2022 in the amount of \$7,440,351 which represents unreimbursed costs incurred through that date for infrastructure construction and costs related to issuance of and debt service on the loans. This receivable has been allocated between the Financing Districts based on the District's forecast of the future annual bond costs to be paid by each Financing District. However, each Financing District is responsible to pay Financing Costs until the District's loans have been fully repaid and the

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE F – INTERGOVERNMENTAL AGREEMENTS – CONTINUED**

ultimate allocation of the Financing Costs between the Financing Districts will be dependent on the assessed value and mill levy of each Financing District over the life of the District's loans.

In any given year the Financing Districts are obligated to fund such portion of the Capital and Service Obligations as may be funded with the District taxes available from imposition of a subordinate mill levy, together with other charges imposed by the Financing Districts.

The Agreement specifies certain termination rights on the part of the Districts. Various limitations and conditions to such termination rights exist and reference to the text of the Agreement should be made for specific terms.

Pledge Agreements

The Districts have entered into an Intergovernmental Agreement and Pledge Agreement with the Vail Reinvestment Authority.

Under these agreements and in consideration for the Districts' commitment to undertake construction of certain public improvements, the Vail Reinvestment Authority agrees to transfer to the Districts the District Tax Increment Revenues, to which the Authority would otherwise be entitled under an Urban Renewal Plan relating to the project.

Under the second agreement the Authority pledges the Tax Incremental Revenue to the 2008 Loan.

**NOTE G – COMMITMENTS AND CONTINGENCIES**

During the normal course of business, the District may incur claims and other assertions against it from various agencies and individuals. Management of the District and its legal representatives have disclosed that they are not aware of any material outstanding claims against the District at December 31, 2022.

**NOTE H – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; injuries to employees, or acts of God. The District has elected to participate in the Colorado Special District Property and Liability Pool (the Pool) which is sponsored by the Special District Association of Colorado. The Pool provides property and general liability, automobile physical damage and liability, public official's liability and machinery coverage to its members. Members of the Pool are required to make additional surplus contributions. 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. During the year ended December 31, 2022 the Pool made no distributions to the District.

Condensed financial statement data for the Colorado Special Districts Property and Liability Pool as of December 31, 2021 (latest information available) is as follows:

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE H – RISK MANAGEMENT - CONTINUED**

Assets	<u>\$ 68,195,261</u>
Liabilities	\$ 46,165,251
Surplus	<u>22,030,010</u>
	<u>\$ 68,195,261</u>
Revenue	\$ 24,889,624
Investment income and other	<u>482,027</u>
Total revenue	25,371,651
Expenses	<u>25,123,490</u>
Excess of revenues over (under) expenses	<u>\$ 248,161</u>

**NOTE I – TABOR AMENDMENT**

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer’s Bill of Rights (“TABOR”). TABOR contains revenue, spending, tax and debt limitations which apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that of the prior year, extension of any expiring tax, or tax policy change directly causing a new tax revenue gain to any local government. Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple fiscal year or other financial obligation unless adequate present cash reserves are pledged irrevocable and held for payments in future years.

TABOR also requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. These reserves are required to be 3% or more of the fiscal year spending (excluding bonded debt service) for fiscal years ended after December 31, 1994. At December 31, 2022, the District’s emergency reserve was \$5,231.

Under TABOR, the initial base for local government spending and revenue limits is December 31, 1992 fiscal year spending. The District’s first year of operations ended December 31, 2006. Future spending and revenue limits are determined based on the prior year’s fiscal year spending adjusted for inflation in the prior calendar year plus annual local growth. Fiscal year spending is generally defined as expenditures and reserve increases with certain exceptions. Revenue, if any, in excess of the fiscal year spending limit must be refunded in the next fiscal year unless voters approve retention of such revenue.

The electorate of the District authorized property taxes to be increased up to \$1,500,000 in 2005, plus up to an additional \$3,000,000 in 2007, and each year thereafter to pay the Districts operations, maintenance, and other expenses, such amounts to increase annually in an amount not to exceed the applicable limitations of Article X, Section 20 of the Colorado Constitution and Colorado Law.

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

**NOTE I – TABOR AMENDMENT – CONTINUED**

The District’s electorate further approved that the District’s taxes be increased \$120,000,000 annually, or by such lesser annual amount as may be necessary to pay the District’s general or special obligation bonds, revenue bonds or other multiple fiscal year financial obligations, including contracts, issued for the purpose of refunding, paying or defeasing, in whole or in part, bonds, notes or other financial obligations of the District. Such taxes may consist of an ad valorem property tax mill levy imposed without limitation of rate and in amounts sufficient to produce the annual increase set forth above or such lesser amount as may be necessary. The revenue from such taxes and any other monies used to pay such general or special obligation bonds, revenue bonds or other multiple fiscal year financial obligations costs, and investment income thereon, may be collected and spent by the District without regard to any expenditure, revenue raising, or other limitation contained within Article X, Section 20 of the Colorado Constitution.

The District’s management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

On November 1, 2005 and November 6, 2007 the voters of the District authorized increases in debt as follows:

<u>Date of Authorization</u>	<u>Purpose</u>	<u>Amount</u>	<u>Authorization Used</u>	<u>Authorization Remaining</u>
11/1/2005	Street Facilities	\$ 20,000,000	\$ 8,785,393	\$ 11,214,607
11/1/2005	Drainage Facilities	2,000,000	–	2,000,000
11/1/2005	Security Facilities	1,000,000	–	1,000,000
11/1/2005	Traffic/Safety Protection Facilities	2,000,000	851,532	1,148,468
11/6/2007	Water Facilities	5,000,000	1,795,410	3,204,590
11/6/2007	Sanitary Sewer Facilities	5,000,000	1,795,410	3,204,590
11/6/2007	Parks and Recreation	5,000,000	2,532,490	2,467,510
11/6/2007	Public Transportation	5,000,000	–	5,000,000
11/6/2007	Mosquito Control	1,000,000	–	1,000,000
11/6/2007	Fire Protection	5,000,000	–	5,000,000
11/6/2007	Television Relay	1,000,000	239,765	760,235
11/1/2005	Refunding	40,000,000	–	40,000,000
	<b>Total</b>	<u>\$ 92,000,000</u>	<u>\$ 16,000,000</u>	<u>\$ 76,000,000</u>

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE J – RELATED PARTIES**

The developer of the property which constitutes the District is Arrabelle at Vail Square, LLC. The members of the District's Board of Directors are officers, employees, or others associated with the Developer and may have conflicts of interest in dealing with the District.

\$62,364 was paid to Arrabelle at Vail Square, LLC for snowmelt and other operations costs during 2022. As of December 31, 2022, the District owed Arrabelle at Vail Square, LLC \$30,286 for these services, which is included in general fund accounts payable.

**NOTE K – SIGNIFICANT TAXPAYER**

The hotel complex located within the boundaries of District No. 3 represents substantially all of the assessed valuation of that District. The County Assessor increased the assessed valuation of the hotel and the hotel owner has protested the 2019, 2020 and 2021 assessed valuation (which are the basis for taxes paid in 2021 and to be paid in 2022). This protest is currently being litigated in District Court. A portion of the property taxes for the hotel received in 2020, and 2021 and the property taxes receivable in 2022 are subject to abatement if the District court rules in favor of the hotel. To the extent that property taxes are abated to the taxpayer, the District will be required to rebate its share of those abated taxes to District No. 3. The District has budgeted an allowance for this potential abatement in the District's 2022 budget but has not deferred recognition of the tax revenue received.

**NOTE L – DESIGNATED FUND BALANCE**

During 2018 the board, based on a reserve study, designated \$850,000 of fund balance for the purpose of major capital expenses in 2030. The board intends, as funds are available, to have, by 2030, a reserve of \$1.1 million. The reserve is budgeted to increase by at least \$10,000 each year. At December 31, 2022 designated fund balance was \$910,000.



