ANNUAL REPORT FOR CALENDAR YEAR 2022 VISTA COMMONS METROPOLITAN DISTRICT NOS. 1-4

The following information and documents (attached as exhibits) are provided for the calendar/report year 2022 pursuant to Section VII(b) of the Service Plan for Vista Commons Metropolitan District Nos. 1-4 (collectively, the "District") approved by the Town Council of the Town of Johnstown (the "Town") and filed with the District Court and the Town Clerk. Unless otherwise defined herein, all capitalized terms used herein shall have the meanings given to such terms in the Service Plan for the District.

Reporting of Significant Events.

1. Narrative of the Districts progress in implementing the Service Plan and a summary of the development in the Project.

The District was formed in May of 2020 and no progress was made by the District during 2022 in implementing the Service Plan. No facilities have been constructed and no services are yet provided; the area within the District remains undeveloped.

2. Boundary changes made or proposed.

During the report year of 2022, the District boundaries did not change.

3. Intergovernmental agreements executed.

During the report year of 2022, the District did not enter into any Intergovernmental Agreements.

4. A summary of any litigation involving the Districts.

During the report year of 2022, the District was not involved in any litigation.

5. Proposed plans for the year immediately following the report year.

The Developer is working with a potential buyer/builder to determine what the first phase of development may be. The Developer and potential builder are working on addressing the infrastructure plans in accordance with approved plans of the Town, pending any additions or modifications to fit their desired site/development objectives and will bring any modifications to the Town for its approval.

6. Construction contracts executed and the name of the contractors as well as the principal of each contractor.

During the report year of 2022, the District did not enter into any construction contracts.

7. Status of the Districts' Public Improvement construction schedule and the improvement schedule for the following five years.

The Developer intends to continue to develop the project in accordance with approved plans with the Town, subject to any modifications for potential builders/buyers.

8. Notice of any uncured defaults.

During the report year of 2022, the District had no uncured defaults.

9. A list of all Public Improvements constructed by the Districts that have been dedicated to and accepted by the Town.

During the report year of 2022, the District did not dedicate any public improvements to the Town.

10. If requested by the Town, copies of minutes of all meetings of the Districts' Board of directors.

During the report year of 2022, the Town did not requested copies of the meeting minutes.

11. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel and the date, place and time of the regular meetings of the Board.

See attached Exhibit A.

12. Certification from the Boards that the Districts are in compliance with all provisions of the Service Plan.

See attached Exhibit B.

13. Copies of any Agreements with the Developer entered into in the report year.

See attached <u>Exhibit C</u>. During the report year of 2022, the District did not enter into any agreements with the Developer.

14. Copies of any Cost Verification Reports provided to the Districts in the report year.

During the report year of 2022, the District did not receive any cost verification reports.

15. Access information to obtain a copy of rules and regulations adopted by the Board.

The District has not adopted rules and regulations. The District website is: https://www.vistacommonsmd.live/

Summary of Financial Information.

1. Assessed value of Taxable Property within the Districts' boundaries.

Vista Commons Metropolitan District No. 1: \$970.00 Vista Commons Metropolitan District No. 2: \$11,970 Vista Commons Metropolitan District No. 3: \$8,890 Vista Commons Metropolitan District No. 4: \$1,808,180

2. Total acreage of property within the Districts' boundaries.

The District consists of approximately 145.30 acres.

3. Most recently filed audited financial statements of the Districts, to the extent audit financial statements are required by state law or most recently filed audit exemption.

See attached Exhibit D.

4. Annual current year budgets of the Districts.

See attached Exhibit E.

5. Resolutions regarding issuance of Debt or other financial obligations, including relevant financing documents, credit agreements, and official statements.

During the report year of 2022, the District did not execute any resolutions regarding the issuance of debt or other financial obligations.

6. Outstanding Debt (stated separately for each class of Debt).

Not applicable.

7. Outstanding Debt service (stated separately for each class of Debt).

Not applicable.

8. The Districts' tax revenue.

Vista Commons Metropolitan District No. 1: \$0
Vista Commons Metropolitan District No. 2: \$119.70
Vista Commons Metropolitan District No. 3: \$88.90
Vista Commons Metropolitan District No. 4: \$108, 490.80

9. Other revenues of the Districts.

Vista Commons Metropolitan District No. 1: \$198,465

Vista Commons Metropolitan District No. 2: \$127 Vista Commons Metropolitan District No. 3: \$187 Vista Commons Metropolitan District No. 4: \$115,000

10. The Districts' Public improvements expenditures.

Vista Commons Metropolitan District No. 1: \$0 Vista Commons Metropolitan District No. 2: \$0 Vista Commons Metropolitan District No. 3: \$0 Vista Commons Metropolitan District No. 4: \$0

11. The Districts' other expenditures.

Vista Commons Metropolitan District No. 1: \$238,020 Vista Commons Metropolitan District No. 2: \$127 Vista Commons Metropolitan District No. 3: \$94 Vista Commons Metropolitan District No. 4: \$115,000

12. The Districts' inability to pay any financial obligations as they come due.

During the report year of 2022, the District did not have an inability to pay its financial obligations.

13. The amount and terms of any new Debt issued.

Not applicable.

14. Any Developer debt.

Not applicable.

EXHIBIT A DISTRICT CONTACT INFORMATION

Board of Directors:

Mark Roth 5168 Old Post Road Yuma, CO 80759 970-630-0957 Mroth5@gmail.com

George Seward 2710 County Road 39 Yuma, CO 80759 970-597-0160 sewardfamily@yahoo.com

There are three vacancies on the Board.

President and Chairman of the Board:

George Seward 2710 County Road 39 Yuma, CO 80759 970-597-0160 sewardfamily@yahoo.com

General Counsel

David S. O'Leary, Esq. Spencer Fane LLP 1700 Lincoln Street, Suite 2000 Denver, CO 80203 303-839-3800 doleary@spencerfane.com

Meeting Dates, Time and Place:

The Board will schedule special meetings as needed. The meetings will be at 550 W. Eisenhower Blvd., Loveland, CO 80537 or 1700 Lincoln Street, Suite 2000, Denver, Colorado, 80203 unless otherwise specified.

EXHIBIT B CERTIFICATION

The Board of Directors of Vista Commons Metropolitan District Nos. 1-4, hereby certifies that no action, event or condition enumerated in the Town of Johnstown Land Use Code as set forth below occurred during the 2022 report year.

- 1. Default in the payment of principal or interest of any District bonds, notes, certificates, debentures, contracts or other evidences of indebtedness or borrowing issued or incurred by the District which:
 - (a) Persists for a period of one hundred twenty (120) days or more;
- (b) The defaulted payment aggregates either fifty thousand dollars (\$50,000.00) or ten percent (10%) of the outstanding balance of the indebtedness, whichever is less; and
- (c) The creditors have not agreed in writing with the District to forbear from pursuit of legal remedies.
- 2. The failure of the District to develop, cause to be developed or consent to the development by others of any capital facility proposed in its Service Plan when necessary to service approved development within the District.
- 3. The occurrence of any event or condition which is defined under the Service Plan or Intergovernmental Agreement as necessitating a Service Plan amendment.
- 4. The material default by the District under any Intergovernmental Agreement with the Town.
- 5. Any of the events or conditions enumerated in Section 32-1-207(2), C.R.S., as amended. (Ord. 791, 2005; Ord. 846, 2006).

IN WITNESS WHEREOF, I, David S. O'Leary, acting as the General Counsel of the Vista Commons Metropolitan District Nos. 1-4 in Weld County, Colorado, certify the above information effective as of the 18th day of July 2023.

VISTA COMMONS METROPOLITAN DISTRICT NOS. 1-4

By: /s/<u>David S. O'Leary</u>
David S. O'Leary, General Counsel

EXHIBIT C DEVELOPER AGREEMENTS

During the report year of 2022, the District did not enter into any agreements with the Developer.

EXHIBIT D AUDIT EXEMPTIONS

0	APPLICATION FOR			AUDIT
	LC	ING FOR	M	
NAME OF GOVERNMENT	Vista Commons Metropolitan District No. 1			For the Year Ended
ADDRESS	c/o Pinnacle Consulting Group, Inc.			12/31/2022
	550 W Eisenhower Blvd			or fiscal year ended:
	Loveland, CO 80537			
ONTACT PERSON	Amanda Castle			
PHONE	970-669-3611			
EMAIL	amandac@pcgi.com			
ndependent of the entity complete	countant with knowledge of governmental accounting and that the information in the application if revenues or expenditure are at least \$100,000 but not more than \$	n the Application		urate to the best of my knowledge. I am aware that the Audit Law requires that a pu
ndependent of the entity complete NAME:	countant with knowledge of governmental accounting and that the information in the application if revenues or expenditure are at least \$100,000 but not more than \$ Amanda Castle	n the Application	is complete and acc	urate to the best of my knowledge. I am aware that the Audit Law requires that a pu
ndependent of the entity complete IAME:	countant with knowledge of governmental accounting and that the information in the application if revenues or expenditure are at least \$100,000 but not more than \$ Amanda Castle District Accountant	n the Application	is complete and acc	urate to the best of my knowledge. I am aware that the Audit Law requires that a pu
ndependent of the entity complete NAME: TITLE FIRM NAME (if applicable)	countant with knowledge of governmental accounting and that the information in the application if revenues or expenditure are at least \$100,000 but not more than \$ Amanda Castle	n the Application	is complete and acc	urate to the best of my knowledge. I am aware that the Audit Law requires that a pu
ndependent of the entity complete IAME: TITLE TIRM NAME (if applicable)	countant with knowledge of governmental accounting and that the information in the application if revenues or expenditure are at least \$100,000 but not more than \$ Amanda Castle District Accountant Pinnacle Consulting Group, Inc.	n the Application	is complete and acc	urate to the best of my knowledge. I am aware that the Audit Law requires that a pu
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independent of the entity complete NAME: TITLE FIRM NAME (if applicable) ADDRESS PHONE DATE PREPARED RELATIONSHIP TO ENTITY PREPARER (SIGNATURE Has the entity filed for, or has the	countant with knowledge of governmental accounting and that the information in the application if revenues or expenditure are at least \$100,000 but not more than \$ Amanda Castle District Accountant Pinnacle Consulting Group, Inc. 550 W Eisenhower Blvd [970] 669-3611 2/28/2023 District Accountant	n the Application 3750,000, and tha	is complete and acc at independent mean	urate to the best of my knowledge. I am aware that the Audit Law requires that a pu

DocuSign Envelope ID: 906CD356-3818-4874-8EEC-D76444E34E8E PART T - FINANCIAL STATEMENTS - BALANCE SHEET

Indic	ate	Nan	ne of	Fur	ıd
	-		0.00		

The second secon	OSTERNI	ental Funds		rioprictar	ry/Fiduciary Funds	Please use this space to
Description	General Fund	Debt Fund	Description	Fund*	Fund*	provide explanation of a
Assets			Assets			items on this page
Cash & Cash Equivalents	\$ 15,381	\$ 183,552	Cash & Cash Equivalents	s	- \$	
Investments	\$		Investments	S	- \$	
Receivables		\$ -	Receivables	\$	- \$	-
Due from Other Entities or Funds		- \$ -	Due from Other Entities or Funds	s	- \$	-
Property Tax Receivable		- \$ -	Other Current Assets [specify]	*		
All Other Assets [specify]		17		\$	- \$	
The second secon	\$	· s -	Total Current Assets		- \$	
		- \$ -	- [1] - [1] - [2]	110		
			Capital & Right to Use Assets, net (from Part 6-4)	\$	- \$	-
			Other Long Term Assets [specify]	\$	- \$	1
		- \$ -		\$	- \$	<u>·</u>
(edd lines of data country and and		- \$ -		\$	- \$	-
(add lines 1-1 through 1-10) TOTAL ASSI	TS \$ 15,839	\$ 183,552	A DESCRIPTION OF THE PROPERTY	\$	- \$	-
Deferred Outflows of Resources:		1.	Deferred Outflows of Resources			
[specify]		- \$ -		\$	- \$	-
[specify]		- \$ -	[specify]	\$	- \$	-
(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLO		- \$ -	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS		- \$	-
TOTAL ASSETS AND DEFERRED OUTFLO	WS \$ 15,839	\$ 183,552	The state of the s	\$	- \$	*
Liabilities			Liabilities			
Accounts Payable Accrued Payroll and Related Liabilities	\$ 6,11		Accounts Payable	\$	- \$	•
Accrued Payroll and Related Liabilities	\$	- \$ -	Accrued Payroll and Related Liabilities	\$	- \$	<u></u>
Unearned Property Tax Revenue		- \$ -	Accrued Interest Payable	\$	- \$	-
Due to Other Entities or Funds	\$	- \$ -	Due to Other Entities or Funds	\$	- \$	•
All Other Current Liabilities	\$	- \$ -	All Other Current Liabilities	\$	- \$	•
(add lines 1-16 through 1-20) TOTAL CURRENT LIABILI	TIES \$ 6,11	\$ -	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$	- \$	-
All Other Liabilities [specify]	\$	- \$ -	Proprietary Debt Outstanding (from Part 4-4)	\$	- \$	-
	\$	- \$ -	Other Liabilities [specify]:	\$	- \$	-
	\$	- \$ -		\$	- \$	
	\$	- \$ -		\$	- \$	-
		- \$ -		\$	- \$	-
(add lines 1-21 through 1-26) TOTAL LIABILI			(add lines 1-21 through 1-26) TOTAL LIABILITIES	37.	- \$	-1
Deferred Inflows of Resources:	3,1,1	1.4	Deferred Inflows of Resources			
Deferred Property Taxes	\$	- \$ -	Pension/OPEB Related	S	- \$	
Deferred Property Taxes Lease related (as lessor)		- \$ -		s	- S	
(add lines 1-28 through 1-29) TOTAL DEFERRED INFLO		- \$ -	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS		- \$	
Fund Balance	Y		Net Position	Y		
Nonspendable Prepaid	\$	- \$ -	Net Investment in Capital Assets	\$	- \$	
		- \$ -	Net investillent in Capital Assets	4	- \$	
Nonspendable Inventory Restricted [specify]			Emergency Peceryos	\$	- \$	
				-		-
Committed [specify]	\$	- \$ -	Other Designations/Reserves	\$	- \$	-
Assigned [specify]	\$	- \$ -	Restricted	\$	- \$	-54
Unassigned:	\$ 9,15	1 5 -	Undesignated/Unreserved/Unrestricted	\$	- \$	-
Add lines 1-31 through This total should be the same as line TOTAL FUND BALA	3-33		Add lines 1-31 through 1-36 This total should be the same as line 3-33 TOTAL NET POSITION	E.		
	9,720	3 \$ 183,552		\$	- \$	-
Add lines 1-27, 1-30 and This total should be the same as line TOTAL LIABILITIES, DEFERRED INFLOWS, AND F BALA	1-15 UND		Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION	11		

PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

		Governm	ental Fu	ınds		Proprietary	//Fiduciary Funds	
Line # Description General Fund Debt Fund		Description	Fund* Fund*		Please use this space to provide explanation of any			
Tax Revenue Ta				Tax Revenue	items on this page			
2-1	Property [include mills levied in Question 10-6]	\$ -	\$	-	Property [include mills levied in Question 10-6]	\$	- \$	4
-2	Specific Ownership	\$ -	\$	-	Specific Ownership	\$	- \$	4
-3	Sales and Use Tax	\$ -	\$		Sales and Use Tax	\$	- \$	•
-4	Other Tax Revenue [specify]:	\$	\$	104	Other Tax Revenue [specify]:	\$	- \$	*
5 S	ervice Fees	\$ 19,142	\$	94,403		\$	- \$	-
-6		\$ -	\$	-		\$	- \$	-
-7		\$ -	\$	-		\$	- \$	-
-8	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ 19,142	\$	94,403	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$	- \$	-
9	Licenses and Permits	\$ -	\$		Licenses and Permits	\$	- \$	-
10	Highway Users Tax Funds (HUTF)	\$ -	· S	-	Highway Users Tax Funds (HUTF)	\$	- \$	-
11	Conservation Trust Funds (Lottery)	\$ -	\$	- 4	Conservation Trust Funds (Lottery)	\$	- \$	
12	Community Development Block Grant	\$ -	· S	-	Community Development Block Grant	\$	- \$	-
13	Fire & Police Pension	\$.	\$	-	Fire & Police Pension	\$	- \$	-
14	Grants	\$.	. \$	-	Grants	\$	- \$	2
15	Donations	\$.	\$		Donations	\$	- \$	-
16	Charges for Sales and Services	\$.		- A	Charges for Sales and Services	\$	- \$	
17	Rental Income	\$.	. \$	-	Rental Income	\$	- \$	-
18	Fines and Forfeits	\$.	. \$		Fines and Forfeits	\$	- \$	1.
19	Interest/Investment Income	\$. \$	- 2	Interest/Investment Income	\$	- \$	-
20	Tap Fees	\$.	. \$	-	Tap Fees	\$	- \$	-
21	Proceeds from Sale of Capital Assets	\$.	. \$	41	Proceeds from Sale of Capital Assets	\$	- \$	-
22	All Other [specify]:	\$.	- \$	9	All Other [specify]:	\$	- \$	-
23		\$	- \$			\$	- \$	-
24	Add lines 2-8 through 2-23 TOTAL REVENUES	\$ 19,142	\$	94,403	Add lines 2-8 through 2-23 TOTAL REVENUES		- \$	-
	Other Financing Sources				Other Financing Sources			_
25	Debt Proceeds	\$.	. \$	-	Debt Proceeds	\$	- \$	-
26	Lease Proceeds	\$	- \$	120	Lease Proceeds	\$	- \$	3
27	Developer Advances	\$	- \$	· ·	Developer Advances	\$	- \$	-
28	Other [specify]:	\$	- \$	-	Other [specify]:	s	- \$	-
-29	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES		- s		Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES		- \$	GRAND TOTALS
-30	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES			94,403	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES		- \$	- \$ 113

IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES for all funds (Line 2-29) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

PART 3 - FINANCIAL STATEMENTS - OPERATING STATEMENT - EXPENDITURES/EXPENSES

		Governme	ental Funds		Proprietar	y/Fiduciary Funds	Please use this space to	
ine#	Description	General Fund	und Debt Fund Description			Fund*	provide explanation of any	
	Expenditures			Expenses			items on this page	
3-1	General Government	\$ 32,439	\$ -	General Operating & Administrative	\$	- \$	-	
3-2	Judicial	\$ -	\$ -	Salaries	\$	- \$	5	
3-3	Law Enforcement	\$ -	\$ -	Payroll Taxes	\$	- \$	-	
3-4	Fire	\$ -	\$ -	Contract Services	\$	- \$	-)	
3-5	Highways & Streets	\$ -	\$ -	Employee Benefits	\$	- \$		
3-6	Solid Waste	\$ -	\$ -	Insurance	\$	- \$	2]	
3-7	Contributions to Fire & Police Pension Assoc.	\$ -	s -	Accounting and Legal Fees	\$	- \$		
3-8	Health	\$ -	\$ -	Repair and Maintenance	\$	- \$	-	
3-9	Culture and Recreation	\$ -	\$ -	Supplies	\$	- \$		
-10	Transfers to other districts	\$ -	\$ -	Utilities	\$	- \$	-	
-11	Other [specify]:	s -	\$ -	Contributions to Fire & Police Pension Assoc.	\$	- \$	- 1	
-12			\$ -	Other [specify]	\$	- \$	-	
-13		\$ -			\$	- \$	_	
-14			\$ -	Capital Outlay	\$	- \$		
	Debt Service	-	1.7	Debt Service				
-15		s -	\$ -	Principal (should match amount in 4-4)	\$	- \$	<u> </u>	
-16			s -	Interest	\$	- \$	-	
-17	and the state of t		s -	Bond Issuance Costs	\$	- S	7	
-18	Developer Principal Repayments		s -	Developer Principal Repayments	\$	- \$	7	
3-19			s -	Developer Interest Repayments	\$	- \$	21	
3-20	All Other (specify):		\$ -	All Other [specify]:	S	- \$		
3-21	A TOTAL CONTRACTOR OF THE CONT	1	\$ -	All Other [specify].	S	- \$	- GRAND TOTAL	
3-22	Add lines 3-1 through 3-21	\$ 32,439		Add lines 3-1 through 3-21	\$	- \$	- S 32,4	
	TOTAL EXPENDITURES			TOTAL EXPENSES	i i			
3-23	Interfund Transfers (In)	\$ -		Net Interfund Transfers (In) Out	\$	- \$	 The insurance expens 	
-24	Interfund Transfers out	\$ -	7	Other [specify][enter negative for expense]	\$	- \$	- was actually \$400 in	
-25	Other Expenditures (Revenues):	\$ -	\$ -	Depreciation/Amortization	\$	- \$	- 2021 vs \$200 reported	
3-26		\$ -	\$ -	Other Financing Sources (Uses) (from line 2-28)	\$	- \$	 on the exemption. 	
3-27		\$ -	\$ -	Capital Outlay (from line 3-14)	\$	- \$	-	
3-28		\$ -	\$ -	Debt Principal (from line 3-15, 3-18)	\$	- \$	-	
3-29	(Add lines 3-23 through 3-28) TOTAL			(Line 3-27, plus line 3-28, less line 3-26, less line 3-25,				
	TRANSFERS AND OTHER EXPENDITURES	\$ -	\$ -	plus line 3-24) TOTAL GAAP RECONCILING ITEMS	\$	- \$	-	
3-30	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures Line 2-29, less line 3-22, less line 3-29	\$ (13,297)	\$ 94,403	Net Increase (Decrease) in Net Position Line 2-29, less line 3-22, plus line 3-29, less line 3-23	\$	- \$		
3-31	Fund Balance, January 1 from December 31 prior year report	\$ 23,225		Net Position, January 1 from December 31 prior year report	s	- S		
-32	Prior Period Adjustment (MUST explain)		-	Prior Period Adjustment (MUST explain)	s			
	Fund Balance, December 31	\$ (200)	5 -	Net Position, December 31	3	- \$		
	Sum of Lines 3-30, 3-31, and 3-32 This total should be the same as line 1-37.	\$ 9,728	\$ 183,552	Sum of Lines 3-30, 3-31, and 3-32 This total should be the same as line 1-37.	\$	- \$	-	

IF GRAND TOTAL EXPENDITURES for all funds (Line 3-22) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

cuSi	gn Envelope ID: 906CD356-3818-4874-8EEC-D76444E34E8E	510 P S10 P S10	~		
	PART 4 - DEBT OUTSTANI	DING, ISSUE	D, AND	RETIRED _	
	Please answer the following questions by marking the appropriate boxes.	YES		NO	Please use this space to provide any explanations or comments.
-2	Does the entity have outstanding debt? Is the debt repayment schedule attached? If no, MUST explain: To be repaid as funds are available				
-3	Is the entity current in its debt service payments? If no, MUST explain:				
1-4		ed during Retired d year year	uring Out	standing at year-end	
	General obligation bonds \$ - \$ Revenue bonds \$ - \$ Notes/Loans \$ - \$ Lease Liabilities \$ - \$	- S - S - S	- \$ - \$ - \$		
	Developer Advances \$ 63,243 \$ Other (specify): \$ - \$	- \$ - \$	- \$ - \$	63,243	
	TOTAL \$ 63,243 \$ *must agree to prior year ending Please answer the following questions by marking the appropriate boxes.	- \$ balance	- \$	63,243 NO	
1-5 yes:	Does the entity have any authorized, but unissued, debt [Section 29-1-605(2) C.R.S.]? How much? \$ 39,000,000	2			
	Does the entity intend to issue debt within the next calendar year? How much?				
-7 /es:	Does the entity have debt that has been refinanced that it is still responsible for? What is the amount outstanding? Does the entity have any lease agreements?			2	
	What is being leased? What is the original date of the lease? Number of years of lease?				
	Is the lease subject to annual appropriation? What are the annual lease payments? \$ -				- 1
	PART 5 - CASH	AND INVEST	MENT	S	
	Please provide the entity's cash deposit and investment balances. YEAR-END Total of ALL Checking and Savings accounts Certificates of deposit	AMOU \$ 19 \$	NT 3,933	TOTAL	ease use this space to provide any explanations or comments
,-2	TOTAL CASH		\$	198,933	
	Investments (if investment is a mutual fund, please list underlying investments):				
i-3		\$ \$ \$			
	TOTAL INV	ESTMENTS	\$	198,933	
	Please answer the following question by marking in the appropriate box	YES NO		N/A	
	Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.? Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-				
5-5	10.5-101, et seq. C.R.S.)? If no, MUST explain:				

	Please answer the following question by marking in the appropriate box	6 - CAPITAL		YES		NO	Please use this space to provide any explanations or comment
1	Does the entity have capitalized assets?					Ø	
2	Has the entity performed an annual inventory of capital assets in accordance with MUST explain:	n Section 29-1-506, C.	R.S.? If no,				
3	Complete the following Capital & Right-To-Use Assets table for GOVERNMENTAL FUNDS:	Balance -	Additions				1
	Complete the following Capital & Right-16-use Assets table for GOVERNMENT AL FUNDS:	beginning of the year i		Deletions	Ye	ar-End Balance	
	Land	s -	s -	\$	- \$		
	Buildings			\$	- \$		
	Machinery and equipment	\$ -			- \$		
	Furniture and fixtures	\$ -			- \$		-
	Infrastructure	\$ -			- \$ - \$		
	Construction In Progress (CIP) Leased Right-to-Use Assets	\$ -			- \$		-
	Intangible Assets	\$ -			- \$		
	Other (explain):	\$ -			- \$		
	Accumulated Amortization Right to Use Leased Assets (Enter a negative, or credit, balance)	\$ -			- \$		
	Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -		-	- \$		-
	TOTAL	\$ -	\$ -	\$	- \$		-
	Complete the following Capital & Right-To-Use Assets table for PROPRIETARY FUNDS:	Balance - beginning of the year*	Additions	Deletions		ar-End Balance	
	Land				- \$		<u>- </u>
	Buildings Machinery and equipment			\$	- S		- 1
	Furniture and fixtures	\$ -		S	- 5		
	Infrastructure	\$ -			- \$		- 1
	Construction In Progress (CIP)	\$ -			- \$		- .
	Leased Right-to-Use Assets	\$ -		\$	- \$		-1
	Intangible Assets	\$ - \$ -		\$	- \$		11
	Other (explain): Accumulated Amortization Right to Use Leased Assets (Enter a negative, or credit, balance)	\$ -		\$	- \$		
	Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -		\$	- \$		-
	TOTAL			s	- \$		1
		* Must agree to prior yea - Generally capital asset a in accordance with the go	additions should be re	ported at capital tion policy. Pleas	outlay on lir se explain ar	ne 3-14 and capitalized ny discrepancy	1
		PART 7 - PE	NSION INF	ORMAT	TION		
	The state of the state of the state of			YES		NO	Please use this space to provide any explanations or commer
2	Does the entity have an "old hire" firefighters' pension plan? Does the entity have a volunteer firefighters' pension plan? Who administers the plan?						
	Indicate the contributions from:						
	Tax (property, SO, sales, etc.):		s -	1			
	State contribution amount:		s -				
	Other (gifts, donations, etc.):	-	\$ -				
	Out of (girts, donations, etc.):	TOTAL					

cuSi	gn Envelope ID: 906CD356-3818-4874-8EEC-D76444E34E8E PART 8 - BU	DGET INF	ORMATION	V	
	Please answer the following question by marking in the appropriate box	YES	NO	N/A	Please use this space to provide any explanations or comments:
-1	Did the entity file a current year budget with the Department of Local Affairs, in accordance with	2			
	Section 29-1-113 C.R.S.? If no, MUST explain: Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.?		-		
-2	If no, MUST explain:	E.			
yes:	Please indicate the amount appropriated for each fund separately for the year reported				
	Governmental/Proprietary Fund Name Total Appropriati	the second secon			
	General Fund \$ Debt Service Fund \$	198,460 94,477			
	\$	-			
	\$	•			
	PART 9 - TAX PAYE	R'S BILL C	F RIGHTS	(TABOR)	
	Please answer the following question by marking in the appropriate box		YES	NO	Please use this space to provide any explanations or comments:
-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5	-	V		
	Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent en requirement. All governments should determine if they meet this requirement of TABOR.	nergency reserve			
	PART 10 - GE	NERAL IN	IFORMATIC	N	
	Please answer the following question by marking in the appropriate box		YES	NO	Please use this space to provide any explanations or comments:
0-1	Is this application for a newly formed governmental entity?			V	
yes:					
	Date of formation:				
0-2	Has the entity changed its name in the past or current year?				
Yes:	NEW name				
	NEW name				
	PRIOR name				
0-3	Is the entity a metropolitan district?		ı		
	Please indicate what services the entity provides:				
	To provide for the planning, acquisition, construction, installation & financing of the Public Improvements				
0-5	Does the entity have an agreement with another government to provide services?		· •		
yes:	List the name of the other governmental entity and the services provided:				
	Provides all services fo Vista Commons Metropolitan District 2,3,4				
0-6	Does the entity have a certified mill levy?				
yes:	- MICHAEL CONTROL OF THE SECOND STATE OF THE S				
	Bond Redemption mills 0.00				
	General/Other mills 0.00 Total mills 0.00				

			OSA USE ONLY	
Entity Wide:	General Fund		Governmental Funds	Notes
Unrestricted Cash & Investments	\$ 198 933 Unrestricted Fund Bala	ın \$	9,154 Total Tax Revenue	\$ 113,545
Current Liabilities	\$ 6,111 Total Fund Balance	\$	9,728 Revenue Paying Debt Service	\$
Deferred Inflow	\$ - PY Fund Balance	\$	23,225 Total Revenue	\$ 113,545
	Total Revenue	\$	19,142 Total Debt Service Principal	\$
	Total Expenditures	\$	32,439 Total Debt Service Interest	\$ · .
Sovernmental	Interfund In	\$	- j	
otal Cash & Investments	\$ 198,933 Interfund Out	\$	- Enterprise Funds	
ransfers In	\$ - Proprietary		Net Position	\$
ransfers Out	\$ - Current Assets	S	- PY Net Position	\$
Property Tax	\$ - Deferred Outflow	\$	- Government-Wide	
Debt Service Principal	\$ - Current Liabilities	\$	- Total Outstanding Debt	\$ 63,243
fotal Expenditures	\$ 32,439 Deferred Inflow	\$	- Authorized but Unissued	\$ 39,000,000
Fotal Developer Advances	\$ - Cash & Investments	\$	- Year Authorized	5/22/2020
Total Developer Repayments	\$ - Principal Expense	\$	and the second s	

PART 12 - GOVERNING BODY APPROVAL

	Please answer the following question by marking in the appropriate box	YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	2	

Office of the State Auditor - Local Government Division - Exemption Form Electronic Signatures Policy and Procedures

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as Docusign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- . Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
- a. Include a copy of an adopted resolution that documents formal approval by the Board, or
- b. Include electronic signatures obtained through a software program such as Docusign or Echosign in accordance with the requirements noted above.

