

ALPINE METROPOLITAN DISTRICT

FINANCIAL STATEMENTS AND REPORT OF
INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

December 31, 2018

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**INDEPENDENT AUDITOR'S REPORT**

May 23, 2019

To the Board of Directors and Management
Alpine Metropolitan District
c/o Marchetti & Weaver LLC
28 Second Street, Suite 213
Edwards, CO 81632

We have audited the accompanying financial statements of the governmental activities, and each major fund of Alpine Metropolitan District, as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Alpine Metropolitan District, as of December 31, 2018, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.



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Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and general fund budgetary comparison information on pages 3–5 and 23 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Alpine Metropolitan District's basic financial statements. The schedule of revenues, expenditures and changes in fund balance – budget and actual – capital projects fund is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The schedule of revenues, expenditures and changes in fund balance – budget and actual – capital projects fund is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of revenues, expenditures and changes in fund balance – budget and actual – capital projects fund is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

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

Alpine Metropolitan District

Management's Discussion and Analysis December 31, 2018

As management of Alpine Metropolitan District (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2018.

Overview of the Financial Statements

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

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

The Statement of Net Position presents information on all the District's assets, deferred outflows, liabilities, and deferred inflows with the difference reported as net position.

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

The governmental activity of the District is the installation and operation of the roadway and other infrastructure systems in the community.

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

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

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. The governmental funds financial statements are located on pages 8 through 11 of this report.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The Notes to the Financial Statements can be found on pages 12 through 22 of this report.

Government-wide Financial Analysis. The following tables show condensed financial information derived from the government-wide financial statements comparing the current year to the prior year.

	Activities	
	2018	2017
Assets:		
Current assets	\$ 1,653,346	\$ 1,618,731
Non-current assets	9,793,285	7,503,981
Total Assets	11,446,631	9,122,712
Liabilities:		
Current liabilities	578,525	358,604
Non-current liabilities	854,279	1,150,372
Total Liabilities	1,432,804	1,508,976
Net position:		
Net Investment in Capital Assets	9,793,285	7,503,981
Restricted for emergencies	2,687	2,605
Unrestricted	217,855	107,150
Total Net Position	\$ 10,013,827	\$ 7,613,736
Revenue:		
Program Revenue:		
Charges for Services	\$ -	\$ -
Operating grants & contributions	83,073	71,269
Capital grants & contributions	2,438,536	5,964,227
General Revenue:		
Property taxes	-	-
Interest and other revenue	26,587	9,870
Total Revenue	2,548,196	6,045,366
EXPENSES:		
Program expenses:		
General government	89,579	86,845
Public Works - IGA	-	-
Public works	58,526	58,526
Total Expenses	148,105	145,371
Change in Net Position	2,400,091	5,899,995
Net Position - Beginning	7,613,736	1,713,741
Net Position - Ending	\$ 10,013,827	\$ 7,613,736

The District is the “service district” in a dual district structure whereby the District is constructing, operating and maintaining the infrastructure for the constituents of Breckenridge Mountain Metropolitan District (BMMD). The District entered into a District Facilities Construction and Service Agreement with BMMD and pursuant to this agreement, the District is obligated to construct and provide the initial financing for the primary infrastructure for the BMMD area. BMMD is the “financing district” and as such, has and will continue to pay a “capital obligation” to reimburse the District for the costs to construct the infrastructure as well as a “service obligation” to reimburse the District for the operating costs associated with administering and maintaining the assets.

The District's overall financial position, as measured by net position, increased during 2018 as a result of construction of capital improvements which were constructed with funds contributed by BMMD. The District's funding primarily consisted of capital and service obligation payments received from Breckenridge Mountain Metropolitan District. The expenses of the District were the operating costs associated with administering and maintaining the assets and depreciation of those assets.

Financial Analysis of the District's Funds

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

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

As of the end of the current fiscal year, the District's governmental funds reported a combined ending fund balance of \$220,542. The fund balance is comprised of accumulated development impact fees collected and a Developer advance for equipment to be purchased by the District.

Budget variances. The District expenditures were similar to budgeted results. Details can be seen on pages 23 through 25 of this report.

Capital assets. The District's investment in capital assets net of accumulated depreciation increased by \$2,289,304 as a result of the completion of improvements. Additional information as well as a detailed classification of the District's net capital assets can be found in the Notes to the Financial Statement on page 19 of this report.

Long-term debts. The District does not currently have long-term debt. It has repaid all advances made by VR Holdings, Inc which funded capital improvements with net bond and loan proceeds received from BMMD. Additional information can be found in the Notes to the Financial Statement on page 19 of this report.