REQUIRED SUPPLEMENTARY INFORMATION

Vail Square Metropolitan District No. 1

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND  
BALANCE - BUDGET AND ACTUAL - GENERAL FUND

Year ended December 31, 2022

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenues</b>			
Intergovernmental agreement	\$ 154,079	\$ 153,345	\$ (734)
Interest	2,882	21,028	18,146
Total revenues	<u>156,961</u>	<u>174,373</u>	<u>17,412</u>
<b>Expenditures</b>			
General government			
Accounting and audit	25,075	26,338	(1,263)
Insurance	3,200	3,731	(531)
Legal and other professional services	16,275	14,444	1,831
Other	12,440	4,058	8,382
Public works			
Operations expenses	21,200	13,688	7,512
Snowmelt	43,090	48,676	(5,586)
Contingency	10,000	-	10,000
Total expenditures	<u>131,280</u>	<u>110,935</u>	<u>20,345</u>
Excess of Revenues Over (Under) Expenditures	25,681	63,438	37,757
Fund Balance - January 1	<u>1,152,740</u>	<u>1,167,688</u>	<u>14,948</u>
Fund Balance - December 31	<u><u>\$ 1,178,421</u></u>	<u><u>\$ 1,231,126</u></u>	<u><u>\$ 52,705</u></u>

**SUPPLEMENTARY INFORMATION**

Vail Square Metropolitan District No. 1

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND  
BALANCE - BUDGET AND ACTUAL - DEBT SERVICE FUND

Year ended December 31, 2022

	Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenues</b>			
Intergovernmental agreement	\$ 869,094	\$ 1,402,713	\$ 533,619
Interest income	11,811	19,356	7,545
Total revenues	<u>880,905</u>	<u>1,422,069</u>	<u>541,164</u>
<b>Expenditures</b>			
Debt service - principal	2,455,000	2,455,000	-
Debt service - interest	520,483	519,020	1,463
Total expenditures	<u>2,975,483</u>	<u>2,974,020</u>	<u>1,463</u>
Excess of Revenues Over (Under) Expenditures	(2,094,578)	(1,551,951)	542,627
Fund Balance - January 1	<u>2,362,473</u>	<u>2,358,487</u>	<u>(3,986)</u>
Fund Balance - December 31	<u><u>\$ 267,895</u></u>	<u><u>\$ 806,536</u></u>	<u><u>\$ 538,641</u></u>

VAIL SQUARE METROPOLITAN DISTRICT NO. 2  
FINANCIAL STATEMENTS AND REPORT OF  
INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

December 31, 2022

## CONTENTS

	Page
REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS .....	1
MANAGEMENT’S DISCUSSION AND ANALYSIS .....	4
FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION .....	7
STATEMENT OF ACTIVITIES .....	8
BALANCE SHEET – GOVERNMENTAL FUNDS .....	9
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS .....	10
NOTES TO FINANCIAL STATEMENTS .....	11
REQUIRED SUPPLEMENTAL INFORMATION	
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL – GENERAL FUND .....	22
SUPPLEMENTAL INFORMATION	
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL – DEBT SERVICE FUND.....	23
OTHER INFORMATION	
SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED .....	24

**INDEPENDENT AUDITOR'S REPORT**

The Board of Directors  
Vail Square Metropolitan District No. 2

**Opinions**

We have audited the accompanying financial statements of the governmental activities, and each major fund of the Vail Square Metropolitan District No. 2 (the District) as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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 Vail Square Metropolitan District No. 2, as of December 31, 2022, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Responsibilities of Management for the Financial Statements**

Management 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 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

**Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.



Board of Directors  
Vail Square Metropolitan District No. 2  
Page Two

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the budgetary comparison schedule for the general fund be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Supplementary 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 debt service fund budgetary comparison schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such 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





Board of Directors  
Vail Square Metropolitan District No. 2  
Page Three

opinion, the debt service fund budgetary comparison schedule is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Information**

Management is responsible for the other information included in the annual report. The other information comprises the property tax statistical schedule but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*Chadwick, Steinkirchner, Davis & Co., P.C.*

April 14, 2023

## **Vail Square Metropolitan District No. 2**

### **Management's Discussion and Analysis December 31, 2022**

As management of Vail Square Metropolitan District No. 2 (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2022.

#### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are composed of three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. This report also contains additional other information after the notes to the financial statements.

**Government-wide financial statements.** The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the District's assets, liabilities, and deferred inflows with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The governmental activity of the District is primarily financing the Intergovernmental Service Costs and Capital Costs due to Vail Square Metropolitan District No. 1. There are no business-type activities within the District.

The government-wide financial statements can be found on pages 7 and 8 of this report.

**Fund financial statements.** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District currently has two funds, the General Fund and the Debt Service Fund, both of which are governmental funds.

**Governmental funds.** Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of expendable resources, as well as on balances of expendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions.

A reconciliation of the fund balance as reported in the governmental funds to the net position reported in the government-wide financial statements and a reconciliation of the net change in fund balance to the change in net position has been provided to facilitate the comparison between governmental funds and governmental activities.

The fund financial statements are contained on pages 9 and 10 of the report.

**Notes to the financial statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found starting on page 11 of this report.

**Condensed Financial Information**

A condensed comparative summary of the District's government-wide assets, liabilities, deferred inflows, net position, revenues and expenditures follows:

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
<b>ASSETS:</b>		
Current assets	\$ 585,762	\$ 603,052
<b>Total Assets</b>	<b>585,762</b>	<b>603,052</b>
<b>LIABILITIES &amp; DEFERRED INFLOWS:</b>		
Current liabilities	27,597	29,913
Non-current liabilities	6,175,492	6,981,271
<b>Total Liabilities</b>	<b>6,203,089</b>	<b>7,011,184</b>
Deferred inflows of resources	513,936	529,044
<b>NET POSITION:</b>		
Restricted	25,061	20,167
Unrestricted	(6,156,324)	(6,957,343)
<b>Total Net Position</b>	<b>\$ (6,131,263)</b>	<b>\$ (6,937,176)</b>
<b>REVENUES:</b>		
Property and other taxes	\$ 1,041,004	\$ 1,038,485
Interest and other revenue	2,423	1,012
<b>Total Revenues</b>	<b>1,043,427</b>	<b>1,039,497</b>
<b>EXPENSES:</b>		
General government	237,514	160,498
<b>Total Expenses</b>	<b>237,514</b>	<b>160,498</b>
<b>Change in Net Position</b>	<b>805,913</b>	<b>878,999</b>
<b>Net Position - Beginning</b>	<b>(6,937,176)</b>	<b>(7,816,175)</b>
<b>Net Position - Ending</b>	<b>\$ (6,131,263)</b>	<b>\$ (6,937,176)</b>

The District is one of the “financing districts” in a triple district structure whereby the District is supporting the financing of the construction of public infrastructure being coordinated by Vail Square Metropolitan District No. 1. The District consists of residential properties. Such functions are furnished through a District Facilities Joint Financing Construction and Service Agreement among the District and Vail Square Metropolitan District Nos. 1 and 3. Vail Square Metropolitan District No. 1 is the “operating district” and as such, has and will continue to receive “capital and service obligation payments” from the District and District No. 3 to fund the financing of construction and operation of infrastructure in the Districts. District No. 2 funds such costs with property taxes.

**Government-wide Financial Analysis.** During 2022 the District’s primary activity was to collect property taxes to pay capital and service obligations to District No. 1 for the infrastructure in the Districts.

### **Financial Analysis of the District’s Funds**

As mentioned earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds.** The focus of the District’s governmental funds is to provide information on near-term inflows, outflows, and balances of expendable resources. Such information is useful in assessing the District’s financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government’s net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District’s governmental funds reported a combined ending fund balance of \$44,229 an increase of \$134 in comparison with the prior year.

The District adopts budgets for each fund on an annual basis. A budgetary comparison has been provided on page 22 for the General Fund and on page 23 for the Debt Service Fund.

**Capital assets.** All capital assets inside of the District boundaries are constructed and operated by District No.1. Therefore, no capital assets are reported by the District.

**Long-term debts.** District No. 2 is an additional obligor for the annual financing costs related to the District No. 1 2008 Tax Exempt Loan Facility as more fully described in the Joint Funding Agreement between the Districts. More details and information related to the District’s long-term debts can be found in the Notes to the Financial Statement in Note C on page 18 of this report.

### **Request for Information**

This financial report is designed to provide a general overview of the District’s finances for all those with an interest in the government’s finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Marchetti & Weaver LLC, 28 Second Street, Suite 213, Edwards, CO 81632 or you may call (970) 926-6060.

Vail Square Metropolitan District No. 2

STATEMENT OF NET POSITION

December 31, 2022

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and investments	\$ 63,381
Due from other governments	8,445
Property tax receivables	513,936
Total Assets	<u>585,762</u>
<b>LIABILITIES</b>	
Accounts payable	27,597
Net capital and service obligations to VSMD No. 1, non-current	6,175,492
Total Liabilities	<u>6,203,089</u>
<b>DEFERRED INFLOW OF RESOURCES</b>	
Property taxes	513,936
Total Deferred Inflow of Resources	<u>513,936</u>
Total Liabilities and Deferred Inflow of Resources	<u>6,717,025</u>
<b>NET POSITION</b>	
Restricted for emergencies	61
Restricted for debt service	25,000
Unrestricted	(6,156,324)
Total Net Position	<u>\$ (6,131,263)</u>

The accompanying notes are an integral part of this statement.

Vail Square Metropolitan District No. 2

STATEMENT OF ACTIVITIES

Year ended December 31, 2022

Function/Programs	Expenses	Program Revenues		Total Governmental Activities
		Operating Contributions	Capital Contributions	
Governmental activities:				
General government	\$ 237,514	\$ -	\$ -	\$ (237,514)
Total governmental activities:	<u>\$ 237,514</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (237,514)</u>
General revenues:				
Property taxes				1,041,004
Interest				2,423
Total general revenues				<u>1,043,427</u>
Change in net position				805,913
Net position - beginning				<u>(6,937,176)</u>
Net position - ending				<u>\$ (6,131,263)</u>

The accompanying notes are an integral part of this statement.