Below is the certification and approval of the governing body. By signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing, the individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governme

	Print the names of ALL members of the governing body below.	A MAJORITY of the members of the governing body must complete and sign in the column below.
	Full Name George Seward	I,George Sewar@ocuSigned by:, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. 08:54:17 MDT Signed Date: 3/22/2023 08:54:17 MDT My term Expires:
2	Full Name Steve Coughlin	I,Steve Coughli DocuSigned by:, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed
	Full Name Mark Roth	I, _Mark Roth _ DocuSigned by:, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.3/30/2023 09:49:27 PDT Signed Date:
4	Full Name Richard Roth	I,Richard Roth, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed Date: My term Expires:May 2025
5.	Full Name	I,, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed My term Expires:
6	Full Name	I,, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed Date: My term Expires:
7	Full Name	I,, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed Date: My term Expires:

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT

ADDRESS

Vista Commons Metropolitan District No. 2 c/o Pinnacle Consulting Group, Inc. 550 W Eisenhower Blvd Loveland, CO 80537 **Amanda Castle**

For the Year Ended 12/31/22 or fiscal year ended:

CONTACT PERSON

PHONE **EMAIL**

(970) 669-3611 amandac@pcgi.com

PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:

TITLE

FIRM NAME (if applicable)

ADDRESS PHONE

DATE PREPARED

Amanda Castle District Accountant

Pinnacle Consulting Group, Inc. 550 W Eisenhower Blvd

(970) 669-3611

2/28/2023

PREPARER (SIGNATURE REQUIRED)

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types

GOVERNMENTAL (MODIFIED ACCRUAL BASIS)

PROPRIETARY (CASH OR BUDGETARY BASIS)

1

PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#			Description	Round to nearest	Dollar	Please use this
2-1	Taxes:	Property	(report mills levied in Question 10-6)	\$	120	space to provide
2-2		Specific own	nership	\$	7	any necessary
2-3		Sales and us	se	\$	-	explanations
2-4		Other (speci	fy):	\$		
2-5	Licenses and			\$	-	
2-6	Intergovernme	ental:	Grants	\$	-	
2-7	Commission of the		Conservation Trust Funds (Lottery)	\$	# .	
2-8			Highway Users Tax Funds (HUTF)	\$		
2-9			Other (specify):	\$	-	
2-10	Charges for se	ervices		\$	-	
2-11	Fines and forf	eits		\$	7	
2-12	Special assess	sments		\$	+	
2-13	Investment inc	ome		\$	-	
2-14	Charges for ut	ility services		\$	-	
2-15	Debt proceeds		(should agree with line 4-4, column 2)	\$	-	
2-16	Lease proceed	ls		\$	-	
2-17		ances received	(should agree with line 4-4)	\$	-	
2-18		sale of capital ass	sets	\$	-	
2-19	Fire and police	epension		\$	-	
2-20	Donations	70.00		\$		
2-21	Other (specify):		\$	-	
2-22	Interest			\$	4	
2-23				\$	-	
2-24		(add	l lines 2-1 through 2-23) TOTAL REVENUE	\$	131	

PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description		Round to nearest Dollar	Please use this
3-1	Administrative		\$	space to provide
3-2	Salaries		\$	any necessary
3-3	Payroll taxes		\$	explanations
3-4	Contract services		\$	29
3-5	Employee benefits		\$	W 1
3-6	Insurance		\$	
3-7	Accounting and legal fees		\$	
3-8	Repair and maintenance		\$	201
3-9	Supplies		\$	
3-10	Utilities and telephone		\$	
3-11	Fire/Police		\$	
3-12	Streets and highways		\$	
3-13	Public health		\$	17.77
3-14	Capital outlay		\$	7.7
3-15	Utility operations		\$	
3-16	Culture and recreation		\$	
3-17		ould agree with Part 4)	\$	(- <u>-</u> -
3-18	Debt service interest		\$	
3-19	Repayment of Developer Advance Principal (show	ld agree with line 4-4)	\$	- 1
3-20	Repayment of Developer Advance Interest		\$	
3-21		ould agree to line 7-2)	\$	
3-22			M	- (g - d)
3-23	Other (specify):			
3-24	Treasurer Fees		\$	2
3-25			\$	
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITU	RES/EXPENSES	\$	31

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - <u>STOP</u>. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

	PART 4 - DEBT OUTSTANDIN	IG, IS	SUE), Al	ID R	ETIR	RED		1. 1
44	Please answer the following questions by marking the Does the entity have outstanding debt?	e appropri	iate boxes.	1			Yes		No ✓
4-1	If Yes, please attach a copy of the entity's Debt Repayment	Schedul	e.				_		
4-2	Is the debt repayment schedule attached? If no, MUST explain					7 (1	
4-3	Is the entity current in its debt service payments? If no, MU	ST expla	in:] [1	
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)		anding at prior year*		d during rear		ed during year		anding at ar-end
	General obligation bonds	\$	-	\$	_	\$	-	\$	1
	Revenue bonds	\$	0	\$	- 6	\$	-	\$	-
	Notes/Loans	\$		\$	-	\$	-	\$	-
	Lease Liabilities	\$	-	\$	-	\$	4	\$	-
	Developer Advances	\$	-	\$	- 1-	\$		\$	-
	Other (specify):	\$	-	\$	-	\$		\$	-
	TOTAL	\$		\$	-	\$	- 041	\$	- 4
		*must t	ie to prior ye	ear endir	g balance				
	Please answer the following questions by marking the appropriate boxe	es.	cteury				Yes		No
4-5	Does the entity have any authorized, but unissued, debt?					7			V
If yes:	How much?	\$,000.00	1			
	Date the debt was authorized:		5/22/	2020]	-		
4-6	Does the entity intend to issue debt within the next calenda	r year?							✓
If yes:	How much?	\$		-					
4-7	Does the entity have debt that has been refinanced that it is	still res	ponsible	for?					V
If yes:	What is the amount outstanding?	\$				1			2
4-8	Does the entity have any lease agreements?					,			7
If yes:	What is being leased?					-			
	What is the original date of the lease? Number of years of lease?					1			
	Is the lease subject to annual appropriation?					J			
	What are the annual lease payments?	\$				1	_		77
	Please use this space to provide an		ations or	comm	ents:				
	PART 5 - CASH ANI	VNI C	ESTIV	IEN.	rs				
	Please provide the entity's cash deposit and investment balances.						nount		Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts					\$	-		
5-2	Certificates of deposit					\$	-	•	
	Total Cash Deposits	1	2004					\$	-
	Investments (if investment is a mutual fund, please list underlyin	g investn	nents):			/ L			
						\$	-	1	
						\$		1	
5-3						\$	-		
						\$	-		
	Total Investments							\$	-
	Total Cash and Investments							\$	14
	Please answer the following questions by marking in the appro				/es		No		N/A
5-4	Are the entity's Investments legal in accordance with Section	n 24-75-	601, et.	1		Г		f	7
	seq., C.R.S.?				_			L	
5-5	Are the entity's deposits in an eligible (Public Deposit Prote depository (Section 11-10.5-101, et seq. C.R.S.)?	ction Ac	t) public	1	1			E	v v
f no. Ml	JST use this space to provide any explanations;		1.79	200		1	177		

	PART 6 - CAPITAL AND Please answer the following questions by marking in the appropria		-TO-L	SE ASS	ETS Yes	No
6-1	Does the entity have capital assets?	ie dokes.				V
6-2	Has the entity performed an annual inventory of capital a 29-1-506, C.R.S.,? If no, MUST explain:	assets in ac	cordance	with Section		
6-3	Complete the following capital & right-to-use assets table:	beginn	lance - ning of the	Additions (Mus be included in Part 3)		Year-End Balance
	Land Buildings Machinery and equipment Furniture and fixtures Infrastructure Construction In Progress (CIP) Leased Right-to-Use Assets Other (explain): Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ \$ \$ \$ \$ \$	1 T	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -
	Please use this space to provide		ations or			
7-1 7-2 If yes:	Does the entity have an "old hire" firefighters' pension p Does the entity have a volunteer firefighters' pension pla Who administers the plan? Indicate the contributions from: Tax (property, SO, sales, etc.): State contribution amount: Other (gifts, donations, etc.): TOTAL What is the monthly benefit paid for 20 years of service p 1? Please use this space to provide	oer retiree a		\$ - \$ - \$ - \$ -		V
8-1	PART 8 - BUDGE Please answer the following questions by marking in the appropriat Did the entity file a budget with the Department of Local current year in accordance with Section 29-1-113 C.R.S.	e boxes. Affairs for t	0.000	TION Yes	No	N/A
8-2	Did the entity pass an appropriations resolution, in acco 29-1-108 C.R.S.? If no, MUST explain:	rdance with	Section	v		
If yes:	Please indicate the amount budgeted for each fund for the Governmental/Proprietary Fund Name General Fund	11. 00 I I TA		tions By Fund 127	4	

	PART 9 - TAXPAYER'S BILL OF RIGHTS (TABC	R)	
	Please answer the following question by marking in the appropriate box	Yes	No
9-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]? Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.	V	
lf no, Ml	JST explain:	700	
	PART 10 - GENERAL INFORMATION		- 3
	Please answer the following questions by marking in the appropriate boxes.	Yes	No
10-1	Is this application for a newly formed governmental entity?		Ø
If yes: 10-2	Date of formation: Has the entity changed its name in the past or current year?		V
If yes:	Please list the NEW name & PRIOR name:		
10-3	Is the entity a metropolitan district? Please indicate what services the entity provides: To provide for the planning, design, acquisition, construction, installation financing of the Public Improvements	V	
10-4 If yes:	Does the entity have an agreement with another government to provide services? List the name of the other governmental entity and the services provided:	V	
10-5	All services are provided by Vista Commons Metropolitan District No. 1. Has the district filed a <i>Title 32</i> , <i>Article 1 Special District Notice of Inactive Status</i> during		v
If yes:	Date Filed: Does the entity have a certified Mill Levy?	v	
10-6 If yes:	Please provide the following mills levied for the year reported (do not report \$ amounts):		
	Bond Redemption mills		
	General/Other mills		10.000
	Total mills		10.000
Section 1	Please use this space to provide any explanations or comments:		

PART 11 - GOVERNING BODY APPROVAL					
	Please answer the following question by marking in the appropriate box	YES	NO		
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	Ø			

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedure

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as Docusign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- · Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
- a. Include a copy of an adopted resolution that documents formal approval by the Board, or
- b. Include electronic signatures obtained through a software program such as Docusign or Echosign in accordance with the requirements noted above.

	Print the names of ALL members of current governing body below.	A <u>MAJORITY</u> of the members of the governing body must complete and sign in the column below.
Board Member 1	Print Board Member's Name George Seward	IGeorge Seward, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed
Board Member 2	Print Board Member's Name Steve Coughlin	ISteve Coughlin, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed
Board Member 3	Print Board Member's Name Mark Roth	IMark Roth, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed
Board Member 4	Print Board Member's Name Richard Roth	IRichard Roth, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed
Board Member 5	Print Board Member's Name	I, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed
Board Member 6	Print Board Member's Name	I
Board Member 7	Print Board Member's Name	I

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT

ADDRESS

Vista Commons Metropolitan District No. 3 c/o Pinnacle Consulting Group, Inc.

For the Year Ended 12/31/22 or fiscal year ended:

CONTACT PERSON

PHONE EMAIL C/o Pinnacie Consulting Group, Inc.
550 W Eisenhower Blvd
Loveland, CO 80537
Amanda Castle
(970) 669-3611
amandac@pcgi.com

PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:

TITLE

FIRM NAME (if applicable)

ADDRESS PHONE

DATE PREPARED

Amanda Castle
District Accountant
Pinnacle Consulting Group, Inc.

550 W Eisenhower Blvd

(970) 669-3611

2/28/2023

PREPARER (SIGNATURE REQUIRED)

Amanda Couster

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types

GOVERNMENTAL (MODIFIED ACCRUAL BASIS) PROPRIETARY (CASH OR BUDGETARY BASIS)

PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#			Description	Round to nearest Dollar	Please use this
2-1		Property	(report mills levied in Question 10-6)	\$ 89	
2-2	Annania V	Specific own	nership	\$	any necessary
2-3		Sales and us	se	\$ -	explanations
2-4		Other (speci	fy):	\$ -	
2-5	Licenses and permits	and the second s	W. C.	\$ -	
2-6	Intergovernmental:		Grants	\$ -	
2-7			Conservation Trust Funds (Lottery)	\$ -	
2-8			Highway Users Tax Funds (HUTF)	\$ -	
2-9			Other (specify):	\$ -	
2-10	Charges for services			\$ -	
2-11	Fines and forfeits			\$ -	
2-12	Special assessments			\$ -	
2-13	Investment income			\$ -	
2-14	Charges for utility se	rvices	.0001054708.343111	\$ -	
2-15	Debt proceeds		(should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds			\$ -	
2-17	Developer Advances	received	(should agree with line 4-4)	\$	
2-18	Proceeds from sale of		sets	\$ -	
2-19	Fire and police pensi		AV.	\$ -	
2-20	Donations			\$	
2-21	Other (specify):			\$ -	
2-22	Interest			\$	3
2-23				\$ -	
2-24		(add	l lines 2-1 through 2-23) TOTAL REVENUE	\$ 9	7

PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description		Round to nearest Dollar	Please use this
3-1	Administrative		\$ -	space to provide
3-2	Salaries		\$ -	any necessary
3-3	Payroll taxes		\$ -	explanations
3-4	Contract services		\$ 9	6
3-5	Employee benefits		\$ -	
3-6	Insurance		\$ -	
3-7	Accounting and legal fees	4 1	\$ -	25
3-8	Repair and maintenance		\$ -	
3-9	Supplies	1	\$	
3-10	Utilities and telephone		\$ -	
3-11	Fire/Police		\$ -	
3-12	Streets and highways		\$ -	
3-13	Public health	1 (1)	\$ -	
3-14	Capital outlay		\$	
3-15	Utility operations		\$ -	
3-16	Culture and recreation		\$ -	
3-17	Debt service principal	(should agree with Part 4)	\$ -	
3-18	Debt service interest		\$	
3-19	Repayment of Developer Advance Principal	(should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest		\$ -	
3-21	Contribution to pension plan	(should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc.	(should agree to line 7-2)	\$ -	
3-23	Other (specify):			
3-24	Treasurer Fees		\$	1
3-25			\$ -	
3-26	(add lines 3-1 through 3-24) TOTAL EXPEND	ITURES/EXPENSES	\$ 9	7

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - <u>STOP</u>. You may not use this form. Please use the "Application for Exemption from Audit - <u>LONG FORM</u>".