Request for Information

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

Alpine Metropolitan District

STATEMENT OF NET POSITION

December 31, 2018

Assets	
Current Assets	
Cash and cash equivalents - restricted	\$ 1,113,649
Due from Breckenridge Mountain Metropolitan District	92,953
Due from Developer	443,787
Prepaid expenses	2,957
Total Assets	<u>1,653,346</u>
Noncurrent Assets	
Capital Assets	
Nondepreciable	353,442
Depreciable	9,868,432
	<u>10,221,874</u>
Less accumulated depreciation	(428,589)
Net capital assets	<u>9,793,285</u>
Total assets	<u>11,446,631</u>
Liabilities	
Current liabilities	
Accounts payable	578,525
Total Current Liabilities	<u>578,525</u>
Noncurrent Liabilities	
Prepayment of obligations from	
Breckeridge Mountain Metropolitan District	854,279
Total Noncurrent Liabilities	<u>854,279</u>
Total Liabilities	<u>1,432,804</u>
Net Position	
Net investment in capital assets	9,793,285
Restricted for emergencies	2,687
Unrestricted	217,855
Total Net Position	<u>\$ 10,013,827</u>

The accompanying notes are an integral part of these financial statements.

Alpine Metropolitan District

STATEMENT OF ACTIVITIES

For the year ended December 31, 2018

	Program Expenses	Program Revenue			Net (Expense) Revenue
		Charges for Services	Operating Contributions	Capital Contributions	
Governmental Operations					
General government	\$ 89,579	\$ -	\$ -	\$ -	\$ (89,579)
Public works	58,526	-	-	443,787	385,261
Public works - Intergovernmental Agreement	-	-	83,073	1,994,749	2,077,822
Totals	<u>\$ 148,105</u>	<u>\$ -</u>	<u>\$ 83,073</u>	<u>\$ 2,438,536</u>	<u>2,373,504</u>
			General Revenues		
			Interest income		<u>26,587</u>
			Total General Revenues		<u>26,587</u>
			Change in Net Position		2,400,091
			Net Position, beginning of year		<u>7,613,736</u>
			Net Position, end of year		<u>\$ 10,013,827</u>

The accompanying notes are an integral part of these financial statements.

Alpine Metropolitan District

BALANCE SHEET
GOVERNMENTAL FUNDS

December 31, 2018

	General	Capital Projects	Total Governmental Funds
Assets			
Cash and cash equivalents - restricted	\$ 96,658	\$ 1,016,991	\$ 1,113,649
Due from Developer	-	443,787	443,787
Due from Breckenridge Mountain Metropo	92,953	-	92,953
Prepaid expenses	2,957	-	2,957
Total Assets	<u>\$ 192,568</u>	<u>\$ 1,460,778</u>	<u>\$ 1,653,346</u>
Liabilities			
Accounts payable	\$ 7,522	\$ 571,003	\$ 578,525
Unearned revenue	75,291	778,988	854,279
Total Liabilities	<u>82,813</u>	<u>1,349,991</u>	<u>1,432,804</u>
Fund Balances			
Nonspendable - prepaid expense	2,957	-	2,957
Restricted for emergencies	2,687	-	2,687
Restricted for capital projects	-	110,787	110,787
Unassigned	104,111	-	104,111
Total fund balances	<u>109,755</u>	<u>110,787</u>	<u>220,542</u>
Total liabilities and fund balance	<u>\$ 192,568</u>	<u>\$ 1,460,778</u>	<u>\$ 1,653,346</u>

The accompanying notes are an integral part of these financial statements.

Alpine Metropolitan District

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION

December 31, 2018

Reconciliation to the Statement of Net Position

Total Fund Balances \$ 220,542

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

Capital assets, net of accumulated depreciation, used in governmental
funds are not current financial resources and, therefore are not reported
in the governmental funds.

9,793,285

Net position of governmental activities \$ 10,013,827

The accompanying notes are an integral part of these financial statements.

Alpine Metropolitan District

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

For the year ended December 31, 2018

	General	Capital Projects	Total Governmental Funds
Revenue			
Capital and service obligation revenue from			
Breckenridge Mountain Metropolitan District	\$ 83,073	\$ 1,994,749	\$ 2,077,822
Developer advances	-	443,787	443,787
Interest income	6,505	20,082	26,587
Total revenue	<u>89,578</u>	<u>2,458,618</u>	<u>2,548,196</u>
Expenditures			
General government	89,578	-	89,578
Capital outlay	-	2,347,831	2,347,831
Total expenditures	<u>89,578</u>	<u>2,347,831</u>	<u>2,437,409</u>
Revenues over (under) expenditures	<u>-</u>	<u>110,787</u>	<u>110,787</u>
Fund Balance, beginning of year	<u>109,755</u>	<u>-</u>	<u>109,755</u>
Fund Balance, end of year	<u><u>\$ 109,755</u></u>	<u><u>\$ 110,787</u></u>	<u><u>\$ 220,542</u></u>

The accompanying notes are an integral part of these financial statements.