Vail Square Metropolitan District No. 2

BALANCE SHEET - GOVERNMENTAL FUNDS

December 31, 2022

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Equity in pooled cash and investments	\$ 19,229	\$ 44,152	\$ 63,381
Property taxes receivable	-	513,936	513,936
Due from other governments	-	8,445	8,445
Total Assets	<u>19,229</u>	<u>566,533</u>	<u>585,762</u>
<b>LIABILITIES</b>			
Accounts payable	-	27,597	27,597
Total Liabilities	<u>-</u>	<u>27,597</u>	<u>27,597</u>
<b>DEFERRED INFLOW OF RESOURCES</b>			
Property taxes	-	513,936	513,936
Total Deferred Inflow of Resources	<u>-</u>	<u>513,936</u>	<u>513,936</u>
Total Liabilities and Deferred Inflows	<u>-</u>	<u>541,533</u>	<u>541,533</u>
<b>FUND BALANCES</b>			
Restricted for emergencies	61	-	61
Restricted for debt service	-	25,000	25,000
Unassigned	19,168	-	19,168
Total Fund Balances	<u>\$ 19,229</u>	<u>\$ 25,000</u>	<u>\$ 44,229</u>
Fund balances (as reported above)			\$ 44,229
Amounts reported for governmental activities in the Statement of Net Position are different because:			
Net capital and service obligations are not payable/receivable in the current period and are therefore not reported in the funds			<u>(6,175,492)</u>
Net position of governmental activities			<u>\$ (6,131,263)</u>

The accompanying notes are an integral part of this statement.

Vail Square Metropolitan District No. 2

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES - GOVERNMENTAL FUNDS

Year ended December 31, 2022

	General	Debt Service	Total Governmental Funds
Revenues			
Interest	\$ -	\$ 2,423	\$ 2,423
Taxes	-	1,041,004	1,041,004
Total revenues	-	1,043,427	1,043,427
Expenditures			
Current			
General government	6,900	-	6,900
Property taxes to VSMD No.1	-	1,020,386	1,020,386
Treasurer's fees	-	16,007	16,007
Total expenditures	6,900	1,036,393	1,043,293
Excess of Revenues Over (Under) Expenditures	(6,900)	7,034	134
Other financing sources (uses)			
Transfers in (out)	2,034	(2,034)	-
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(4,866)	5,000	134
Fund Balance - January 1	24,095	20,000	44,095
Fund Balance - December 31	\$ 19,229	\$ 25,000	\$ 44,229
		Change in fund balance (above)	\$ 134
Amounts reported as governmental activities in the Statement of Activities are different because:			
Net change in capital and service obligations to VSMD No.1			805,779
Change in net position of governmental activities			\$ 805,913

The accompanying notes are an integral part of this statement.



Vail Square Metropolitan District No. 2  
NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

1. Organization

The Vail Square Metropolitan District No. 2 (the District) was established December 5, 2005, as a quasi-municipal corporation and political subdivision of the State of Colorado. The District was established as part of a triple district structure with Vail Square Metropolitan District Nos. 1 and 3. The District is the Financing District which encompasses residential development and was established to provide funding and tax base for the capital improvements constructed by VSMD No. 1. Vail Square Metropolitan District No. 3 is the Financing District which encompasses non-residential development. Together, the Financing Districts have paid and will continue to pay capital and service obligations to Vail Square Metropolitan District No. 1, the Operating District.

The financial statements of the District have been prepared in accordance with generally accepted accounting principles (“GAAP”) as applied to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the District’s accounting policies are described below.

2. Reporting Entity

The reporting entity consists of (a) the primary government; i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. Consideration is also given to other organizations which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity’s financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria above, the District is not financially accountable for any other entity, nor is the District a component unit of any other government.

3. Government-wide and Fund Financial Statements

The District’s basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District’s major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. Currently, the District has only governmental activities.

Vail Square Metropolitan District No. 2  
NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

Government-wide Financial Statements

In the government-wide Statement of Net Position, the governmental activities columns are reported on a full accrual, economic resource basis, which recognizes all long-term assets, receivables and deferred outflows of resources as well as long-term debt, obligations and deferred inflows of resources. The District's net position is reported in three parts: net position restricted for emergencies, restricted for debt service and unrestricted.

The government-wide focus is on the sustainability of the District as an entity and the change in the District's net position resulting from the current year's activities.

Fund Financial Statements

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, deferred inflows, fund balances, revenues and expenditures.

The fund focus is on current available resources and budget compliance.

4. Fund Accounting

The District uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. At this time the District only uses governmental funds.

Governmental Funds

Governmental funds are those through which most governmental functions typically are financed. Governmental funds reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference among governmental fund assets, liabilities, and deferred inflows is reported as fund balance.

The District reports the following major governmental funds:

General Fund – The General Fund is used to account for all financial resources of the District except those required to be accounted for in another fund. The general fund balance is available to the District for any purpose provided it is expended or transferred according to the general laws of Colorado.

Vail Square Metropolitan District No. 2

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

Debt Service Fund – The Debt Service Fund accounts for the servicing of long-term debt including bonds, loans, developer notes, and long-term contractual obligations approved by the District’s electorate and revenues generated by property taxes that are required to be used in payment of long-term debt and contractual obligations.

5. Measurement Focus and Basis of Accounting

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements.

Long-Term Economic Focus and Accrual Basis

Governmental activities in the government-wide financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. “Available” means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

When an expenditure is incurred that can be paid using either restricted or unrestricted resources (net position), the District's policy is to first apply the expenditure toward restricted resources and then toward unrestricted resources. In governmental funds, the District's policy is to first apply the expenditure toward restricted fund balance and then to other, less-restrictive classifications—committed and then assigned fund balances before using unassigned fund balances.

6. Intergovernmental Revenues

For governmental funds, intergovernmental revenues, such as contributions awarded on a non-reimbursement basis, are recorded as receivables and revenues when measurable and available.

Vail Square Metropolitan District No. 2  
NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

7. Use of Estimates

The preparation of financial statements in accordance with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, deferred inflows, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

8. Property Taxes

Property taxes are not due and payable until after the assessment year has ended, and are not included in the budget or Statement of Revenues, Expenditures, and Changes in Fund Balance of the assessment year. Property taxes are recorded as deferred inflows in the year they are levied and measurable. Property tax revenues are recorded as revenue in the year they are available or collected. Property taxes are levied on or before December 15 of each year and attach as an enforceable lien on the property on January 1. Taxes are payable in full on April 30 or in two installments on February 28 and June 15.

9. Interfund Transactions

Quasi-external transactions are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. All other interfund transactions, except quasi-external transactions and reimbursements, are reported as transfers.

10. Stewardship, Compliance, and Accountability

Budgets and Budgetary Accounting

In the fall of each year, the District's Board of Directors formally adopts a budget with appropriations by fund for the ensuing year pursuant to the Colorado Local Budget Law. The budgets for the governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP).

As required by Colorado statutes, the District followed the following timetable in approving and enacting a budget for the ensuing year:

- (1) For the 2022 budget year, prior to August 25, 2021, the County Assessor sent the District the assessed valuation of all taxable property within the District's boundaries.

Vail Square Metropolitan District No. 2

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

- (2) On or before October 15, 2021, the District's accountant submitted to the District's Board of Directors a recommended budget which detailed the necessary property taxes needed along with other available revenues to meet the District's operating requirements.
- (3) For the 2021 budget, prior to December 15, 2021, the District computed and certified to the County Commissioners a rate of levy that derived the necessary property taxes as computed in the proposed budget.
- (4) For the 2022 budget, the final budget and appropriating resolution was adopted prior to December 31, 2021.
- (5) After adoption of the budget resolution, the District may make the following changes: a) it may transfer appropriated monies between funds or between spending agencies within a fund, as determined by the original appropriation level; b) supplemental appropriations to the extent of revenues in excess of those estimated in the budget; c) emergency appropriations; and d) reduction of appropriations for which originally estimated revenues are insufficient.

The level of control in the budget at which expenditures exceed appropriations is at the fund level. All appropriations lapse at year-end.

11. Fund Balances

GASB Statement No. 54, "Fund Balance Reporting and Governmental Fund Type Definitions" provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. In the fund financial statements the following classifications describe the relative strength of the spending constraints.

- *Non-spendable fund balance* - The portion of fund balance that cannot be spent because it is either not in spendable form (such as inventory) or is legally or contractually required to be maintained intact.
- *Restricted fund balance* - The portion of fund balance constrained to being used for a specific purpose by external parties (such as grantors or bondholders), constitutional provisions or enabling legislation.
- *Committed fund balance* - The portion of fund balance constrained for specific purposes according to limitations imposed by the District's highest level of decision making authority, the Board, prior to the end of the current fiscal year. The constraint may be removed or changed only through formal action of the Board.

Vail Square Metropolitan District No. 2

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

- *Assigned fund balance* - The portion of fund balance set aside for planned or intended purposes. The intended use may be expressed by the Board or other individuals authorized to assign funds to be used for a specific purpose. Assigned fund balances in special revenue funds will also include any remaining fund balance that is not restricted or committed. This classification is necessary to indicate that those funds are, at a minimum intended to be used for the purpose of that particular fund.
- *Unassigned fund balance* - The residual portion of fund balance that does not meet any of the above criteria. The District will only report a positive unassigned fund balance in the General Fund.

**NOTE B – EQUITY IN POOLED CASH AND INVESTMENTS**

The District maintains a cash pool that is available for use by all funds. Each fund type's portion of this pool is displayed on the statement of net position as "Equity in pooled cash and investments."

Cash Deposits

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 equal to 102 percent of the aggregate uninsured deposits. As of December 31, 2022, the District had no cash deposits.