If no, MUST use this space to provide any explanations:

	PART 4 - DEBT OUTSTANDING		, AND RI		
4-1	Please answer the following questions by marking the Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment S			Yes	No ✓
4-2	Is the debt repayment schedule attached? If no, MUST explai				
4-3	Is the entity current in its debt service payments? If no, MUS	T explain:			
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end
	General obligation bonds	\$ -	\$ -	\$ -	\$ -
	Revenue bonds	\$ -	\$ -	\$ -	\$ -
	Notes/Loans	\$ -	\$ -	\$ -	\$ -
	Lease Liabilities	\$ -	\$ -	\$ -	\$ -
	Developer Advances	\$ -	\$ -	\$ -	\$ -
	Other (specify):	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -
	TOTAL	*must tie to prior ye	-		1 4
	Please answer the following questions by marking the appropriate boxes	and the second of the second o	dr criding balance	Yes	No
4-5	Does the entity have any authorized, but unissued, debt?		COLDENSE	V	
If yes:	How much?	\$	39,000,000.00		
100	Date the debt was authorized:	5/22/3	2020		
4-6	Does the entity intend to issue debt within the next calendar	vear?		· 🗆	7
If yes:	How much?	\$		1	
4-7	Does the entity have debt that has been refinanced that it is s	till responsible	for?	, a	7
	What is the amount outstanding?	\$	-	1	
If yes: 4-8	Does the entity have any lease agreements?	Ψ		1 2	V
If yes:	What is being leased?			1 -	
ii yes.	What is the original date of the lease?			1	
	Number of years of lease?				
	Is the lease subject to annual appropriation?			· 🗆	
	What are the annual lease payments?	\$		1	
	Please use this space to provide any	explanations or	comments:		
	PART 5 - CASH AND Please provide the entity's cash deposit and investment balances.	INVESTI	ENTS	Amount	Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts			\$ -	
5-2	Certificates of deposit			\$ -	
	Total Cash Deposits				\$ -
	Investments (if investment is a mutual fund, please list underlying	investments):			
	The control of the co				_
				\$ -	
5-3				\$ -	
				\$ -	4
				\$ -	
	Total Investments				\$ -
	Total Cash and Investments				\$ -
	Please answer the following questions by marking in the approp		Yes	No	N/A
5-4	Are the entity's Investment's legal in accordance with Section seq., C.R.S.?	24-75-601, et.			V
5-5	Are the entity's deposits in an eligible (Public Deposit Protec depository (Section 11-10.5-101, et seq. C.R.S.)?	tion Act) public			

	PART 6 - CAPITAL AND Please answer the following questions by marking in the appropria		ISE ASSE	ETS Yes	No
6-1	Does the entity have capital assets?				. 🗸
6-2	Has the entity performed an annual inventory of capital a 29-1-506, C.R.S.,? If no, MUST explain:	assets in accordance	with Section		
6-3	Complete the following capital & right-to-use assets table:	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
	Land	\$ -	\$ -	\$ -	\$ -
	Buildings	\$ -	\$ -	\$ -	\$ -
	Machinery and equipment	\$ -	\$ -	\$ -	\$ -
	Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
	Infrastructure	\$ -	\$ -	\$ - \$ -	\$ -
	Construction In Progress (CIP)	\$ - \$ -	\$ -	\$ -	\$ -
	Leased Right-to-Use Assets Other (explain):	\$ -	\$ -	\$ -	\$ -
	Accumulated Depreciation/Amortization				Ψ
	(Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -
	Please use this space to provide	any explanations or	comments:		
7-1 7-2 If yes:	Does the entity have an "old hire" firefighters' pension p Does the entity have a volunteer firefighters' pension pla Who administers the plan? Indicate the contributions from: Tax (property, SO, sales, etc.): State contribution amount: Other (gifts, donations, etc.): TOTAL What is the monthly benefit paid for 20 years of service p 1? Please use this space to provide	per retiree as of Jan	\$ - \$ - \$ - \$ -		V
	PART 8 - BUDGE			We	NA
8-1	Please answer the following questions by marking in the appropriate Did the entity file a budget with the Department of Local		Yes	No	N/A
0-1	current year in accordance with Section 29-1-113 C.R.S.				
8-2	the entity pass an appropriations resolution, in accordance with Section 1-108 C.R.S.? If no, MUST explain:				
If yes:	Please indicate the amount budgeted for each fund for t	he year reported:			
	Governmental/Proprietary Fund Name	Total Appropria			
	General Fund	\$	94		

	PART 9 - TAXPAYER'S BILL OF RIGHTS (TABO	R)	
and the last	Please answer the following question by marking in the appropriate box	Yes	No
9-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]? Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.	v	
lf no, Ml	UST explain:		. /
	PART 10 - GENERAL INFORMATION		
	Please answer the following questions by marking in the appropriate boxes.	Yes	No
10-1	Is this application for a newly formed governmental entity?		V
If yes: 10-2	Date of formation: Has the entity changed its name in the past or current year?		
If yes:	Please list the NEW name & PRIOR name:		
10-3	Is the entity a metropolitan district? Please indicate what services the entity provides:	V	
	To provide for the planning, design, acquisition, construction, installation financing of the Public Improvements		
10-4 If yes:	Does the entity have an agreement with another government to provide services? List the name of the other governmental entity and the services provided:	v	
12.4	All services are provided by Vista Commons Metropolitan District No. 1.		7
10-5 If yes:	Has the district filed a <i>Title 32, Article 1 Special District Notice of Inactive Status</i> during Date Filed:		
10-6	Does the entity have a certified Mill Levy?	v	
If yes:	Please provide the following mills levied for the year reported (do not report \$ amounts):		
	Bond Redemption mills		-
	General/Other mills Total mills		10.000 10.000
	Please use this space to provide any explanations or comments:	-	10.000

PART 11 - GOVERNING BODY APPROVAL							
	Please answer the following question by marking in the appropriate box	YES	NO				
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	V					

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedure

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as Docusign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- · Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
- a. Include a copy of an adopted resolution that documents formal approval by the Board, or
- b. Include electronic signatures obtained through a software program such as Docusign or Echosign in accordance with the requirements noted above.

	Print the names of ALL members of current governing body below.	A <u>MAJORITY</u> of the members of the governing body must complete and sign in the column below.
Board	Print Board Member's Name	IGeorge Seward, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.
Member 1	George Seward	Signed CLOVAL SWAY Date: 3/22/2023 _08\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Board	Print Board Member's Name	ISteve Coughlin, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from
Member 2	Steve Coughlin	Signed Steve Couplin Date: 3/29/2023 06/19:08=5498T My term Expires:May 2023
Board	Print Board Member's Name	IMark Roth, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for
Member 3	Mark Roth	Signed 1/30/2023 + 09.49.27 Ppt Date: My term Expires:May 2025
Board	Print Board Member's Name	IRichard Roth, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from
Member 4	Richard Roth	audit. Signed Date: My term Expires:May 2025
Board	Print Board Member's Name	I, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.
Member 5		Signed Date: My term Expires:
Board	Print Board Member's Name	I, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for
Member 6		exemption from audit. Signed Date: My term Expires:
Board Member 7	Print Board Member's Name	I
		Date: My term Expires:

	APPLICATION FOR EXEMPTION FROM	
	LONG FORM	
AME OF GOVERNMENT	Vista Commons Metropolitan District No. 4	For the Year Ended
DRESS	c/o Pinnacle Consulting Group, Inc.	12/31/2022
	550 W Eisenhower Blvd	or fiscal year ended:
	Loveland, CO 80537	
NTACT PERSON	Amanda Castle	
HONE	970-669-3611	
ertify that I am an independent acc	amandac@pcgi.com CERTIFICATION OF PREPARER Dountant with knowledge of governmental accounting and that the information in the Application is complete and accurate application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means	rate to the best of my knowledge. I am aware that the Audit Law requires that a pe
ertify that I am an independent acc lependent of the entity complete tr	CERTIFICATION OF PREPARER countant with knowledge of governmental accounting and that the information in the Application is complete and accuse application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means	rate to the best of my knowledge. I am aware that the Audit Law requires that a pe someone who is separate from the entity.
ertify that I am an independent acc lependent of the entity complete the	CERTIFICATION OF PREPARER countant with knowledge of governmental accounting and that the information in the Application is complete and accuse application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means Amanda Castle	rate to the best of my knowledge. I am aware that the Audit Law requires that a pe someone who is separate from the entity.
ertify that I am an independent acc ependent of the entity complete the ME: 'LE	CERTIFICATION OF PREPARER countant with knowledge of governmental accounting and that the information in the Application is complete and accur the application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means Amanda Castle District Accountant	rate to the best of my knowledge. I am aware that the Audit Law requires that a pe someone who is separate from the entity.
ertify that I am an independent acc ependent of the entity complete the ME: LE RM NAME (if applicable)	CERTIFICATION OF PREPARER contant with knowledge of governmental accounting and that the information in the Application is complete and accur be application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means Amanda Castle District Accountant Pinnacle Consulting Group, Inc.	rate to the best of my knowledge. I am aware that the Audit Law requires that a pe someone who is separate from the entity.
ertify that I am an independent act lependent of the entity complete the ME: TLE RM NAME (if applicable)	CERTIFICATION OF PREPARER countant with knowledge of governmental accounting and that the information in the Application is complete and accur the application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means Amanda Castle District Accountant	rate to the best of my knowledge. I am aware that the Audit Law requires that a pe someone who is separate from the entity.
ertify that I am an independent acc dependent of the entity complete the AME: ILE RM NAME (if applicable) DDRESS	CERTIFICATION OF PREPARER contant with knowledge of governmental accounting and that the information in the Application is complete and accur to application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means Amanda Castle District Accountant Pinnacle Consulting Group, Inc. 550 W Eisenhower Blvd	rate to the best of my knowledge. I am aware that the Audit Law requires that a pe someone who is separate from the entity.
MAIL Sertify that I am an independent accependent of the entity complete the AME: TLE RM NAME (if applicable) DDRESS HONE ATE PREPARED ELATIONSHIP TO ENTITY	CERTIFICATION OF PREPARER countant with knowledge of governmental accounting and that the information in the Application is complete and accu application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means Amanda Castle District Accountant Pinnacle Consulting Group, Inc. 550 W Eisenhower Blvd (970) 669-3611	rate to the best of my knowledge. I am aware that the Audit Law requires that a pe someone who is separate from the entity.

DocuSign Envelope ID: 906CD356-3818-4874-8EEC-D76444E34E8E

E: Attach additional sheets as necessary.		Government	al Funds		Proprieta	ry/Fiduciary Funds	Control of the last
e # Description	Ger	eral Fund	Debt Fund	Description	Fund*	Fund*	Please use this space to provide explanation of a
Assets				Assets			items on this page
1 Cash & Cash Equivalents	\$	- 8	-	Cash & Cash Equivalents	\$	- \$	
2 Investments	\$	- \$		Investments	\$	- \$	-
3 Receivables	\$	- 3	-	Receivables	\$	- \$	-
Due from Other Entities or Funds	\$	- 8		Due from Other Entities or Funds	\$	- \$	±
Property Tax Receivable	\$	223,516	-	Other Current Assets [specify]			
All Other Assets [specify]					\$	- \$	-
5 Interest	\$	- \$	-	Total Current Assets	\$	- \$	-
7	\$	- 8	-	Capital & Right to Use Assets, net (from Part 6-4)	\$	- \$	-
8	\$	- 9	-	Other Long Term Assets [specify]	\$	- \$	4
9	\$	- 8	-	A contract of the contract of	\$	- \$	4
0	\$	- \$	-		\$	- \$	
1 (add lines 1-1 through 1-10) TOTAL ASS	SETS \$	223,516 \$	-	(add lines 1-1 through 1-10) TOTAL ASSETS	\$	- \$	-
Deferred Outflows of Resources:				Deferred Outflows of Resources			
2 [specify]	\$	- 8	-	[specify]	\$	- \$	-
3 [specify]	\$	- \$	-	[specify]	\$	- \$	-
4 (add lines 1-12 through 1-13) TOTAL DEFERRED OUTFL	LOWS \$	- 3	-	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$	- \$	-
5 TOTAL ASSETS AND DEFERRED OUTFL	LOWS \$	223,516	-	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$	- \$	-
Liabilities				Liabilities			
6 Accounts Payable	\$	- 3	-	Accounts Payable	\$	- \$	-
7 Accrued Payroll and Related Liabilities	\$	- 3	-	Accrued Payroll and Related Liabilities	\$	- \$	-
8 Unearned Property Tax Revenue	\$	- 5	-	Accrued Interest Payable	\$	- \$	-
9 Due to Other Entities or Funds	\$	- 5	-	Due to Other Entities or Funds	\$	- \$	
O All Other Current Liabilities	\$	- \$	-	All Other Current Liabilities	\$	- \$	•
1 (add lines 1-16 through 1-20) TOTAL CURRENT LIABIL	LITIES \$	- 3	-	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$	- \$	-
2 All Other Liabilities [specify]	\$	- 5	-	Proprietary Debt Outstanding (from Part 4-4)	\$	- \$	-
3	\$	- 5	-	Other Liabilities [specify]:	\$	- \$	-
4	\$	- \$	5 -		\$	- \$	-
5	\$	- 5	-		\$	- \$	-
6	\$	- 5	-		\$	- \$	-
7 (add lines 1-21 through 1-26) TOTAL LIABIL	ITIES \$	- 5	-	(add lines 1-21 through 1-26) TOTAL LIABILITIES	\$	- \$	-
Deferred Inflows of Resources:				Deferred Inflows of Resources			
8 Deferred Property Taxes	\$	223,516	-	Pension/OPEB Related	\$	- \$	-
9 Lease related (as lessor)	\$	- 5	-	Other [specify]	\$	- \$	-
0 (add lines 1-28 through 1-29) TOTAL DEFERRED INFL	LOWS \$	223,516	-	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$	- \$	-
Fund Balance				Net Position			
1 Nonspendable Prepaid	\$	- 5	3 -	Net Investment in Capital Assets	\$	- \$	-
2 Nonspendable Inventory	\$	- 5	5 -				
3 Restricted [specify]	\$	- 5	-	Emergency Reserves	\$	- \$	-
4 Committed [specify]	\$	- 5	\$ -	Other Designations/Reserves	\$	- \$	4
5 Assigned [specify]	\$	- 5	\$ -	Restricted	\$	- \$	-
6 Unassigned:	\$	- 3	\$ -	Undesignated/Unreserved/Unrestricted	\$	- \$	-
7 Add lines 1-31 through This total should be the same as line TOTAL FUND BAL.	e 3-33		5 -	Add lines 1-31 through 1-36 This total should be the same as line 3-33 TOTAL NET POSITION	1	- S	
Add lines 1-27, 1-30 and This total should be the same as line TOTAL LIABILITIES, DEFERRED INFLOWS, AND	d 1-37 e 1-15	223,516		Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION		- \$	

PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

		Governme	ental Funds		Proprietar	y/Fiduciary Funds	
Line#	Description	General Fund	Debt Fund	Description	Fund*	Fund*	Please use this space to provide explanation of any
	Tax Revenue			Tax Revenue			items on this page
2-1	Property [include mills levied in Question 10-6]	\$ 108,491	\$ -	Property [include mills levied in Question 10-6]	\$	- \$	
2-2	Specific Ownership	\$ 6,421	\$ -	Specific Ownership	\$	- \$	
2-3	Sales and Use Tax	\$ -	\$ -	Sales and Use Tax	\$	- \$	4
2-4	Other Tax Revenue [specify]:	\$ -	-	Other Tax Revenue [specify]:	\$	- \$	
2-5	Service Fees	\$ -	\$ -		\$	- \$	-1
2-6		-	\$ -		\$	- \$	-
2-7		\$ -	\$ -	·	\$	- \$	-
2-8	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ 114,912	\$ -	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$	- \$	-
2-9	Licenses and Permits	\$ -	\$ -	Licenses and Permits	\$	- \$	-
2-10	Highway Users Tax Funds (HUTF)	\$ -	\$ -	Highway Users Tax Funds (HUTF)	\$	- \$	-
2-11	Conservation Trust Funds (Lottery)	\$ -	\$ -	Conservation Trust Funds (Lottery)	\$	- \$	-
2-12	Community Development Block Grant	\$ -	\$ -	Community Development Block Grant	\$	- \$	-
2-13	Fire & Police Pension	\$ -	\$ -	Fire & Police Pension	\$	- \$	-
2-14	Grants	\$ -	\$ -	Grants	\$	- \$	-
2-15	Donations	\$ -	\$ -	Donations	\$	- \$	-
2-16	Charges for Sales and Services	\$ -	\$ -	Charges for Sales and Services	\$	- \$	-
2-17	Rental Income	\$ -	\$ -	Rental Income	\$	- \$	-
2-18	Fines and Forfeits	\$ -	\$ -	Fines and Forfeits	\$	- \$	-
2-19	Interest/Investment Income	\$ 36	\$ -	Interest/Investment Income	\$	- \$	-
2-20	Tap Fees	\$ -	\$ -	Tap Fees	\$	- \$	-2
2-21	Proceeds from Sale of Capital Assets	\$ -	\$ -	Proceeds from Sale of Capital Assets	\$	- \$	-
2-22	All Other [specify]:	\$ -	\$ -	All Other [specify]:	\$	- \$	4
2-23		\$ -	\$ -		\$	- \$	3
2-24	Add lines 2-8 through 2-23 TOTAL REVENUES	\$ 114,948	s -	Add lines 2-8 through 2-23 TOTAL REVENUES		- \$	+
	Other Financing Sources			Other Financing Sources			Ī
2-25	Debt Proceeds	\$ -	\$ -	Debt Proceeds	\$	- \$	3
2-26	Lease Proceeds	\$ -	\$ -	Lease Proceeds	\$	- \$	-
2-27	Developer Advances	\$ -	\$ -	Developer Advances	\$	- \$	7
2-28	Other [specify]:	\$ -	\$ -	Other [specify]:	\$	- \$	3
2-29	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES		s -	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES		- S	GRAND TOTALS
2-30	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES \$ 114,948			Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES		- \$	- \$ 114,94

IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES for all funds (Line 2-29) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

3-1 3-2 3-3 3-3 3-4 3-5 3-6 3-7 3-8 3-10 3-11 3-12 Tre 3-13 3-14 3-15 3-16 3-17 3-18	Description	General Fund	The second second second		-		Please use this space to
3-1 3-2 3-3 3-3 3-4 3-5 3-6 3-7 3-8 3-10 3-11 3-12 Tre 3-13 3-14 3-15 3-16 3-17 3-18	ACTION CONTROL OF THE PARTY OF		Debt Fund	Description	Fund*	Fund*	provide explanation of any
3-2 3-3 3-4 3-5 3-6 3-7 3-8 3-9 3-10 3-11 Tre 3-13 3-14 3-15 3-16 3-17 3-18	General Government			Expenses			items on this page
3-3 3-4 3-5 3-6 3-7 3-8 3-9 3-11 3-12 Tre 3-13 3-14 3-15 3-16 3-17 3-18			\$	- General Operating & Administrative	\$	- \$	-
3.4 3.5 3.6 3.7 3.8 3.9 3.10 3.11 Tre 3.12 Tre 3.13 3.14 3.15 3.15 3.16 3.17	Judicial		\$	- Salaries	\$	- \$	-
3-5 3-6 3-7 3-8 3-9 3-10 3-11 Tre 3-13 3-14 3-15 3-16 3-17 3-18	Law Enforcement	-	\$	- Payroll Taxes	\$	- \$	
3-6 3-7 3-8 3-9 3-10 3-11 Tre 3-13 3-14 3-15 3-16 3-17 3-18	Fire	\$ -	\$	- Contract Services	\$	- \$	
3-7 3-8 3-9 3-10 3-11 Tre 3-13 3-14 3-15 3-16 3-17 3-18	Highways & Streets	\$ -	\$	- Employee Benefits	\$	- \$	-
3-8 3-9 3-10 3-11 Tre 3-13 3-14 3-15 3-16 3-17	Solid Waste	\$ -	\$	- Insurance	\$	- \$	-
3-9 3-10 3-11 3-12 Tre 3-13 3-14 3-15 3-15 3-16 3-17	Contributions to Fire & Police Pension Assoc.	\$ -	\$	- Accounting and Legal Fees	\$	- \$	-
3-10 3-11 3-12 Tre 3-13 3-14 3-15 3-16 3-17 3-18	Health	\$ -	\$	- Repair and Maintenance	\$	- \$	-
3-11 3-12 Tre 3-13 3-14 3-15 3-16 3-17 3-18	Culture and Recreation	\$ -	\$	- Supplies	\$	- \$	-
3-12 Tre 3-13 3-14 3-15 3-16 3-17 3-18	Transfers to other districts	\$ 113,320	\$	- Utilities	\$	- \$	a
3-13 3-14 3-15 3-16 3-17 3-18	Other [specify]:	\$ -	\$	 Contributions to Fire & Police Pension Assoc. 	\$	- \$	7
3-14 3-15 3-16 3-17 3-18	easurer's Fees	\$ 1,628	\$	- Other [specify]	\$	- \$	=
3-15 3-16 3-17 3-18		\$ -	\$		\$	- \$	-
3-15 3-16 3-17 3-18	Capital Outlay	\$ -	\$	- Capital Outlay	\$	- S	-
3-16 3-17 3-18	Debt Service	7		Debt Service	1-3		
3-16 3-17 3-18	Principal (should match amount in 4-4)	\$ -	\$	- Principal (should match amount in 4-4)	\$	- \$	-
3-17 3-18	Interest	\$ -	S	- Interest	\$	- S	
3-18	Bond Issuance Costs		\$	- Bond Issuance Costs	\$	- 8	7
	Developer Principal Repayments		S	- Developer Principal Repayments	\$	- \$	
3-19	Developer Interest Repayments	7	S	- Developer Interest Repayments	\$	- S	
	All Other [specify]:	-	S	- All Other [specify]:	S	- S	-
3-21	an other (speedym).	s -	1		\$	- \$	- GRAND TOTAL
3-22	Add lines 3-1 through 3-21 TOTAL EXPENDITURES	\$ 114,948		Add lines 3-1 through 3-21 TOTAL EXPENSES	e	- \$	- \$ 114,948
3-23 Inte	terfund Transfers (In)	s -	S	- Net Interfund Transfers (In) Out	s	- \$	
	terfund Transfers out		\$	- Other [specify][enter negative for expense]	s	- \$	
	ther Expenditures (Revenues):		s	- Depreciation/Amortization	s	- \$	-
3-26	tier Experiences (Revenues).		\$	- Other Financing Sources (Uses) (from line 2-28)	S	- \$	-
3-27		7	S	- Capital Outlay (from line 3-14)	\$	- \$	-
3-28				- Debt Principal (from line 3-15, 3-18)	S	- \$	=
3-29	(Add lines 3-23 through 3-28) TOTAL	Ψ	-	(Line 3-27, plus line 3-28, less line 3-26, less line 3-25,		- 0	
3-23	(Add lines 3-23 through 3-28) TOTAL TRANSFERS AND OTHER EXPENDITURES			plus line 3-24) TOTAL GAAP RECONCILING ITEMS			
160		\$	\$	pius line 3-24) TOTAL GAAF RECONCILING ITEMS	\$	- \$	
So	ccess (Deficiency) of Revenues and Other Financing burces Over (Under) Expenditures ne 2-29, less line 3-22, less line 3-29	\$. s	Net Increase (Decrease) in Net Position Line 2-29, less line 3-22, plus line 3-29, less line 3-23	\$	- 5	
3-31 Fu	and Balance, January 1 from December 31 prior year report	s -	. \$	Net Position, January 1 from December 31 prior year report	s	- \$	
3-32 Pri	rior Period Adjustment (MUST explain)		. s	Prior Period Adjustment (MUST explain)	s	- S	
	and Balance, December 31	•	Φ.	Net Position, December 31 Sum of Lines 3-30, 3-31, and 3-32	\$	- 5	

IF GRAND TOTAL EXPENDITURES for all funds (Line 3-22) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

	PART 4 - DEBT OUTSTA	NDING, IS	SUED, /	AND RETIRED	
	Please answer the following questions by marking the appropriate boxes.		YES	NO	Please use this space to provide any explanations or comments
-1	Does the entity have outstanding debt?			S	
-2	Is the debt repayment schedule attached? If no, MUST explain:			Ш	
-3	Is the entity current in its debt service payments? If no, MUST explain:				
-5	is the entity current in its desic service payments: in its, moor explain.		_		
4	Please complete the following debt schedule, if applicable: (please only include principal beginning of year' ls	sued during R	etired during year	Outstanding at year-e	end
	General obligation bonds \$ - \$	- \$		\$	
	Revenue bonds \$ - \$	- \$		\$	T.
	Notes/Loans S - \$	- \$		*	<u> </u>
	Lease Liabilities \$ - \$ Developer Advances \$ - \$	- S		\$	-
	Developer Advances \$ - \$ Other (specify): \$ - \$	- 5		S	(1)
	TOTAL \$ - \$	- \$		\$	
	*must agree to prior year en	ding balance	201-201		
ļ	Please answer the following questions by marking the appropriate boxes.		YES	NO	
-5	Does the entity have any authorized, but unissued, debt [Section 29-1-605(2) C.R.S.]? How much? \$ 39,000,000			_	
es:	Date the debt was authorized: 5/22/2020				
-6	Does the entity intend to issue debt within the next calendar year?				
es:	How much?		13		
-7	Does the entity have debt that has been refinanced that it is still responsible for?			2	
es:	What is the amount outstanding?				
-8	Does the entity have any lease agreements? What is being leased?				
163.	What is the original date of the lease?				
	Number of years of lease?				
	Is the lease subject to annual appropriation?				
	What are the annual lease payments?				
	PART 5 - CASI	H AND INV	ESTME	NTS	
	Please provide the entity's cash deposit and investment balances.		AMOUNT	TOTAL	Please use this space to provide any explanations or comments
-1	YEAR-END Total of ALL Checking and Savings accounts	\$			
-2	Certificates of deposit TOTAL CA	SH DEPOSITS	_	s	-
	Investments (if investment is a mutual fund, please list underlying investments):				
	V and the state of	\$	-		
-3		\$			
-3		\$			
	TOTAL	NUCCTMENTO	-		
	TOTAL TOTAL TOTAL TOTAL CASH AND I	NVESTMENTS		\$	
	Please answer the following question by marking in the appropriate box	YES	NO	N/A	
				IV/A	
4	Are the entity a hiveathleths legal in accordance with aection 24-75-001, et. seq., o.n.o.?		_	-	
-4	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-				

	Please answer the following question by marking in the appropriate box	- V - V - V	100000		YES	NO	Please use this space to provide any explanations or comment
1 .2	Does the entity have capitalized assets? Has the entity performed an annual inventory of capital assets in accordance with MUST explain:	n Section 29-1-506, C	.R.S.? If no,				
-3	Complete the following Capital & Right-To-Use Assets table for GOVERNMENTAL FUNDS:	Balance - beginning of the year 1	Additions 2	D	eletions	Year-End Balance	
	Land	\$ -	\$	- \$	- \$		
	Buildings	\$ -		- \$	- \$		
	Machinery and equipment	\$ -		- \$	- \$		
	Furniture and fixtures	\$ - \$ -		- \$ - \$	- S		-
	Infrastructure Construction In Progress (CIP)	\$ -		- \$	- 3		-
	Leased Right-to-Use Assets	\$ -		- \$	- 8		
	Intangible Assets	\$ -		- \$	- 8		
	Other (explain):	\$ -		- \$	- \$		•
	Accumulated Amortization Right to Use Leased Assets (Enter a negative, or credit, balance)	\$ -		- \$	- \$		
	Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -		- \$	- \$		
	TOTAL		\$	- \$	- \$		•
	Complete the following Capital & Right-To-Use Assets table for PROPRIETARY FUNDS:	Balance - beginning of the year*	Additions	D	eletions	Year-End Balance	
	Land	\$ -		- \$	- \$		
	Buildings Mackings and equipment	\$ -		- \$	- \$		
	Machinery and equipment Furniture and fixtures	\$ -		- S	- 5		
	Infrastructure			- \$	- 8		-
	Construction In Progress (CIP)	\$ -		- \$	- \$		
	Leased Right-to-Use Assets	\$ -		- \$	- \$		
	Intangible Assets	\$ -		- \$	- \$		-
	Other (explain):	\$ - \$ -		- \$ - \$	- 5		-
	Accumulated Amortization Right to Use Leased Assets (Enter a negative, or credit, balance) Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -		- \$	- 8		
	TOTAL		s	- S	- 8		-
		* Must agree to prior yes	r-end balance additions should be	reported	at capital outlay	on line 3-14 and capitalized	
		PART 7 - PE	NSION IN	IFOF	RMATIO	N	
					YES	NO	Please use this space to provide any explanations or comment
1 2	Does the entity have an "old hire" firefighters' pension plan? Does the entity have a volunteer firefighters' pension plan? Who administers the plan?						
s:	Indicate the contributions from:						
es:		1	\$	-			
s:	Tax (property SQ sales etc.):		-	-			
s:	Tax (property, SO, sales, etc.):		\$	-1			
es:	State contribution amount:		\$	5			
S:		TOTAL	\$	-			

_	PART 6 - BU	JDGET INFO	RIVIATION	<u> </u>	
PI	ease answer the following question by marking in the appropriate box	YES	NO	N/A	Please use this space to provide any explanations or comments
-1 Di	d the entity file a current year budget with the Department of Local Affairs, in accordance with action 29-1-113 C.R.S.? If no, MUST explain:				
2 Di	d the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? no, MUST explain:				
es: Pl	ease indicate the amount appropriated for each fund separately for the year reported				
	Governmental/Proprietary Fund Name Total Appropriat	The second secon			
	General Fund \$	115,000			
-	\$ \$	-			
	Š	-			
	PART 9 - TAX PAYE	R'S BILL OF	RIGHTS	(TABOR)	
	ease answer the following question by marking in the appropriate box		YES	NO	Please use this space to provide any explanations or comments
No	the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5 ste: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent enquirement. All governments should determine if they meet this requirement of TABOR.				
re	PART 10 - GE	ENERAL INF	ORMATIC	N	
Р	lease answer the following question by marking in the appropriate box		YES	NO	Please use this space to provide any explanations or comments
-1 ls	this application for a newly formed governmental entity?			V	The second of th
es: D	ate of formation:				
1-2 H	as the entity changed its name in the past or current year?				
es: N	EW name				
P	RIOR name				
1.3 19	the entity a metropolitan district?		2		
90.0	lease indicate what services the entity provides:				
T	o provide for the planning, acquisition, construction, installation & financing of the Public Improvements				
	oes the entity have an agreement with another government to provide services?		2		
	List the name of the other governmental entity and the services provided:				
A	Il services are provided by Vista Commons Metropolitan District No. 1.				
0-6 D	oes the entity have a certified mill levy?				
es: P	lease provide the number of mills levied for the year reported (do not enter \$ amounts):				
	Bond Redemption mills 50.0				
	General/Other mills 10.0 Total mills 60.0				
	Please use this space to provide any addi		NAME OF TAXABLE AND		TO AND THE PARTY OF THE PARTY O

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ntity Wide:		General Fund		Governmental Funds		Notes
Inrestricted Cash & Investments	\$	- Unrestricted Fund Bala	n \$	- Total Tax Revenue	\$	114,912
urrent Liabilities	\$	- Total Fund Balance	\$	- Revenue Paying Debt Service	\$	e de la companya de
eferred Inflow	\$	223,516 PY Fund Balance	\$	- Total Revenue	\$	114,948
		Total Revenue	\$	114,948 Total Debt Service Principal	\$	· ·
		Total Expenditures	\$	114,948 Total Debt Service Interest	\$	- ·
overnmental		Interfund In	\$	· ·		
otal Cash & Investments	\$	 Interfund Out 	\$	- Enterprise Funds		
ansfers In	\$	- Proprietary		Net Position	S	
ansfers Out	S	- Current Assets	\$	- PY Net Position	S	
operty Tax	\$	108,491 Deferred Outflow	\$	- Government-Wide		
ebt Service Principal	\$	- Current Liabilities	\$	- Total Outstanding Debt	\$	·
otal Expenditures	\$	114,948 Deferred Inflow	\$	- Authorized but Unissued	\$	39,000,000
otal Developer Advances	\$	- Cash & Investments	\$	- Year Authorized		5/22/2020
otal Developer Repayments	\$	- Principal Expense	\$			

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PART 12 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box	YES	NO
12-1 If you plan to submit this form electronically, have you read the new Electronic Signature Police	cy?	