Investments

Colorado state statutes authorize the District to invest in U.S. Treasury bills, obligations of any other U.S. agencies, obligations of the World Bank, general obligation bonds of any state or any of their subdivisions, revenue bonds of any state or any of their subdivisions, bankers acceptance notes, commercial paper, repurchase agreements, money market funds and guaranteed investment contracts. All investments must be held by the District, in its name, or in custody of a third party on behalf of the local government.

As of December 31, 2022, the District had \$63,381 invested in the Colorado Surplus Asset Fund (CSafe), an investment vehicle established for local government entities in Colorado to pool surplus funds. CSafe operates similarly to a money market fund and each share is equal in value to \$1.00. A designated custodial bank provides safekeeping and depository services to CSafe in connection with the direct investment and withdrawal functions of CSafe. Substantially all securities owned by CSafe are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by CSafe. CSafe funds carry a Standard & Poor's AAAM rating. There is no custodial, interest rate or foreign currency risk exposure.

Vail Square Metropolitan District No. 2

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE B – EQUITY IN POOLED CASH AND INVESTMENTS – CONTINUED**

Csafe operates like a 2a7-like external investment pool in the fair value hierarchy established by GASB 72. The underlying investments held by Csafe, and the District’s investment in Csafe, are valued at amortized cost which approximates fair value. There are no limitations on withdrawals.

A reconciliation of the carrying value of deposits and investments reported above to the Statement of Net Position is as follows:

Deposits	\$	–
Csafe		<u>63,381</u>
Equity in pooled cash and investments	\$	<u>63,381</u>

**NOTE C – INTERGOVERNMENTAL AGREEMENTS**

The District has entered into the following intergovernmental agreements:

Joint Funding Agreement

The Joint Funding Agreement generally provides that the Financing Districts will assess mill levies to collect property tax revenues which will be paid to the Operating District. The property tax revenues will be used by the Operating District to pay Financing Costs, which are defined as the principal and interest payments required by debt and interest rate swaps obtained or entered into by the Districts, including replenishment of debt reserve funds.

In 2022, the mill levy assessed for collection in 2023 was 35 mills in Vail Square Metropolitan District No. 2, with 32 mills allocated for the Joint Funding Agreement and 3 mills for the District Facilities Joint Financing, Construction and Service Agreement; and, 21.875 mills in Vail Square Metropolitan District No. 3, with 18.875 mills allocated for the Joint Funding Agreement and 3 mills for the District Facilities Joint Financing, Construction and Service Agreement. The portion of the annual bond costs to be paid by each Financing District will remain in the same proportion in future years.

District Facilities Joint Financing, Construction and Service Agreement

The Agreement generally provides an obligation for the Financing Districts to pay for the acquisition and construction of the Facilities (defined above), to the extent not funded by the Joint Funding Agreement (the Capital Obligation), and operation and maintenance of the Facilities and administrative expenses incurred by the Operating District (the Service Obligation). The Financing Districts are obligated to generate and pay to the Operating District certain tax and other revenues to fund the Capital Obligation and the Service Obligation.

Vail Square Metropolitan District No. 2

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE C – INTERGOVERNMENTAL AGREEMENTS – CONTINUED**

The Operating District has recorded a capital and service obligation receivable from the Financing Districts as of December 31, 2022 in the amount of \$7,440,352 which represents unreimbursed costs incurred through that date for infrastructure construction and costs related to issuance of and debt service on the loans.

This obligation payable to the Operating District has been allocated between the Financing Districts based on the Operating District's forecast of the future annual bond costs to be paid by each financing District. Based upon this forecast, the amount of \$6,175,492 has been allocated to Vail Square Metropolitan District No. 2.

However, each Financing District is responsible to pay Financing Costs until the Operating District's loans have been fully repaid and the ultimate allocation of the Financing Costs between the Financing Districts will be dependent on the assessed value and mill levy of each Financing District over the life of the Operating District's loans.

In any given year the Financing Districts are obligated to fund such portion of the Capital and Service Obligations as may be funded with the District taxes available from imposition of a subordinate mill levy, together with other charges imposed by the Financing Districts.

The Agreement specifies certain termination rights on the part of the Districts. Various limitations and conditions to such termination rights exist and reference to the text of the Agreement should be made for specific terms.

Pledge Agreement

The Districts entered into an Intergovernmental Agreement and Pledge Agreement with the Vail Reinvestment Authority.

Under these agreements and in consideration for the Districts' commitment to undertake construction of certain public improvements, the Vail Reinvestment Authority agrees to transfer to the Districts the District Tax Increment Revenues, to which the Authority would otherwise be entitled under an Urban Renewal Plan relating to the project.

**NOTE D – COMMITMENTS AND CONTINGENCIES**

During the normal course of business, the District may incur claims and other assertions against it from various agencies and individuals. Management of the District and its legal representatives have disclosed that they are not aware of any material outstanding claims against the District at December 31, 2022.



Vail Square Metropolitan District No. 2

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE E – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; injuries to employees, or acts of God. The District has elected to participate in the Colorado Special District Property and Liability Pool (the Pool) which is sponsored by the Special District Association of Colorado. The Pool provides property and general liability, automobile physical damage and liability, public official's liability and machinery coverage to its members. Members of the Pool are required to make additional surplus contributions.

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. During the year ended December 31, 2022 the Pool made no distributions to the District.

Condensed financial statement data for the Colorado Special Districts Property and Liability Pool as of December 31, 2021 (latest information available) is as follows:

Assets	<u>\$ 68,195,261</u>
Liabilities	\$ 46,165,251
Surplus	<u>22,030,010</u>
	<u>\$ 68,195,261</u>
Revenue	\$ 24,889,624
Investment income and other	<u>482,027</u>
Total revenue	25,371,651
Expenses	<u>25,123,490</u>
Excess of revenues over (under) expenses	<u>\$ 248,161</u>

**NOTE F – TABOR AMENDMENT**

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer's Bill of Rights ("TABOR"). TABOR contains revenue, spending, tax and debt limitations which apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that of the prior year, extension of any expiring tax, or tax policy change directly causing a new tax revenue gain to any local government. Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple fiscal year or other financial obligation unless adequate present cash reserves are pledged irrevocable and held for payments in future years.

Vail Square Metropolitan District No. 2

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE F – TABOR AMENDMENT – CONTINUED**

TABOR also requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. These reserves are required to be 3% or more of the fiscal year spending (excluding bonded debt service) for fiscal years ended after December 31, 1994. At December 31, 2021, the District's emergency reserve was \$167.

Under TABOR, the initial base for local government spending and revenue limits is December 31, 1992 fiscal year spending. The District's first year of operations ended December 31, 2006. Future spending and revenue limits are determined based on the prior year's fiscal year spending adjusted for inflation in the prior calendar year plus annual local growth.

Fiscal year spending is generally defined as expenditures and reserve increases with certain exceptions. Revenue, if any, in excess of the fiscal year spending limit must be refunded in the next fiscal year unless voters approve retention of such revenue.

The electorate of the District authorized property taxes to be increased up to \$1,500,000 in 2005, plus up to \$3,000,000 in 2007, and each year thereafter to pay the Districts operations, maintenance, and other expenses, such amounts to increase annually in an amount not to exceed the applicable limitations of Article X, Section 20 of the Colorado Constitution and Colorado Law. The District's electorate further approved that the District's taxes be increased \$120,000,000 annually, or by such lesser annual amount as may be necessary to pay the District's general or special obligation bonds, revenue bonds or other multiple fiscal year financial obligations, including contracts, issued for the purpose of refunding, paying or defeasing, in whole or in part, bonds, notes or other financial obligations of the District. Such taxes may consist of an ad valorem property tax mill levy imposed without limitation of rate and in amounts sufficient to produce the annual increase set forth above or such lesser amount as may be necessary. The revenue from such taxes and any other monies used to pay such general or special obligation bonds, revenue bonds or other multiple fiscal year financial obligations costs, and investment income thereon, may be collected and spent by the District without regard to any expenditure, revenue raising, or other limitation contained within Article X, Section 20 of the Colorado Constitution.

The District's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

Vail Square Metropolitan District No. 2

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

**NOTE F – TABOR AMENDMENT – CONTINUED**

On November 1, 2005 and November 6, 2007 the voters of the District authorized increases in debt as follows:

<u>Date of Authorization</u>	<u>Purpose</u>	<u>Amount</u>	<u>Authorization Used</u>	<u>Authorization Remaining</u>
11/1/2005	Street Facilities	\$ 20,000,000	\$ 5,446,944	\$ 14,553,056
11/1/2005	Drainage Facilities	2,000,000	–	2,000,000
11/1/2005	Security Facilities	1,000,000	–	1,000,000
11/1/2005	Traffic/Safety Protection Facilities	2,000,000	527,950	1,472,050
11/6/2007	Water Facilities	5,000,000	1,113,154	3,886,846
11/6/2007	Sanitary Sewer Facilities	5,000,000	1,113,154	3,886,846
11/6/2007	Parks and Recreation	5,000,000	1,570,144	3,429,86
11/6/2007	Public Transportation	5,000,000	–	5,000,000
11/6/2007	Mosquito Control	1,000,000	–	1,000,000
11/6/2007	Fire Protection	5,000,000	–	5,000,000
11/6/2007	Television Relay	1,000,000	148,654	851,346
11/1/2005	Refunding	40,000,000	–	40,000,000
	Total	<u>\$ 92,000,000</u>	<u>\$ 9,920,000</u>	<u>\$ 82,080,000</u>

**NOTE G – RELATED PARTIES**

The developer of the property which constitutes the District is Arrabelle at Vail Square, LLC. The members of the District’s Board of Directors are officers, employees, or others associated with the Developer and may have conflicts of interest in dealing with the District.