Office of the State Auditor - Local Government Division - Exemption Form Electronic Signatures Policy and Procedures

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as Docusign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- . Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
- a. Include a copy of an adopted resolution that documents formal approval by the Board, or
- b. Include electronic signatures obtained through a software program such as Docusign or Echosign in accordance with the requirements noted above.

Below is the certification and approval of the governing body. By signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing, each individual member certifies that this Application for Exemption from Audit has been prepared consistent with Section 29-1-604, C.R.S., which states that a governmental agency with revenue and expenditures of \$750,000 or less must have an application prepared by an independent accountant with knowledge of governmental accounting; completed to the best of their knowledge and is accurate and true. Use additional pages if needed.

	Print the names of ALL members of the governing body below.	A MAJORITY of the members of the governing body must complete and sign in the column below.
į	Full Name George Seward	I,George Sewar@ocuSigned by:, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed
2	Full Name Steve Coughlin	I,Steve CoughilDocuSigned by:, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. 06:19:08 PDT Signed Date: _3/29/2023 06:19:08 PDT May 2023 May 2023
3	Full Name Mark Roth	i,Mark RothDocuSigned by: , attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption 3 ro 3
à.	Full Name Richard Roth	I,Richard Roth, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed Date: My term Expires: May 2025
5	Full Name	I,, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed My term Expires:
6	Full Name	I,, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed
7.	Ful) Name	I,, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed Date: My term Expires:

EXHIBIT E BUDGETS

CERTIFIED RECORD

OF

PROCEEDINGS RELATING TO

VISTA COMMONS METROPOLITAN DISTRICT NO. 1

WELD COUNTY, COLORADO

AND THE BUDGET HEARING

FOR FISCAL YEAR

2023

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STATE OF COLORADO )
COUNTY OF WELD )
ss
VISTA COMMONS )
METROPOLITAN )
DISTRICT NO. 1 )
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The Board of Directors of the Vista Commons Metropolitan District No. 1, Weld County, Colorado, held a meeting Via MS Teams on December 6, 2022, at 1:00 p.m.

The following members of the Board of Directors were present:

George Seward, President and Chairman Steve Coughlin, Secretary/Treasurer Mark Roth, Vice President/Assistant Secretary/Treasurer Richard Roth, Vice President/Assistant Secretary/Treasurer

Also in attendance were: David O'Leary, Spencer Fane, LLP (Via Teleconference); Elaina Cobb, Kevin Mitts, Jordan Wood, Amanda Castle, and Chad Walker; Pinnacle Consulting Group Inc. (Via Teleconference), Lee Lowrey; Johnstown Partners, LLC. Marvin Davis and Leslie Brown; Members of the Public.

Ms. Cobb stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2023 budget. Director S. Coughlin opened the public hearing on the District's proposed 2023 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director S. Coughlin introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE VISTA COMMONS METROPOLITAN DISTRICT NO. 1, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023, AND ENDING ON THE LAST DAY OF DECEMBER 2023,

WHEREAS, the Board of Directors of the Vista Commons Metropolitan District No. 1 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published on December 2, 2022, in the Greeley Tribune, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 6, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VISTA COMMONS METROPOLITAN DISTRICT NO. 1 OF WELD COUNTY, COLORADO:

- Section 1. <u>2023 Budget Revenues</u>. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 2. <u>2023 Budget Expenditures</u>. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 3. Adoption of Budget for 2023. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Vista Commons Metropolitan District No. 1 for calendar year 2023.
- Section 4. <u>2023 Levy of Property Taxes.</u> That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2023 budget year is \$0. That the 2023 valuation for assessment, as certified by the Weld County Assessor, is \$880.
- A. <u>Levy for General Operating Fund</u>. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a

tax of 0.000 mills upon each dollar of the 2023 total valuation of assessment of all taxable property within the budget.

Section 5. <u>Property Tax and Fiscal Year Spending Limits</u>. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. <u>Certification</u>. The District's manager is hereby authorized and directed to certify to the County Commissioners of Weld County, Colorado, the 0.000 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

[The remainder of the page left intentionally blank.]

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners ¹ of Weld County		, Colorado.						
On behalf of the Vista Commons Metropolitan District N	o. 1	٥-						
	ixing entity) ^A							
the Board of Directors	overning body) ^B							
of the Vista Commons Metropolitan District N								
	cal government) ^C							
	ssessed valuation, Line 2 of the Certification of Valu	ation Form DLG 57 ^E)						
Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area ^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of:	(AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area ^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy							
Submitted: 12/14/2022 for (mm/dd/yyyy)	budget/fiscal year 2023 (yyyy)	•						
PURPOSE (see end notes for definitions and examples)	LEVY ² R	EVENUE ²						
1. General Operating Expenses ^H	0.000 mills \$	0.00						
 <minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction^I</minus> 	< > mills \$<	>						
SUBTOTAL FOR GENERAL OPERATING:	0.000 mills \$	0.00						
3. General Obligation Bonds and Interest ^J	mills \$	W040004 To 1004000						
4. Contractual Obligations ^K	mills \$	-						
5. Capital Expenditures ^L	mills \$							
6. Refunds/Abatements ^M	mills _\$							
7. Other ^N (specify):	mills \$							
	mills \$							
TOTAL: [Sum of General Operating]	0.000 mills \$	0.00						
Contact person: (print) Amanda Castle	Daytime phone: (970) 669-3611							
Signed: Amanda Canta	Title: District Accountant							

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total <u>NET assessed valuation</u> (Line 4 of Form DLG57 on the County Assessor's final certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONI)S ^J :	
1.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
*	Revenue:	
CONT	ΓRACTS ^κ :	
3.	Purpose of Contract:	
	Title:	
	Date:	27 670
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
a	December of Constants	
4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

Section 7. <u>Appropriations</u>. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 8. <u>Budget Certification</u>. That the budget shall be certified by Director Coughlin, Secretary of the District, and made a part of the public records of Vista Commons Metropolitan District No. 1.

The foregoing Resolution was seconded by Director Mark Roth.

[The remainder of the page left intentionally blank.]

ADOPTED AND APPROVED this 6th day of December, 2022.

President President

ATTEST:

—DocuSigned by:

Secretary

07809E665BF549B...

STATE OF COLORADO)
COUNTY OF WELD)
) ss
VISTA COMMONS)
METROPOLITAN)
DISTRICT NO. 1)

I, Steve Coughlin, Secretary to the Board of Directors of the Vista Commons Metropolitan District No. 1, Weld County, Colorado, do hereby certify that the foregoing constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held Via MS Teams, on December 6, 2022, at 1:00 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2023 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 6th day of December, 2022.

Secretary

DocuSigned by:

(SEAL)



Management Budget Report

BOARD OF DIRECTORS VISTA COMMONS METROPOLITAN DISTRICT NO. 1

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2023, including the comparative information of the forecasted estimate for the year ending December 31, 2022, and the actual historic information for the year 2021.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

Pinnacle Consulting Group, Inc.

Amanda Hae Castle

January 10, 2023

STATEMENT OF REVENUES & EXPENDI	TURE	S WITH B	UDO	SETS				
GENERAL FUND	T							3
		(a)		(b)		(c)	1.0701 = 1	(f)
		2021		2022		2022		2023
	U	naudited		Adopted		Projected		Adopted
Revenues		Actual		Budget	33 - 82	Actual		Budget
Service Fees District #2	\$	129	\$	125	\$	125	\$	129
Service Fees District #3		90		93		93		154
Service Fees District #4		17,901		18,895		18,895	200000-00	38,929
Operating Advances		36,524		29,352		7=		60,000
Note Proceeds - Formation		-		150,000		150,000		150,000
Total Revenues	\$	54,644	\$	198,465	\$	169,113	\$	249,212
Expenditures	3 2 7							
Administration:	i s			S				
Accounting and Finance	\$	13,470	\$	12,350	\$	12,350	\$	13,500
District Management	T	6,150	-7	15,210		10,000	100000	16,500
Election	-	-,,,,,,		1,500	87.25viii	1,053		1,500
District Engineer	-	-		1,000	000 - NK			1,000
Insurance		200		200		400		224
Legal	1	11,047		12,000		9,000		12,000
Office, Dues, Newsletters & Other	1	552		1,200		1,200		1,400
Formation/Organization	<u> </u>			150,000		150,000		150,000
Contingency	1	-		5,000		-		5,000
Total Expenditures	\$	31,419	\$	198,460	\$	184,003	\$	201,124
				AND THE RESERVE OF THE PERSON NAMED IN COLUMN TO THE PERSON NAMED				
Revenues Over/(Under) Expenditures	\$	23,225	\$	5	\$	(14,890)	\$	48,088
Beginning Fund Balance	\$	-	\$	<u> </u>	\$	23,225	\$	8,335
Inding Fund Balance	\$	23,225	\$	5	\$	8,335	\$	56,423
_ COMPONENTS OF ENDING FUND BALAN	ICE:					(2)		
Emergency Reserve (3% of Revenues)	\$	1,639	\$	5,954	\$	5,073	\$	7,476
Unrestricted	Ψ	21,586	Ψ	(5,949)	Ψ	3,262	Ψ	48,946
TOTAL ENDING FUND BALANCE	\$	23,225	\$	(3,343)	\$	8,335	\$	56,423
	Ψ	23,223	Ψ		Ψ	0,000	Ψ	JU,420
			CIN G	\\\		MART CONTROL		26 to 18750 17 500 77 500 1765-177 570
DEBT SERVICE FUND								9
		(a)		(b)		(c)	1,000	(f)
		2021		2022		2022		2023
	U	naudited		Adopted		Projected		Adopted
Revenues		Actual		Budget		Actual		Budget
Service Fees District #4	\$	89,149	\$	94,477	\$	94,477	\$	194,645
Total Revenues	\$	89,149	\$	94,477	\$	94,477	\$	194,645
 Expenditures								
Developer Reimbursement	\$		\$	94,477	\$	94,477	\$	94,477
Total Expenditures	\$		\$	94,477	\$	94,477	\$	94,477
Total Experiorales	Ψ		۳	V T, T I I	-	3-1,-11	_	V 1, T 1 1
Revenues over/(under) Expend	\$	89,149	\$	3 🙀	\$		\$	100,168
	*	00.446	<u></u>		•	···	đ	400.40
Rev over/(under) Exp after Other	\$	89,149	\$	16	\$		\$	100,168
Beginning Fund Balance	\$		\$		\$	89,149	\$	89,149
Ending Fund Balance	\$	89,149	\$	14	\$	89,149	\$	189,31

<u>VISTA COMMONS METROPOLITAN DISTRICT NO. 1</u> 2023 BUDGET MESSAGE

Vista Commons Metropolitan District No. 1 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was formed in May 2020 and was established as part of a "Multiple District Structure" for the Vista Commons development located in the Town of Johnstown, Colorado. Along with its companion Districts No. 2, No. 3, and No. 4 ("Finance Districts"), this "Service District" was organized to provide for the planning, design, acquisition, construction, installation, and financing of Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts.

The District has no employees, and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2023 budget, the following goals are foremost for the District:

 To provide the level of services desired by the constituents of the District in the most economic manner possible.

General Fund

Revenue

The District's primary source of revenue in 2023 is anticipated note proceeds in the amount of \$150,000. Other sources of revenue include service fees and operating advances of \$39,212 and 60,000, respectively.

Expenses

The District's General Fund expenditures consist of formation cost, administrative and operations costs of \$150,000 and \$51,124, respectively. Major administrative and operating expenses include accounting and district management at \$13,500 and \$16,500, respectively, as well as legal costs of \$12,000.

Fund Balance/Reserves

The District has provided for an emergency reserve fund equal to at least 3% of the fiscal year spending for 2023, as defined under TABOR.

CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1677 - VISTA COMMONS METRO DISTRICT 1

	IN WELD COUNTY ON 11/28/2022	New Entity: No
	USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY
	IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASS TOTALVALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022 IN WELD COUNTY, COLORADO	ESSOR CERTIFIES THE
1.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$970
2.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$880
3.	LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$880
	NEW CONSTRUCTION: **	
Э.	TEN SONOTION. M	<u>\$0</u>
6.	INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7.	ANNEXATIONS/INCLUSIONS:	\$0
8.	PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9.	NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND (29-1-301(1)(b) C.R.S.):	\$0
10.	TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00
	his value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo.	90.00
	lew construction is defined as: Taxable real property structures and the personal property connected with the structure.	
	urisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the valu t calculation.	es to be treated as growth in the
	Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limi	t calculation.
	USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY	
	USE FOR TABOR EOCAL GROWTH CALCULATIONS ONLY	Comp. als and
	ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S IE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022 IN WELD COUNTY, COLORADO ON AUGU	
1.	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$3,333
	ADDITIONS TO TAXABLE REAL PROPERTY:	
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
3.	ANNEXATIONS/INCLUSIONS:	\$0
4.	INCREASED MINING PRODUCTION: %	<u>\$0</u>
5.	PREVIOUSLY EXEMPT PROPERTY:	<u>\$0</u>
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0 \$0
7.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted.)	-E
	DELETIONS FROM TAXABLE REAL PROPERTY:	ed property.)
8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9.	DISCONNECTIONS/EXCLUSION:	\$0
10.	PREVIOUSLY TAXABLE PROPERTY:	\$0
@ -	This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real prop	erty.
	onstruction is defined as newly constructed taxable real property structures.	
% 1	ncludes production from new mines and increases in production of existing producing mines.	
	ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES	
10	SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:>	\$0
10	NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECE	MBER 15, 2022
	ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES:	

** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer

Data Date: 11/28/2022

in accordance with 39-3-119 f(3). C.R.S.

CERTIFIED RECORD

OF

PROCEEDINGS RELATING TO

VISTA COMMONS METROPOLITAN DISTRICT NO. 2

WELD COUNTY, COLORADO

AND THE BUDGET HEARING

FOR FISCAL YEAR

2023

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STATE OF COLORADO )
COUNTY OF WELD)
)ss.
VISTA COMMONS )
METROPOLITAN )
DISTRICT NO. 2 )
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The Board of Directors of the Vista Commons Metropolitan District No. 2, Weld County, Colorado, held a meeting Via MS Teams on December 6, 2022, at 1:00 p.m.