REQUIRED SUPPLEMENTAL INFORMATION

Vail Square Metropolitan District No. 2

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND  
BALANCE - BUDGET AND ACTUAL - GENERAL FUND

Year ended December 31, 2022

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Expenditures				
General government				
Audit	\$ 4,500	\$ 4,500	\$ 4,200	\$ 300
Insurance	3,200	3,200	2,700	500
Contingency	1,000	1,000	-	1,000
Total expenditures	<u>8,700</u>	<u>8,700</u>	<u>6,900</u>	<u>1,800</u>
Excess of Revenues Over (Under) Expenditures	(8,700)	(8,700)	(6,900)	1,800
Other financing sources (uses)				
Transfers in (out)	<u>5,212</u>	<u>6,383</u>	<u>2,034</u>	<u>(4,349)</u>
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(3,488)	(2,317)	(4,866)	(2,549)
Fund Balance - January 1	<u>22,961</u>	<u>24,095</u>	<u>24,095</u>	<u>-</u>
Fund Balance - December 31	<u><u>\$ 19,473</u></u>	<u><u>\$ 21,778</u></u>	<u><u>\$ 19,229</u></u>	<u><u>\$ (2,549)</u></u>

**SUPPLEMENTAL INFORMATION**

Vail Square Metropolitan District No. 2

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND  
BALANCE - BUDGET AND ACTUAL - DEBT SERVICE FUND

Year ended December 31, 2022

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenues</b>				
Property taxes	\$ 982,776	\$ 982,776	\$ 987,206	\$ 4,430
Specific ownership taxes	49,139	54,053	53,798	(255)
Interest income	1,000	1,750	2,423	673
Total revenues	<u>1,032,915</u>	<u>1,038,579</u>	<u>1,043,427</u>	<u>4,848</u>
<b>Expenditures</b>				
Intergovernmental agreement				
Transfer to VSMD No. 1	1,011,831	1,016,324	1,020,386	(4,062)
Treasurer's fees	15,872	15,872	16,007	(135)
Total expenditures	<u>1,027,703</u>	<u>1,032,196</u>	<u>1,036,393</u>	<u>(4,197)</u>
Excess of Revenues Over (Under) Expenditures	5,212	6,383	7,034	651
Other financing sources (uses)				
Transfers in (out)	(5,212)	(6,383)	(2,034)	4,349
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	-	-	5,000	5,000
Fund Balance - January 1	<u>20,000</u>	<u>20,000</u>	<u>20,000</u>	<u>-</u>
Fund Balance - December 31	<u>\$ 20,000</u>	<u>\$ 20,000</u>	<u>\$ 25,000</u>	<u>\$ 5,000</u>

## OTHER INFORMATION



Vail Square Metropolitan District No. 2

SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED

Year Ended December 31, 2022

Year Ending December 31,	Prior Year Net Assessed Valuation for Current Year Property Tax Levy	Mills Levied	Total Property Tax		Percent Collected to Levied
			Levied	Collected	
2007	\$ 11,853,149	-	\$ -	\$ -	0.0%
2008	16,353,210	40	654,128	537,760	82.2%
2009	13,226,870	40	529,075	528,264	99.8%
2010	17,296,530	40	691,861	689,913	99.7%
2011	15,395,900	40	615,836	614,914	99.9%
2012	10,834,910	40	433,396	432,592	99.8%
2013	10,623,290	40	424,932	424,932	100.0%
2014	12,424,980	40	496,999	496,999	100.0%
2015	12,279,120	40	491,165	491,165	100.0%
2016	14,014,620	35	490,512	490,502	100.0%
2017	13,935,230	35	487,733	486,670	99.8%
2018	13,182,060	35	461,372	461,083	99.9%
2019	12,926,060	35	452,412	453,517	100.2%
2020	14,747,380	35	516,158	515,509	99.9%
2021	14,734,340	35	515,702	515,677	100.0%
2022	15,115,540	35	529,044	532,734	100.7%
2023	14,683,890	35	513,936		

**Notes:**

Tax collections in 2008 were less than taxes levied because of a valuation protest by the sole owner of property in the District that was not resolved until after the taxes were levied.

Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.

VAIL SQUARE METROPOLITAN DISTRICT NO. 3  
FINANCIAL STATEMENTS AND REPORT OF  
INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

December 31, 2022

## CONTENTS

	Page
REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS .....	1
MANAGEMENT’S DISCUSSION AND ANALYSIS.....	4
FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION .....	7
STATEMENT OF ACTIVITIES .....	8
BALANCE SHEET – GOVERNMENTAL FUNDS.....	9
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS .....	10
NOTES TO FINANCIAL STATEMENTS.....	11
REQUIRED SUPPLEMENTARY INFORMATION	
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL – GENERAL FUND.....	22
SUPPLEMENTARY INFORMATION	
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL – DEBT SERVICE FUND .....	23
OTHER INFORMATION	
SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED .....	24

**REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS**

The Board of Directors  
Vail Square Metropolitan District No. 3

**Opinions**

We have audited the accompanying financial statements of the governmental activities, and each major fund of Vail Square Metropolitan District No. 3 (the District) as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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 Vail Square Metropolitan District No. 3, as of December 31, 2022, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Responsibilities of Management for the Financial Statements**

Management 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 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

**Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.



The Board of Directors  
Vail Square Metropolitan District No. 3  
Page Two

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the budgetary comparison schedule for the general fund be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Supplementary 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 Debt Service Fund budgetary schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such 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



The Board of Directors  
Vail Square Metropolitan District No. 3  
Page Three

opinion, the Debt Service Fund budgetary schedule is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Information**

Management is responsible for the other information included in the annual report. The other information comprises the property tax statistical schedule but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*Chadwick, Steinkirchner, Davis & Co., P.C.*

April 14, 2023

## Vail Square Metropolitan District No. 3

### Management's Discussion and Analysis December 31, 2022

As management of Vail Square Metropolitan District No. 3 (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2022.

#### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are composed of three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. This report also contains additional other information after the notes to the financial statements.

**Government-wide financial statements.** The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all the District's assets, liabilities, and deferred inflows with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The governmental activity of the District is primarily financing the Intergovernmental Service Costs and Capital Costs due to Vail Square Metropolitan District No. 1. There are no business-type activities within the District.

The government-wide financial statements can be found on pages 7 and 8 of this report.

**Fund financial statements.** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District currently has two funds, the General Fund and the Debt Service Fund, both of which are governmental funds.

**Governmental funds.** Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of expendable resources, as well as on balances of expendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better

understand the long-term impact of the government’s near-term financing decisions. A reconciliation of the fund balance as reported in the governmental funds to the net position reported in the government-wide financial statements and a reconciliation of the net change in fund balance to the change in net position has been provided to facilitate the comparison between governmental funds and governmental activities.

The fund financial statements are contained on pages 9 and 10 of the report.

**Notes to the financial statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found starting on page 11 of this report.

**Condensed Financial Information**

A condensed comparative summary of the District’s government-wide assets, liabilities, deferred inflows, net position, revenues and expenditures follows:

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
<b>ASSETS:</b>		
Current assets	\$ 289,688	\$ 291,673
<b>Total Assets</b>	<u>289,688</u>	<u>291,673</u>
<b>LIABILITIES &amp; DEFERRED INFLOWS:</b>		
Current liabilities	10,531	11,993
Non-current liabilities	1,264,860	1,429,899
<b>Total Liabilities</b>	<u>1,275,391</u>	<u>1,441,892</u>
Deferred inflows of resources	<u>278,957</u>	<u>279,480</u>
<b>NET POSITION:</b>		
Restricted	177	177
Unrestricted	(1,264,837)	(1,429,876)
<b>Total Net Position</b>	<u>\$ (1,264,660)</u>	<u>\$ (1,429,699)</u>
<b>REVENUES:</b>		
<b>Program Revenues</b>		
Operating contributions	\$ 1,023	\$ 835
<b>General Revenues</b>		
Property and other taxes	547,966	676,825
Interest and other revenue	979	37
<b>Total Revenues</b>	<u>549,968</u>	<u>677,697</u>
<b>EXPENSES:</b>		
General government	384,929	497,532
<b>Total Expenses</b>	<u>384,929</u>	<u>497,532</u>
<b>Change in Net Position</b>	165,039	180,165
<b>Net Position - Beginning</b>	(1,429,699)	(1,609,864)
<b>Net Position - Ending</b>	<u>\$ (1,264,660)</u>	<u>\$ (1,429,699)</u>



The District is one of the “financing districts” in a triple district structure whereby the District is supporting the financing of the construction of infrastructure being coordinated by Vail Square Metropolitan District No. 1. The District consists of commercial properties. Such functions are furnished through a District Facilities Joint Financing Construction and Service Agreement among the District and Vail Square Metropolitan District Nos. 1 and 2. Vail Square Metropolitan District No. 1 is the “operating district” and as such, has and will continue to receive “capital and service obligation payments” from the District and District No. 2 to fund the financing construction and operation of infrastructure in the Districts. District No. 3 funds such costs with property taxes.