The following members of the Board of Directors were present:

George Seward, President and Chairman Steve Coughlin, Secretary/Treasurer Mark Roth, Vice President/Assistant Secretary/Treasurer Richard Roth, Vice President/Assistant Secretary/Treasurer

Also in attendance were: David O'Leary, Spencer Fane, LLP (Via Teleconference); Elaina Cobb, Kevin Mitts, Jordan Wood, Amanda Castle, and Chad Walker; Pinnacle Consulting Group Inc. (Via Teleconference), Lee Lowrey; Johnstown Partners, LLC. Marvin Davis and Leslie Brown; Members of the Public.

Ms. Cobb stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2023 budget. Director S. Coughlin opened the public hearing on the District's proposed 2023 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director S. Coughlin introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE VISTA COMMONS METROPOLITAN DISTRICT NO. 2, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023, AND ENDING ON THE LAST DAY OF DECEMBER 2023,

WHEREAS, the Board of Directors of the Vista Commons Metropolitan District No. 2 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published on December 2, 2022, in the Greeley Tribune, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 6, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VISTA COMMONS METROPOLITAN DISTRICT NO. 2 OF WELD COUNTY, COLORADO:

- Section 1. <u>2023 Budget Revenues</u>. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 2. <u>2023 Budget Expenditures</u>. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 3. Adoption of Budget for 2023. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Vista Commons Metropolitan District No. 2 for calendar year 2023.
- Section 4. <u>2023 Levy of Property Taxes.</u> That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2023 budget year is \$123.55. That the 2023 valuation for assessment, as certified by the Weld County Assessor, is \$11,250.

- A. <u>Levy for General Operating Fund</u>. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of 10.982 mills upon each dollar of the 2023 total valuation of assessment of all taxable property within the budget.
- Section 5. <u>Property Tax and Fiscal Year Spending Limits</u>. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.
- Section 6. <u>Certification</u>. The District's manager is hereby authorized and directed to certify to the County Commissioners of Weld County, Colorado, the 10.982 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

[The remainder of the page left intentionally blank.]

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners ¹ of Weld County	Berrym 1988 (1984) Alexandr A	, Colorado.						
On behalf of the Vista Commons Metropolitan District	No. 2	3						
	(taxing entity) ^A							
the Board of Directors		145						
	(governing body) ^B							
of the Vista Commons Metropolitan District								
j	local government) ^C							
Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 11,250 assessed valuation of:	assessed valuation, Line 2 of the Ce	ertification of Valuation Form DLG 57 ^E)						
Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area ^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: $\frac{11,250}{(\text{NET}^G)}$	assessed valuation, Line 4 of the Cer	rtification of Valuation Form DLG 57)						
	or budget/fiscal year	2023 (yyyy)						
PURPOSE (see end notes for definitions and examples)	LEVY^2	REVENUE ²						
General Operating Expenses ^H	10.982 mil							
2. Minus > Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mil							
SUBTOTAL FOR GENERAL OPERATING:	10.982 mil	lls \$ 123.55						
3. General Obligation Bonds and Interest ^J	mil	lls \$						
4. Contractual Obligations ^K	mil	lls \$						
5. Capital Expenditures ^L	mil	lls \$						
6. Refunds/Abatements ^M	mil	lls \$						
7. Other ^N (specify):	mil	lls \$						
	mil	lls <u>\$</u>						
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	10.982 mi	ills \$ 123.55						
Contact person: (print) Amanda Castle	Daytime phone: (970) 669-	-3611						
Signed: Amanda aster	Title: District Ac	ccountant						

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to <u>three</u> decimal places and revenue must be calculated from the total <u>NET assessed valuation</u> (Line 4 of Form DLG57 on the County Assessor's <u>final</u> certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BON	$\mathbf{DS}^{\mathtt{J}}$:	
1.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
CON	TRACTS ^k :	
3.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
ã	D CC .	
4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

Section 7. <u>Appropriations</u>. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 8. <u>Budget Certification</u>. That the budget shall be certified by Director Coughlin, Secretary of the District, and made a part of the public records of Vista Commons Metropolitan District No. 2.

The foregoing Resolution was seconded by Director Mark Roth.

[The remainder of the page left intentionally blank.]

ADOPTED AND APPROVED this 6th day of December, 2022.

President

ATTEST:

-DocuSigned by:

Secretary

STONE LONGUE

STATE OF COLORADO)
COUNTY OF WELD)
) ss
VISTA COMMONS)
METROPOLITAN)
DISTRICT NO. 2)

I, Steve Coughlin, Secretary to the Board of Directors of the Vista Commons Metropolitan District No. 2, Weld County, Colorado, do hereby certify that the foregoing constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held Via MS Teams, on December 6, 2022, at 1:00 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2023 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 6th day of December, 2022.

Secretary Stev

DocuSigned by:

(SEAL)



Management Budget Report

BOARD OF DIRECTORS VISTA COMMONS METROPOLITAN DISTRICT NO. 2

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2023, including the comparative information of the forecasted estimate for the year ending December 31, 2022, and the actual historic information for the year 2021.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

Pinnacle Consulting Group, Inc.

January 10, 2023

STATEMENT OF REVENUES & EXPEND	HUKE	2 MILH ROI	JGE	15				
GENERAL FUND			78-79-1		107.0			
		(a)		(b)		(c)		(f)
		2021		2022		2022		2023
	U	naudited		dopted		rojected		dopted
Revenues	Actual		Budget		Actual		Budget	
Property Taxes	\$	117	\$	120	\$	120	\$	124
Specific Ownership Taxes		6		7		7		7
Interest & Other		8		-		=		
Total Revenues	\$	131	\$	127	\$	127	\$	131
Expenditures								
Payment for Services to No. 1 - O&M	\$	113	\$	125	\$	125	\$	129
Treasurer's Fees		2		2		2		2
Contingency		-	2	-		•		
Total Operating Expenditures	\$	115	\$	127	\$	127	\$	131
Revenues Over/(Under) Expenditures	\$	16	\$	-	\$	•	\$	100
Beginning Fund Balance		-	***	(a)	~~~~	-		-
Ending Fund Balance	\$	16	\$		\$	-	\$	
Mill Levy	6				k. Sour ur			
Operating		10.000		10.000		10.000		10.982
Debt Service		0.000		0.000		0.000	***************************************	0.000
Total Mill Levy	\$	10.00	\$	10.00	\$	10.00	\$	10.982
Assessed Value	\$	11,720	\$	11,970	\$	11,970	\$	11,250
Property Tax Revenue		V G 2000	200710					*
Operating	\$	117	\$	120	\$	120	\$	124
Debt Service		#		-		1/=		
Total Property Tax Revenue	\$	117	\$	120	\$	120	\$	124

<u>VISTA COMMONS METROPOLITAN DISTRICT NO. 2</u> 2023 BUDGET MESSAGE

Vista Commons Metropolitan District No. 2 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was formed in May 2020 and was established as part of a "Multiple District Structure" for the Vista Commons development located in the Town of Johnstown, Colorado. Along with its companion District No. 1 ("Service District"), this District was organized to provide for the planning, design, acquisition, construction, installation, and financing of Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts.

The District has no employees at this time, and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2023 budget, the following goals are foremost for the District:

• To provide the level of services desired by the constituents of the District in the most economic manner possible.

General Fund

Revenue

The District budgeted \$124 in property tax and \$7 in specific ownership tax revenue for 2023. Total revenue budgeted at \$131.

Expenses

The District has budgeted \$131 in expenses, which include payment of service fees to Vista Commons Metropolitan District No. 1 in the amount of \$129 and treasurer's fees in the amount of \$2.

Fund Balance/Reserves

The fund balance for the District is budgeted at \$0 as District No. 1 holds all TABOR reserves.

CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1678 - VISTA COMMONS METRO DISTRICT 2

IN WELD COUNTY ON 11/28/2022	New Entity: No
USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% L	IMIT) ONLY
IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR TOTALVALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022 IN WELD COUNTY. COLORADO	CERTIFIES THE
1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$11,970
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$11,250
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$11,250
5. NEW CONSTRUCTION: **	\$0
<u></u>	
6. INCREASED PRODUCTION OF PRODUCING MINES: #	<u>\$0</u>
7. ANNEXATIONS/INCLUSIONS:	<u>\$0</u>
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND (29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00
* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo. ** New construction is defined as: Taxable real property structures and the personal property connected with the structure.	3
# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be t limit calculation.	treated as growth in the
## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculating	on.
USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY	
IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE A THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022 IN WELD COUNTY, COLORADO ON AUGUST 25, 2	SSESSOR CERTIFIES 022
1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$41,290
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	<u>\$0</u>
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	<u>\$0</u>
5. PREVIOUSLY EXEMPT PROPERTY:	<u>\$0</u>
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	<u>\$0</u>
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	<u>\$0</u>
(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property DELETIONS FROM TAXABLE REAL PROPERTY:	<i>(.</i>)
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	
9. DISCONNECTIONS/EXCLUSION:	<u>\$0</u>
	<u>\$0</u> \$0
10. PREVIOUSLY TAXABLE PROPERTY:	
10. PREVIOUSLY TAXABLE PROPERTY: @ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.	<u>\$0</u>
design of the second control of the second c	<u>\$0</u>
This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.	<u>\$0</u>
This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property. Construction is defined as newly constructed taxable real property structures.	<u>\$0</u>
This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property. I Construction is defined as newly constructed taxable real property structures. Includes production from new mines and increases in production of existing producing mines. IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES	\$0 \$0

** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer

Data Date: 11/28/2022

in accordance with 39-3-119 f(3). C.R.S.

CERTIFIED RECORD

OF

PROCEEDINGS RELATING TO

VISTA COMMONS METROPOLITAN DISTRICT NO. 3

WELD COUNTY, COLORADO

AND THE BUDGET HEARING

FOR FISCAL YEAR

2023

```
STATE OF COLORADO )
COUNTY OF WELD )
SS
VISTA COMMONS )
METROPOLITAN )
DISTRICT NO. 3 )
```

The Board of Directors of the Vista Commons Metropolitan District No. 3, Weld County, Colorado, held a meeting Via MS Teams on December 6, 2022, at 1:00 p.m.

The following members of the Board of Directors were present:

George Seward, President and Chairman Steve Coughlin, Secretary/Treasurer Mark Roth, Vice President/Assistant Secretary/Treasurer Richard Roth, Vice President/Assistant Secretary/Treasurer

Also in attendance were: David O'Leary, Spencer Fane, LLP (Via Teleconference); Elaina Cobb, Kevin Mitts, Jordan Wood, Amanda Castle, and Chad Walker; Pinnacle Consulting Group Inc. (Via Teleconference), Lee Lowrey; Johnstown Partners, LLC. Marvin Davis and Leslie Brown; Members of the Public.

Ms. Cobb stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2023 budget. Director S. Coughlin opened the public hearing on the District's proposed 2023 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director S. Coughlin introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE VISTA COMMONS METROPOLITAN DISTRICT NO. 3, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023, AND ENDING ON THE LAST DAY OF DECEMBER 2023,

WHEREAS, the Board of Directors of the Vista Commons Metropolitan District No. 3 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published on December 2, 2022, in the Greeley Tribune, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 6, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VISTA COMMONS METROPOLITAN DISTRICT NO. 3 OF WELD COUNTY, COLORADO:

- Section 1. <u>2023 Budget Revenues</u>. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 2. <u>2023 Budget Expenditures</u>. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 3. Adoption of Budget for 2023. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Vista Commons Metropolitan District No. 3 for calendar year 2023.
- Section 4. <u>2023 Levy of Property Taxes.</u> That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2023 budget year is \$146.86. That the 2023 valuation for assessment, as certified by the Weld County Assessor, is \$13,440.

- A. <u>Levy for General Operating Fund</u>. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of 10.926 mills upon each dollar of the 2023 total valuation of assessment of all taxable property within the budget.
- Section 5. <u>Property Tax and Fiscal Year Spending Limits</u>. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.
- Section 6. <u>Certification</u>. The District's manager is hereby authorized and directed to certify to the County Commissioners of Weld County, Colorado, the 10.926 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

[The remainder of the page left intentionally blank.]

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners ¹ of Weld County		, Colorado.			
On behalf of the Vista Commons Metropolitan District N		,			
	axing entity) ^A				
the Board of Directors	B	99166			
	governing body) ^B				
of the <u>Vista Commons Metropolitan District N</u>					
Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$\frac{13,440}{\text{GROSS}^D\text{ a}}\$ assessed valuation of: \$\frac{13,440}{\text{GROSS}^D\text{ a}}\$ Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area ^F the tax levies must be \$\frac{13,440}{\text{513,440}}\$	issessed valuation, Line 2 of the Certificatesessed valuation, Line 4 of the Certificatesesses valuation, Line 4 of the Certificates				
Submitted: 12/14/2022 for budget/fiscal year 2023 . (not later than Dec. 15) (mm/dd/yyyy) (yyyy)					
PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²			
1. General Operating Expenses ^H	10.926mills	\$ 146.86			
 <minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction^I</minus> 	< > mills	<u>\$< ></u>			
SUBTOTAL FOR GENERAL OPERATING:	10.926 mills	\$ 146.86			
3. General Obligation Bonds and Interest ^J	mills	\$			
4. Contractual Obligations ^K	mills	\$			
5. Capital Expenditures ^L	mills	\$			
6. Refunds/Abatements ^M	mills	\$			
7. Other ^N (specify):	mills	\$			
	mills	\$			
TOTAL: [Sum of General Operating] Subtotal and Lines 3 to 7	10.926 mills	\$ 146.86			
Contact person: (print) Amanda Castle	Daytime phone: (970) 669-361	1			
Signed: Amanda Castu	Title: District Accou	ntant			

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to <u>three</u> decimal places and revenue must be calculated from the total <u>NET assessed valuation</u> (Line 4 of Form DLG57 on the County Assessor's <u>final</u> certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BON	DS ³ :	
1.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
CON	TRACTS ^k :	
3.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
4.	Purpose of Contract:	
5.5	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	•
	Revenue:	

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

Section 7. <u>Appropriations</u>. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 8. <u>Budget Certification</u>. That the budget shall be certified by Director Coughlin, Secretary of the District, and made a part of the public records of Vista Commons Metropolitan District No. 3.

The foregoing Resolution was seconded by Director Mark Roth.

[The remainder of the page left intentionally blank.]

ADOPTED AND APPROVED this 6th day of December, 2022.

President

ATTEST:

-DocuSigned by:

Secretary 07809E6858F549B.

STATE OF COLORADO)
COUNTY OF WELD)
) ss
VISTA COMMONS)
METROPOLITAN)
DISTRICT NO. 3)

I, Steve Coughlin, Secretary to the Board of Directors of the Vista Commons Metropolitan District No. 3, Weld County, Colorado, do hereby certify that the foregoing constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held Via MS Teams, on December 6, 2022, at 1:00 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2023 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 6th day of December, 2022.

Secretary

Steve Coustin

(SEAL)



Management Budget Report

BOARD OF DIRECTORS VISTA COMMONS METROPOLITAN DISTRICT NO. 3

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2023, including the comparative information of the forecasted estimate for the year ending December 31, 2022, and the actual historic information for the year 2021.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

Pinnacle Consulting Group, Inc.