**Government-wide Financial Analysis.** During 2022 the District’s primary activity was to collect property taxes to pay capital and service obligations to District No. 1 for the infrastructure in the Districts.

### **Financial Analysis of the District’s Funds**

As mentioned earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds.** The focus of the District’s governmental funds is to provide information on near-term inflows, outflows, and balances of expendable resources. Such information is useful in assessing the District’s financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government’s net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District’s governmental funds reported a combined ending fund balance of \$200.

The District adopts budgets for each fund on an annual basis. A budgetary comparison has been provided on page 22 for the General Fund and on page 23 for the Debt Service Fund.

**Capital assets.** All capital assets inside of the District boundaries are constructed and operated by District No.1. Therefore, no capital assets are reported by the District.

**Long-term debts.** District No. 3 is an additional obligor for the annual financing costs related to the District No. 1 2008 Tax Exempt Loan Facility as more fully described in the Joint Funding Agreement between the Districts. More details and information related to the District’s long-term debts can be found in the Notes to the Financial Statement in Note C on page 18 of this report.

### **Request for Information**

This financial report is designed to provide a general overview of the District’s finances for all those with an interest in the government’s finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Marchetti & Weaver, LLC, 28 Second Street, Suite 213, Edwards, CO 81632 or you may call (970) 926-6060.

Vail Square Metropolitan District No. 3

STATEMENT OF NET POSITION

December 31, 2022

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and investments	\$ 8,661
Due from other governments	2,070
Property taxes receivable	278,957
Total Assets	<u>289,688</u>
<b>LIABILITIES</b>	
Accounts payable	10,531
Net Capital and Service obligations to VSMD No. 1, non-current	1,264,860
Total Liabilities	<u>1,275,391</u>
<b>DEFERRED INFLOW OF RESOURCES</b>	
Property taxes	278,957
Total Deferred Inflow of Resources	<u>278,957</u>
Total Liabilities and Deferred Inflow of Resources	<u>1,554,348</u>
<b>NET POSITION</b>	
Restricted for emergencies	177
Restricted for debt service	-
Unrestricted	(1,264,837)
Total Net Position	<u>\$ (1,264,660)</u>

The accompanying notes are an integral part of this statement.

Vail Square Metropolitan District No. 3

STATEMENT OF ACTIVITIES

Year ended December 31, 2022

Function/Programs	Expenses	Program Revenues		Total Governmental Activities
		Operating Contributions	Capital Contributions	
Governmental activities:				
General government	\$ 384,929	\$ 1,023	\$ -	\$ (383,906)
Total governmental activities:	<u>\$ 384,929</u>	<u>\$ 1,023</u>	<u>\$ -</u>	<u>(383,906)</u>
General revenues:				
Property taxes				547,966
Interest				979
Total general revenues				<u>548,945</u>
Change in net position				165,039
Net position- beginning				<u>(1,429,699)</u>
Net position- ending				<u>\$ (1,264,660)</u>

The accompanying notes are an integral part of this statement.

Vail Square Metropolitan District No. 3

BALANCE SHEET - GOVERNMENTAL FUNDS

December 31, 2022

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Equity in pooled cash and investments	\$ 5,078	\$ 3,583	\$ 8,661
Due from other governments	-	2,070	2,070
Property tax receivables	-	278,957	278,957
Total Assets	<u>5,078</u>	<u>284,610</u>	<u>289,688</u>
<b>LIABILITIES</b>			
Accounts payable	4,878	5,653	10,531
Total Liabilities	<u>4,878</u>	<u>5,653</u>	<u>10,531</u>
<b>DEFERRED INFLOW OF RESOURCES</b>			
Property taxes	-	278,957	278,957
Total Deferred Inflow of Resources	<u>-</u>	<u>278,957</u>	<u>278,957</u>
Total Liabilities and Deferred Inflows	<u>4,878</u>	<u>284,610</u>	<u>289,488</u>
<b>FUND BALANCES</b>			
Restricted for emergencies	177	-	177
Restricted for debt service	-	-	-
Unassigned	23	-	23
Total Fund Balances	<u>\$ 200</u>	<u>\$ -</u>	<u>\$ 200</u>
Fund balances (as reported above)			\$ 200
Amounts reported for governmental activities in the Statement of Net Position are different because:			
Net capital and service obligations are not payable/receivable in the current period and are therefore not reported in the funds			<u>(1,264,860)</u>
Net position of governmental activities			<u>\$ (1,264,660)</u>

The accompanying notes are an integral part of this statement.

Vail Square Metropolitan District No. 3

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES - GOVERNMENTAL FUNDS

Year ended December 31, 2022

	General	Debt Service	Total Governmental Funds
Revenues			
Taxes	\$ -	\$ 547,966	\$ 547,966
Intergovernmental - VSMD No.1	1,023	-	1,023
Interest income	-	979	979
Total revenues	<u>1,023</u>	<u>548,945</u>	<u>549,968</u>
Expenditures			
Current			
General government	\$ 5,901	\$ -	\$ 5,901
Property taxes to VSMD No.1	-	535,672	535,672
Treasurer's fees	-	8,395	8,395
Total expenditures	<u>5,901</u>	<u>544,067</u>	<u>549,968</u>
Excess of Revenues Over (Under) Expenditures	(4,878)	4,878	-
Other financing sources (uses)			
Transfers in (out)	<u>4,878</u>	<u>(4,878)</u>	<u>-</u>
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	-	-	-
Fund Balance - January 1	<u>200</u>	<u>-</u>	<u>200</u>
Fund Balance - December 31	<u>\$ 200</u>	<u>\$ -</u>	<u>\$ 200</u>
		Change in fund balance (above)	\$ -

Amounts reported as governmental activities in the  
Statement of Activities are different because:

Net change in capital and service obligations to VSMD No. 1	<u>165,039</u>
Change in net position of governmental activities	<u>\$ 165,039</u>

The accompanying notes are an integral part of this statement.

Vail Square Metropolitan District No. 3  
NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

1. Organization

The Vail Square Metropolitan District No. 3 (the District) was established December 5, 2005, as a quasi-municipal corporation and political subdivision of the State of Colorado. The District was established as part of the triple district structure with Vail Square Metropolitan District Nos. 1 and 2. The District is the Financing District which encompasses non-residential development and was established to provide funding and tax base for the capital improvements constructed by VSMD No. 1. VSMD No. 2 is the Financing District which encompasses residential development. Together, the Financing Districts have paid and will continue to pay capital and service obligations to VSMD No. 1, the Operating District.

The financial statements of the District have been prepared in accordance with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the District's accounting policies are described below.

2. Reporting Entity

The reporting entity consists of (a) the primary government; i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. Consideration is also given to other organizations which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria above, the District is not financially accountable for any other entity, nor is the District a component unit of any other government.

3. Government-wide and Fund Financial Statements

The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. Currently, the District has only governmental activities.

Vail Square Metropolitan District No. 3

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

Government-wide Financial Statements

In the government-wide Statement of Net Position, the governmental activities columns are reported on a full accrual, economic resource basis, which recognizes all long-term assets, receivables and deferred outflows of resources as well as long-term debt, obligations and deferred inflows of resources. The District's net position is reported in three parts: net position restricted for emergencies, restricted for debt service, and unrestricted. The government-wide focus is on the sustainability of the District as an entity and the change in the District's net position resulting from the current year's activities.

Fund Financial Statements

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund balances, revenues and expenditures. The fund focus is on current available resources and budget compliance.

4. Fund Accounting

The District uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. At this time the District only uses governmental funds.

Governmental Funds

Governmental funds are those through which most governmental functions typically are financed. Governmental funds reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference among governmental fund assets, liabilities, and deferred outflows/inflows is reported as fund balance.

The District reports the following major governmental funds:

General Fund – The General Fund is used to account for all financial resources of the District except those required to be accounted for in another fund. The general fund balance is available to the District for any purpose provided it is expended or transferred according to the general laws of Colorado.

Vail Square Metropolitan District No. 3

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

Debt Service Fund – The Debt Service Fund accounts for the servicing of long-term debt including contractual obligations approved by the District’s electorate and revenues generated by property taxes that are required to be used in payment of long-term debt and contractual obligations.

5. Measurement Focus and Basis of Accounting

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements.

Long-Term Economic Focus and Accrual Basis

Governmental activities in the government-wide financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. “Available” means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

When an expenditure is incurred that can be paid using either restricted or unrestricted resources (net position), the District’s policy is to first apply the expenditure toward restricted resources and then toward unrestricted resources. In governmental funds, the District’s policy is to first apply the expenditure toward restricted fund balance and then to other, less-restrictive classifications—committed and then assigned fund balances before using unassigned fund balances.

6. Intergovernmental Revenues

For governmental funds, intergovernmental revenues, such as contributions awarded on a non-reimbursement basis, are recorded as receivables and revenues when measurable and available.