Umando Jae (aoter

January 10, 2023

(303)333-4380

GENERAL FUND								3554000 - 55650
						in and		
100		(a)		(b)	-	(c)		(f)
		2021		2022		2022		2023
	U	naudited	Α	dopted	P	rojected	Α	dopted
Revenues		Actual	Е	Budget		Actual	E	Budget
Property Taxes	\$	82	\$	89	\$	89	\$	147
Specific Ownership Taxes		4		5	Annon I	5		9
Interest & Other		5		-		-		-
Total Revenues	\$	91	\$	94	\$	94	\$	156
Expenditures							220-2	
Payment for Services to No. 1 - O&M	\$	90	\$	93	\$	93	\$	154
Treasurer's Fees		1		1		1		2
Contingency		-		-		-		-
Total Operating Expenditures	\$	91	\$	94	\$	94	\$	156
Revenues Over/(Under) Expenditures	\$	•	\$	-	\$		\$	
Beginning Fund Balance		•		-				170000
Ending Fund Balance	\$	-	\$		\$:=	\$	-
Mill Levy						701Y		
Operating		10.000		10.000	111, 110	10.000		10.924
Debt Service		0.000		0.000		0.000		0.000
Total Mill Levy	\$	10.00	\$	10.00	\$	10.00	\$	10.924
Assessed Value	\$	8,210	\$	8,890	\$	8,890	\$	13,440
Property Tax Revenue								
Operating	\$	82	\$	89	\$	89	\$	147
Debt Service		.=		-		Ħ		-
Total Property Tax Revenue	\$	82	\$	89	\$	89	\$	147

<u>VISTA COMMONS METROPOLITAN DISTRICT NO. 3</u> 2023 BUDGET MESSAGE

Vista Commons Metropolitan District No. 3 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was formed in May 2020 and was established as part of a "Multiple District Structure" for the Vista Commons development located in the Town of Johnstown, Colorado. Along with its companion District No. 1 ("Service District"), this District was organized to provide for the planning, design, acquisition, construction, installation, and financing of Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts.

The District has no employees at this time, and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2023 budget, the following goals are foremost for the District:

 To provide the level of services desired by the constituents of the District in the most economic manner possible.

General Fund

Revenue

The District budgeted \$147 in property tax and \$9 in specific ownership tax revenue for 2023. Total revenue budgeted at \$156.

Expenses

The District has budgeted \$156 in expenses, which include payment of service fees to Vista Commons Metropolitan District No. 1 in the amount of \$154 and treasurer's fees in the amount of \$2.

Fund Balance/Reserves

The fund balance for the District is budgeted at \$0 as District No. 1 holds all TABOR reserves.

CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1679 - VISTA COMMONS METRO DISTRICT 3

IN WELD COUNTY ON 11/28/2022

New Entity: No

	IN WELD COUNTY ON 11/28/2022	New Entity: No
	USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5	.5% LIMIT) ONLY
	IN ACCORDANCE WITH $39-5-121(2)(a)$ AND $39-5-128(1)$, C.R.S. AND NO LATER THAN AUGUST 25 , THE ASSITOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022 IN WELD COUNTY. COLORADO	ESSOR CERTIFIES THE
١.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$8,890
2.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$13,440
3.	LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
1.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$13,440
5.	NEW CONSTRUCTION: **	\$0
3.	INCREASED PRODUCTION OF PRODUCING MINES: #	<u>\$0</u>
7.	ANNEXATIONS/INCLUSIONS:	<u>\$0</u>
3.	PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
€.	NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND (29-1-301(1)(b) C.R.S.):	\$0
10.	TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00
	his value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo. lew construction is defined as: Taxable real property structures and the personal property connected with the structure.	
	urisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the value t calculation.	es to be treated as growth in the
#,	Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit	calculation.
	USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY	
ГН	ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. E TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022 IN WELD COUNTY, COLORADO ON AUGUS CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	
	ADDITIONS TO TAXABLE REAL PROPERTY:	THE RESIDENCE OF THE PARTY OF T
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	<u>\$0</u>
3.	ANNEXATIONS/INCLUSIONS:	<u>\$0</u>
1.	INCREASED MINING PRODUCTION: %	\$0
5.	PREVIOUSLY EXEMPT PROPERTY:	\$0
). 7	OIL OR GAS PRODUCTION FROM A NEW WELL: TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	<u>\$0</u>
٠	(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted DELETIONS FROM TAXABLE REAL PROPERTY:	
3.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	<u>\$0</u>
9.	DISCONNECTIONS/EXCLUSION:	\$ <u>0</u>
10.	OW Server	\$0
@ 7	This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real prope	rty.
Co	onstruction is defined as newly constructed taxable real property structures.	
	ncludes production from new mines and increases in production of existing producing mines.	
N TO	ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:>	<u>\$0</u>
	NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEM	
	ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: B21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
*	The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer	
i	n accordance with 39-3-119 f(3), C.R.S.	1

CERTIFIED RECORD

OF

PROCEEDINGS RELATING TO

VISTA COMMONS METROPOLITAN DISTRICT NO. 4

WELD COUNTY, COLORADO

AND THE BUDGET HEARING

FOR FISCAL YEAR

2023

```
STATE OF COLORADO )
COUNTY OF WELD )
ss.
VISTA COMMONS )
METROPOLITAN )
DISTRICT NO. 4 )
```

The Board of Directors of the Vista Commons Metropolitan District No. 4, Weld County, Colorado, held a meeting Via MS Teams on December 6, 2022, at 1:00 p.m.

The following members of the Board of Directors were present:

George Seward, President and Chairman Steve Coughlin, Secretary/Treasurer Mark Roth, Vice President/Assistant Secretary/Treasurer Richard Roth, Vice President/Assistant Secretary/Treasurer

Also in attendance were: David O'Leary, Spencer Fane, LLP (Via Teleconference); Elaina Cobb, Kevin Mitts, Jordan Wood, Amanda Castle, and Chad Walker; Pinnacle Consulting Group Inc. (Via Teleconference), Lee Lowrey; Johnstown Partners, LLC. Marvin Davis and Leslie Brown; Members of the Public.

Ms. Cobb stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2023 budget. Director S. Coughlin opened the public hearing on the District's proposed 2023 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director S. Coughlin introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE VISTA COMMONS METROPOLITAN DISTRICT NO. 4, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023, AND ENDING ON THE LAST DAY OF DECEMBER 2023,

WHEREAS, the Board of Directors of the Vista Commons Metropolitan District No. 4 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published on December 2, 2022, in the Greeley Tribune, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 6, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VISTA COMMONS METROPOLITAN DISTRICT NO. 4 OF WELD COUNTY, COLORADO:

- Section 1. <u>2023 Budget Revenues</u>. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 2. <u>2023 Budget Expenditures</u>. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 3. Adoption of Budget for 2023. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Vista Commons Metropolitan District No. 4 for calendar year 2023.
- Section 4. <u>2023 Levy of Property Taxes.</u> That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2023 budget year is \$223,515.71. That the 2023 valuation for assessment, as certified by the Weld County Assessor, is \$3,723,400.

- A. <u>Levy for General Operating Fund</u>. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of 10.005 mills upon each dollar of the 2023 total valuation of assessment of all taxable property within the budget.
- B. <u>Levy for General Obligation Bonds and Interest</u>. That for the purposes of meeting all general obligation bonds and interest expense of the District during the 2023 budget year, there is hereby levied a tax of 50.025 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.
- Section 5. <u>Property Tax and Fiscal Year Spending Limits</u>. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.
- Section 6. <u>Certification</u>. The District's manager is hereby authorized and directed to certify to the County Commissioners of Weld County, Colorado, the 60.030 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

[The remainder of the page left intentionally blank.]

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners ¹ of Weld County			Hankinikonkinggigeo	, Colorado.
On behalf of the <u>Vista Commons Metropolitan District</u>	terra			
	(taxing entity) ^A			
the Board of Directors	(governing body) ^B			
of the Vista Commons Metropolitan Distric				
of the visia commons wendpointan Distric	(local government) ^C	"		
	,400 S ^D assessed valuation, Line	e 2 of the Certi	fication of Val	uation Form DLG 57 ^E)
Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area ^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of:	,400 -G assessed valuation, Line	4 of the Certif	ication of Valu	nation Form DLG 57)
24 (257)	for budget/fiscal y	ear	2023 (уууу)	·
PURPOSE (see end notes for definitions and examples)	LEVY ²	91	RI	EVENUE ²
1. General Operating Expenses ^B	10.005	mills	\$	37,252.62
 <minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction^I</minus> 	< :	<u> </u>	\$ <	>
SUBTOTAL FOR GENERAL OPERATING:	10.005	mills	\$	37,252.62
3. General Obligation Bonds and Interest ^J	50.025	mills	\$	186,263.09
4. Contractual Obligations ^K		mills	\$	
5. Capital Expenditures ^L		mills	\$	
6. Refunds/Abatements ^M	9	mills	\$	
7. Other ^N (specify):		— mills	\$	
		 mills	\$	
			<u> </u>	
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7	60.030	mills	\$	223,515.71
Contact person: (print) Amanda Castle	Daytime phone: (9	70) 669-3	611	
Signed: Amanda Custer menua one copy of this tax entity's completed form when fitting the local		istrict Acc		7-1-12-11-11-11-11-11-11-11-11-11-11-11-1

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution. ² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's final certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONI	$\mathbf{OS}^{\mathtt{J}}$:	
1.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
18	Revenue:	And the second of the second o
CONT	ΓRACTS ^κ :	
		To find militing infrastructure immersions and
3.	Purpose of Contract: Title:	To fund public infrastructure improvements.
		Funding and Reimbursement Agreement 6/29/2020
	Date:	
	Principal Amount:	N/A N/A
	Maturity Date:	50.025
	Levy: Revenue:	\$186,263.09
	Revenue;	\$180,203.09
4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

Section 7. <u>Appropriations</u>. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 8. <u>Budget Certification</u>. That the budget shall be certified by Director Coughlin, Secretary of the District, and made a part of the public records of Vista Commons Metropolitan District No. 4.

The foregoing Resolution was seconded by Director Mark Roth.

[The remainder of the page left intentionally blank.]

ADOPTED AND APPROVED this 6th day of December, 2022.

President

ATTEST:

- DocuSigned by:

Secretary 07809E665BF549B.

STATE OF COLORADO)
COUNTY OF WELD)
) ss
VISTA COMMONS)
METROPOLITAN)
DISTRICT NO. 4)

I, Steve Coughlin, Secretary to the Board of Directors of the Vista Commons Metropolitan District No. 4, Weld County, Colorado, do hereby certify that the foregoing constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held Via MS Teams, on December 6, 2022, at 1:00 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2023 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 6th day of December, 2022.

Secretary Steve Couglin

(SEAL)



Management Budget Report

BOARD OF DIRECTORS VISTA COMMONS METROPOLITAN DISTRICT NO. 4

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2023, including the comparative information of the forecasted estimate for the year ending December 31, 2022, and the actual historic information for the year 2021.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

Pinnacle Consulting Group, Inc.

Imande Lae Casta

January 10, 2023

GENERAL FUND		ES WITH BU				The Children and Children		
- I	-					- 10 4 2 10 31 0 4 2 10 1		
		(a)		(b)		(c)		(f)
		2021		2022		2022		2023
		Unaudited		Adopted		Projected		Adopted
Revenues		Actual	~	Budget		Actual		Budget
Property Taxes	\$	103,338	\$	108,491	\$	108,491	\$	223,516
Specific Ownership Taxes		5,192		6,509	10.000	6,508		13,411
Interest & Other		71		u		-		-
Total Revenues	\$	108,601	\$	115,000	\$	114,999	\$	236,927
Expenditures		3997				7717860		mmet albeide bereits der eine Witheliteren
Payment for Services to No. 1 - O&M	\$	17,900	\$	18,895	\$	18,895	\$	38,929
Payment for Services to No. 1 - Debt		89,149		94,477		94,477	\$	194,645
Treasurer's Fees		1,552		1,627		1,627		3,353
Contingency				= 0		+ :		(12
Total Operating Expenditures	\$	108,601	\$	115,000	\$	114,999	\$	236,927
Revenues Over/(Under) Expenditures	\$	_	\$	*	\$	-	\$	-
Beginning Fund Balance								
Ending Fund Balance	\$	-	\$,	\$	-	\$: am
Mill Levy		***		2 57 23002242 76		9.0		×200 (
Operating		10.000		10.000		10.000		10.005
Debt Service		50.000		50.000		50.000		50.025
Total Mill Levy	\$	60.000	\$	60.000	\$	60.000	\$	60.030
Assessed Value	\$	1,722,290	\$	1,808,180	\$	1,808,180	\$	3,723,400
Property Tax Revenue		4 2 2 2 2 2 2 2				:*	20012-30	
Operating	\$	17,223	\$	18,082	\$	18,082	\$	37,253
Debt Service	061	86,115		90,409		90,409		186,263
Total Property Tax Revenue	\$	103,338	\$	108,491	\$	108,491	\$	223,516

<u>VISTA COMMONS METROPOLITAN DISTRICT NO. 4</u> 2023 BUDGET MESSAGE

Vista Commons Metropolitan District No. 4 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was formed in May 2020 and was established as part of a "Multiple District Structure" for the Vista Commons development located in the Town of Johnstown, Colorado. Along with its companion District No. 1 ("Service District"), this District was organized to provide for the planning, design, acquisition, construction, installation, and financing of Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts.

The District has no employees at this time, and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2023 budget, the following goals are foremost for the District:

 To provide the level of services desired by the constituents of the District in the most economic manner possible.

General Fund

Revenue

The District budgeted \$223,516 in property tax and \$13,411 in specific ownership tax revenue for 2023. Total revenue is budgeted at \$236,927.

Expenses

The District has budgeted \$236,927 in expenses, which include payment of service fees to Vista Commons Metropolitan District No. 1 in the amount of \$233,574, treasurer's fees in the amount of \$3,353.

Fund Balance/Reserves

The fund balance for the District is budgeted at \$0 as District No. 1 holds all TABOR reserves.

CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1680 - VISTA COMMONS METRO DISTRICT 4

	IN WELD COUNTY ON 11/28/2022	New Entity: No
	USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5	.5% LIMIT) ONLY
	IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSITOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022 IN WELD COUNTY. COLORADO	ESSOR CERTIFIES THE
1.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$1,808,180
2.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$3,723,400
3.	LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$3,723,400
5.	NEW CONSTRUCTION: **	\$0
Ο.		<u> </u>
6.	INCREASED PRODUCTION OF PRODUCING MINES: #	<u>\$0</u>
7.	ANNEXATIONS/INCLUSIONS:	\$0
8.	PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9.	NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND (29-1-301(1)(b) C.R.S.):	\$0
10.	TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00
• т	his value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo.	
	lew construction is defined as: Taxable real property structures and the personal property connected with the structure,	
	urisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the value t calculation.	s to be treated as growth in the
## .	Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit	calculation.
	USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY	
	ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. E TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022 IN WELD COUNTY, COLORADO ON AUGUS	
	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$3,843,783
	ADDITIONS TO TAXABLE REAL PROPERTY:	
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	<u>\$0</u>
3.	ANNEXATIONS/INCLUSIONS:	<u>\$0</u>
4.	INCREASED MINING PRODUCTION: %	<u>\$0</u>
5.	PREVIOUSLY EXEMPT PROPERTY:	\$0
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	<u>\$0</u>
7.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	<u>\$0</u>
	(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted DELETIONS FROM TAXABLE REAL PROPERTY:	d property.)
8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	<u>\$0</u>
9.	DISCONNECTIONS/EXCLUSION:	<u>\$0</u>
10.	PREVIOUSLY TAXABLE PROPERTY:	<u>\$0</u>
@	This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real proper	rty.
! Co	onstruction is defined as newly constructed taxable real property structures.	
% I	ncludes production from new mines and increases in production of existing producing mines.	
	ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:	\$0
	NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEM	
IN	ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES:	
	B21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	

** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer

Data Date: 11/28/2022

in accordance with 39-3-119 f(3). C.R.S.