Vail Square Metropolitan District No. 3  
NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

7. Use of Estimates

The preparation of financial statements in accordance with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, and deferred inflows, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

8. Property Taxes

Property taxes are not due and payable until after the assessment year has ended, and are not included in the budget or Statement of Revenues, Expenditures, and Changes in Fund Balance of the assessment year. Property taxes are recorded as deferred inflows in the year they are levied and measurable. Property tax revenues are recorded as revenue in the year they are available or collected. Property taxes are levied on or before December 15 of each year and attach as an enforceable lien on the property on January 1. Taxes are payable in full on April 30 or in two installments on February 28 and June 15.

9. Interfund Transactions

Quasi-external transactions are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. All other interfund transactions, except quasi-external transactions and reimbursements, are reported as transfers.

10. Stewardship, Compliance, and Accountability

Budgets and Budgetary Accounting

In the fall of each year, the District's Board of Directors formally adopts a budget with appropriations by fund for the ensuing year pursuant to the Colorado Local Budget Law. The budgets for the governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). As required by Colorado statutes, the District followed the following timetable in approving and enacting a budget for the ensuing year:

- (1) For the 2022 budget year, prior to August 25, 2021, the County Assessor sent the District the assessed valuation of all taxable property within the District's boundaries.

Vail Square Metropolitan District No. 3

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

- (2) On or before October 15, 2021, the District's accountant submitted to the District's Board of Directors a recommended budget which detailed the necessary property taxes needed along with other available revenues to meet the District's operating requirements.
- (3) For the 2022 budget, prior to December 15, 2021, the District computed and certified to the County Commissioners a rate of levy that derived the necessary property taxes as computed in the proposed budget.
- (4) For the 2022 budget, the final budget and appropriating resolution was adopted prior to December 31, 2021.
- (5) After adoption of the budget resolution, the District may make the following changes: a) it may transfer appropriated monies between funds or between spending agencies within a fund, as determined by the original appropriation level; b) supplemental appropriations to the extent of revenues in excess of those estimated in the budget; c) emergency appropriations; and d) reduction of appropriations for which originally estimated revenues are insufficient.

The level of control in the budget at which expenditures exceed appropriations is at the fund level. All appropriations lapse at year-end.

11. Fund Balances

GASB Statement No. 54, "Fund Balance Reporting and Governmental Fund Type Definitions" provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. In the fund financial statements the following classifications describe the relative strength of the spending constraints.

- *Non-spendable fund balance* - The portion of fund balance that cannot be spent because it is either not in spendable form (such as inventory) or is legally or contractually required to be maintained intact.
- *Restricted fund balance* - The portion of fund balance constrained to being used for a specific purpose by external parties (such as grantors or bondholders), constitutional provisions or enabling legislation.
- *Committed fund balance* - The portion of fund balance constrained for specific purposes according to limitations imposed by the District's highest level of decision making authority, the Board, prior to the end of the current fiscal year. The constraint may be removed or changed only through formal action of the Board.

Vail Square Metropolitan District No. 3

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

- *Assigned fund balance* - The portion of fund balance set aside for planned or intended purposes. The intended use may be expressed by the Board or other individuals authorized to assign funds to be used for a specific purpose. Assigned fund balances in special revenue funds will also include any remaining fund balance that is not restricted or committed. This classification is necessary to indicate that those funds are, at a minimum intended to be used for the purpose of that particular fund.
- *Unassigned fund balance* - The residual portion of fund balance that does not meet any of the above criteria. The District will only report a positive unassigned fund balance in the General Fund.

**NOTE B – EQUITY IN POOLED CASH AND INVESTMENTS**

The District maintains a cash pool that is available for use by all funds. Each fund type's portion of this pool is displayed on the balance sheet as "Equity in pooled cash and investments."

**Cash Deposits**

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 equal to 102 percent of the aggregate uninsured deposits. As of December 31, 2022, the District had no cash deposits.

**Investments**

Colorado state statutes authorize the District to invest in U.S. Treasury bills, obligations of any other U.S. agencies, obligations of the World Bank, general obligation bonds of any state or any of their subdivisions, revenue bonds of any state or any of their subdivisions, bankers acceptance notes, commercial paper, repurchase agreements, money market funds and guaranteed investment contracts. All investments must be held by the District, in its name, or in custody of a third party on behalf of the local government.

As of December 31, 2022, the District had \$8,661 invested in the Colorado Surplus Asset Fund (CSafe), an investment vehicle established for local government entities in Colorado to pool surplus funds. CSafe operates similarly to a money market fund and each share is equal in value to \$1.00. A designated custodial bank provides safekeeping and depository services to CSafe in connection with the direct investment and withdrawal functions of CSafe. Substantially all securities owned by CSafe are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by CSafe. CSafe funds carry a Standard & Poor's AAAM rating. There is no custodial, interest rate or foreign currency risk exposure.

Vail Square Metropolitan District No. 3

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE B – EQUITY IN POOLED CASH AND INVESTMENTS – CONTINUED**

CSafe operates like a 2a7-like external investment pool in the fair value hierarchy established by GASB 72. The underlying investments held by CSafe, and the District’s investment in CSafe, are valued at amortized cost which approximates fair value. There are no limitations on withdrawals.

A reconciliation of the carrying value of deposits and investments reported above to the Statement of Net Position is as follows:

Deposits	\$	–
CSafe		<u>8,661</u>
Equity in pooled cash and investments	\$	<u><u>8,661</u></u>

**NOTE C – INTERGOVERNMENTAL AGREEMENTS**

The District has entered into the following intergovernmental agreements:

Joint Funding Agreement

The Joint Funding Agreement generally provides that the Financing Districts will assess mill levies to collect property tax revenues which will be paid to the Operating District. The property tax revenues will be used by the Operating District to pay Financing Costs, which are defined as the principal and interest payments required by debt and interest rate swaps obtained or entered into by the Districts, including replenishment of debt reserve funds.

In 2022, the mill levy assessed for collection in 2023 was 35 mills in Vail Square Metropolitan District No. 2, with 32 mills allocated for the Joint Funding Agreement and 3 mills for the District Facilities Joint Financing, Construction and Service Agreement; and, 21.875 mills in Vail Square Metropolitan District No. 3, with 18.875 mills allocated for the Joint Funding Agreement and 3 mills for the District Facilities Joint Financing, Construction and Service Agreement. The portion of the annual bond costs to be paid by each Financing District will remain in the same proportion in future years.

District Facilities Joint Financing, Construction and Service Agreement

The Agreement generally provides an obligation for the Financing Districts to pay for the acquisition and construction of the Facilities (defined above), to the extent not funded by the Joint Funding Agreement (the Capital Obligation), and operation and maintenance of the Facilities and administrative expenses incurred by the Operating District (the Service Obligation). The Financing Districts are obligated to generate and pay to the Operating District certain tax and other revenues to fund the Capital Obligation and the Service Obligation. The amounts of these Obligations are offset with one another on the Statement of Net Position.

Vail Square Metropolitan District No. 3

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE C – INTERGOVERNMENTAL AGREEMENTS – CONTINUED**

The Operating District has recorded a capital and service obligation receivable from the Financing Districts as of December 31, 2022, in the amount of \$7,440,352 which represents unreimbursed costs incurred through that date for infrastructure construction and costs related to issuance of and debt service on the loans. This obligation payable to the Operating District has been allocated between the Financing Districts based on the Operating District's forecast of the future annual bond costs to be paid by each Financing District. Based upon this forecast, the amount of \$1,264,860 has been allocated to Vail Square Metropolitan District No. 3.

However, each Financing District is responsible to pay Financing Costs until the Operating District's loans have been fully repaid and the ultimate allocation of the Financing Costs between the Financing Districts will be dependent on the assessed value and mill levy of each Financing District over the life of the Operating District's loans.

In any given year the Financing Districts are obligated to fund such portion of the Capital and Service Obligations as may be funded with the District taxes available from imposition of a subordinate mill levy, together with other charges imposed by the Financing Districts.

The Agreement specifies certain termination rights on the part of the Districts. Various limitations and conditions to such termination rights exist and reference to the text of the Agreement should be made for specific terms.

Pledge Agreement

The Districts entered into an Intergovernmental Agreement and a Pledge Agreement with the Vail Reinvestment Authority.

Under these agreements and in consideration for the Districts' commitment to undertake construction of certain public improvements, the Vail Reinvestment Authority agrees to transfer to the Districts the District Tax Increment Revenues, to which the Authority would otherwise be entitled under an Urban Renewal Plan relating to the project.

**NOTE D – COMMITMENTS AND CONTINGENCIES**

During the normal course of business, the District may incur claims and other assertions against it from various agencies and individuals. Management of the District and its legal representatives have disclosed that they are not aware of any material outstanding claims against the District at December 31, 2022.

Vail Square Metropolitan District No. 3

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE E – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; injuries to employees, or acts of God. The District has elected to participate in the Colorado Special District Property and Liability Pool (the Pool) which is sponsored by the Special District Association of Colorado. The Pool provides property and general liability, automobile physical damage and liability, public official's liability and machinery coverage to its members. Members of the Pool are required to make additional surplus contributions. 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. During the year ended December 31, 2022 the Pool made no distributions to the District.

Condensed financial statement data for the Colorado Special Districts Property and Liability Pool as of December 31, 2021 (latest information available) is as follows:

Assets	<u>\$ 68,195,261</u>
Liabilities	\$ 46,165,251
Surplus	<u>22,030,010</u>
	<u>\$ 68,195,261</u>
Revenue	\$ 24,889,624
Investment income and other	<u>482,027</u>
Total revenue	25,371,651
Expenses	<u>25,123,490</u>
Excess of revenues over (under) expenses	<u>\$ 248,161</u>

**NOTE F – TABOR AMENDMENT**

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer's Bill of Rights ("TABOR"). TABOR contains revenue, spending, tax and debt limitations which apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that of the prior year, extension of any expiring tax, or tax policy change directly causing a new tax revenue gain to any local government. Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple fiscal year or other financial obligation unless adequate present cash reserves are pledged irrevocable and held for payments in future years.

TABOR also requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. These reserves are required to be 3% or more of the fiscal year spending (excluding bonded debt service) for fiscal years ended after December 31, 1994. At December 31, 2022, the District's emergency reserve was \$177.

Vail Square Metropolitan District No. 3

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

---

**NOTE F – TABOR AMENDMENT – CONTINUED**

Under TABOR, the initial base for local government spending and revenue limits is December 31, 1992 fiscal year spending. The District's first year of operations ended December 31, 2006. Future spending and revenue limits are determined based on the prior year's fiscal year spending adjusted for inflation in the prior calendar year plus annual local growth. Fiscal year spending is generally defined as expenditures and reserve increases with certain exceptions. Revenue, if any, in excess of the fiscal year spending limit must be refunded in the next fiscal year unless voters approve retention of such revenue.

The electorate of the District authorized property taxes to be increased up to \$1,500,000 in 2005, plus up to \$3,000,000 in 2007, and each year thereafter to pay the Districts operations, maintenance, and other expenses, such amounts to increase annually in an amount not to exceed the applicable limitations of Article X, Section 20 of the Colorado Constitution and Colorado Law.

The District's electorate further approved that the District's taxes be increased \$120,000,000 annually, or by such lesser annual amount as may be necessary to pay the District's general or special obligation bonds, revenue bonds or other multiple fiscal year financial obligations, including contracts, issued for the purpose of refunding, paying or defeasing, in whole or in part, bonds, notes or other financial obligations of the District. Such taxes may consist of an ad valorem property tax mill levy imposed without limitation of rate and in amounts sufficient to produce the annual increase set forth above or such lesser amount as may be necessary. The revenue from such taxes and any other monies used to pay such general or special obligation bonds, revenue bonds or other multiple fiscal year financial obligations costs, and investment income thereon, may be collected and spent by the District without regard to any expenditure, revenue raising, or other limitation contained within Article X, Section 20 of the Colorado Constitution.

The District's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

Vail Square Metropolitan District No. 3

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

**NOTE F – TABOR AMENDMENT – CONTINUED**

On November 1, 2005 and November 6, 2007 the voters of the District authorized increases in debt as follows:

<u>Date of Authorization</u>	<u>Purpose</u>	<u>Amount</u>	<u>Authorization Used</u>	<u>Authorization Remaining</u>
11/1/2005	Street Facilities	\$ 20,000,000	\$ 3,338,449	\$ 16,661,551
11/1/2005	Drainage Facilities	2,000,000	–	2,000,000
11/1/2005	Security Facilities	1,000,000	–	1,000,000
11/1/2005	Traffic/Safety Protection Facilities	2,000,000	323,582	1,676,418
11/6/2007	Water Facilities	5,000,000	682,256	4,317,744
11/6/2007	Sanitary Sewer Facilities	5,000,000	682,256	4,317,744
11/6/2007	Parks and Recreation	5,000,000	962,346	4,037,654
11/6/2007	Public Transportation	5,000,000	–	5,000,000
11/6/2007	Mosquito Control	1,000,000	–	1,000,000
11/6/2007	Fire Protection	5,000,000	–	5,000,000
11/6/2007	Television Relay	1,000,000	91,111	908,889
11/1/2005	Refunding	40,000,000	–	40,000,000
	Total	<u>\$ 92,000,000</u>	<u>\$ 6,080,000</u>	<u>\$ 85,920,000</u>

**NOTE G – RELATED PARTIES**

The developer of the property which constitutes the District is Arrabelle at Vail Square, LLC. The members of the District’s Board of Directors are officers, employees, or others associated with the Developer and may have conflicts of interest in dealing with the District.

**NOTE H – SIGNIFICANT TAXPAYER**

The hotel complex located within the boundaries of District No. 3 represents substantially all of the assessed valuation of that District. The County Assessor increased the assessed valuation of the hotel. The hotel owner has protested the 2019, 2020 and 2021 assessed valuations (which are the basis for taxes paid in 2021 and to be paid in 2022). The protest is currently being litigated in District Court. A portion of the property taxes for the hotel received in 2020 and 2021, and the property taxes to be received in 2022 are subject to abatement if the District Court rules in favor of the hotel. The District has budgeted an allowance for this potential abatement in the District’s 2022 budget but has not deferred recognition of the tax revenue received.



REQUIRED SUPPLEMENTARY INFORMATION

Vail Square Metropolitan District No. 3

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND  
BALANCE - BUDGET AND ACTUAL - GENERAL FUND

Year ended December 31, 2022

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenues</b>				
VSMD No. 1 expense reimbursement	\$ 4,840	\$ 981	\$ 1,023	\$ 42
Total revenues	<u>4,840</u>	<u>981</u>	<u>1,023</u>	<u>42</u>
<b>Expenditures</b>				
General government				
Audit	3,200	3,200	3,200	-
Insurance expense	3,200	2,700	2,701	(1)
Contingency	<u>3,000</u>	<u>500</u>	<u>-</u>	<u>500</u>
Total expenditures	<u>9,400</u>	<u>6,400</u>	<u>5,901</u>	<u>499</u>
Excess of Revenues Over (Under) Expenditures	(4,560)	(5,419)	(4,878)	541
<b>Other financing sources (uses)</b>				
Transfers in (out)	<u>4,560</u>	<u>5,419</u>	<u>4,878</u>	<u>(541)</u>
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	-	-	-	-
Fund Balance - January 1	<u>200</u>	<u>200</u>	<u>200</u>	<u>-</u>
Fund Balance - December 31	<u><u>\$ 200</u></u>	<u><u>\$ 200</u></u>	<u><u>\$ 200</u></u>	<u><u>\$ -</u></u>

**SUPPLEMENTARY INFORMATION**

Vail Square Metropolitan District No. 3

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND  
BALANCE - BUDGET AND ACTUAL - DEBT SERVICE FUND

Year ended December 31, 2022

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenues</b>				
Property taxes	519,175	\$ 519,513	\$ 519,532	\$ 19
Allowance for potential abatements	(523,000)	-	-	-
Specific ownership taxes	25,959	28,574	28,434	(140)
Interest income	1,000	1,500	979	(521)
Total revenues	<u>23,134</u>	<u>549,587</u>	<u>548,945</u>	<u>(642)</u>
<b>Expenditures</b>				
Intergovernmental agreement				
Transfer to VSMD No. 1	533,190	535,775	535,672	103
Allowance for potential abatements	(523,000)	-	-	-
Treasurer's fees	8,384	8,393	8,395	(2)
Contingency	-	-	-	-
Total expenditures	<u>18,574</u>	<u>544,168</u>	<u>544,067</u>	<u>101</u>
Excess of Revenues Over (Under) Expenditures	4,560	5,419	4,878	(541)
<b>Other financing sources (uses)</b>				
Transfers in (out)	<u>(4,560)</u>	<u>(5,419)</u>	<u>(4,878)</u>	<u>541</u>
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	-	-	-	-
Fund Balance - January 1	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance - December 31	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

## OTHER INFORMATION

Vail Square Metropolitan District No. 3

SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED

Year Ended December 31, 2022

Year Ending December 31,	Prior Year Net Assessed Valuation for Current Year Property Tax Levy	Mills Levied	Total Property Tax		Percent Collected to Levied
			Levied	Collected	
2008	\$ 180	25	\$ 5	\$ 5	100.0%
2009	8,951,400	25	223,785	160,379	71.7%
2010	7,421,000	25	185,525	185,513	100.0%
2011	6,319,180	25	157,980	157,972	100.0%
2012	4,531,910	25	113,298	113,283	100.0%
2013	4,443,210	25	111,080	111,080	100.0%
2014	4,897,360	25	122,434	122,234	99.8%
2015	4,635,620	25	115,891	116,107	100.2%
2016	5,448,760	21.875	119,192	119,176	100.0%
2017	5,139,910	21.875	112,436	112,436	100.0%
2018	7,626,730	21.875	166,835	166,835	100.0%
2019	7,442,030	21.875	162,794	162,808	100.0%
2020	15,787,780	21.875	345,358	345,353	100.0%
2021	15,778,220	21.875	345,149	345,131	100.0%
2022	12,776,220	21.875	279,480	279,818	100.1%
2023	12,752,300	21.875	278,957		

**Notes:**

Tax collections in 2009 were less than taxes levied because of a valuation protest by the sole owner of property in the District that was not resolved until after the taxes were levied.

Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.