Alpine Metropolitan District

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - GOVERNMENTAL FUNDS - TO THE
STATEMENT OF ACTIVITIES

For the year ended December 31, 2018

Reconciliation to the Statement of Activities

Total net change in fund balances - governmental funds	\$ 110,787
Depreciation expense on capital assets is reported in the Statement of Activities, but it did not require the use of current financial resources. Therefore, depreciation expense is not reported as an expenditure in governmental funds	(58,526)
Governmental funds report capital outlay expenditures as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expenses. This is the amount of capitalized capital outlay in the current year.	<u>2,347,830</u>
Change in net position of governmental activities	<u><u>\$ 2,400,091</u></u>

The accompanying notes are an integral part of these financial statements.

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE A – DEFINITION OF REPORTING ENTITY

The District, a quasi-municipal corporation and political subdivision of the State of Colorado, was organized on November 27, 2002, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Summit County, Colorado. The District was established as part of a dual district structure with the Breckenridge Mountain Metropolitan District (BMMD). The District is considered the service district and was established to provide water, storm drainage, street, transportation, and parks and recreation improvements. Breckenridge Mountain Metropolitan District is the financing district and was established to provide funding and tax base for capital improvements constructed and operated by the District (see Note G).

The District has no employees and all services are contracted.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies of the District are as follows:

Basis of Presentation

The District's basic financial statements consist of government-wide statements, including a Statement of Net Position and a Statement of Activities, and fund financial statements which provide a more detailed level of financial information.

Government-wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the District as a whole. These statements include the financial activities of the District.

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Basis of Presentation (continued)

The Statement of Net Position presents the financial position of the governmental activities at year-end. The Statement of Activities presents a comparison between program expenses and the program revenue for each program or function of the District's governmental activities. Program expenses are those that are specifically associated with a service, program, or department; and therefore, clearly identifiable to a particular function. Program revenue includes charges paid by the recipient of the goods or services offered by the program, grants and contributions that are restricted to meeting the operational or capital requirements of a particular program, and interest earned on grants that is required to be used to support a particular program. Revenue which is not classified as program revenue is presented as general revenue of the District, with certain limited exceptions. The comparison of program expenses with program revenue identifies the extent to which each governmental function is self-financing or draws from the general revenue of the District.

Fund Financial Statements

During the year, the District segregates transactions related to certain District functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the District at this more detailed level. The focus of governmental fund financial statements is on major funds.

Fund Accounting

The accounts of the District are organized on the basis of funds, each of which is considered a separate accounting entity. Fund types used by the District are described below.

Government Fund Types

General Fund – the General Fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Capital Projects Fund – the Capital Projects Fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities.

Measurement Focus

Government-wide Financial Statements

The government-wide financial statements are prepared using the economic resources measurement focus. All assets and liabilities associated with the operation of the District are included in the Statement of Net Position.

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Measurement Focus (continued)

Fund Financial Statements

All governmental funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet.

The Statement of Revenue, Expenditures, and Changes in Fund Balances reports on the sources (revenue and other financing sources) and uses (expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

Basis of Accounting

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. Governmental funds use the modified accrual basis of accounting. Differences in the accrual and modified accrual basis of accounting arise in the recognition of revenue, the recording of unavailable revenue, and in the presentation of expenses versus expenditures.

Revenues

Revenue resulting from exchange transactions, in which each party gives and receives essentially the same value, is recorded on the accrual basis, when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are both measurable and available to finance expenditures of the fiscal period, which is typically within sixty days of realization. Nonexchange transactions, in which the District receives value without directly giving value in return, include property taxes and payments under intergovernmental agreements. Revenue from property taxes is recognized in the fiscal year for which the taxes are received. Revenue from payments under intergovernmental agreements is recognized in the fiscal year in which all eligibility requirements have been satisfied. On a modified accrual basis, revenue from nonexchange transactions must be available before it can be recognized.

Expenses/Expenditures

On the accrual basis of accounting, expenses are recognized at the time they are incurred. The measurement focus of governmental fund accounting is on the use of net financial resources (expenditures) rather than

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Basis of Accounting – Continued

expenses. Expenditures are generally recognized in the accounting period in which the fund liability is incurred, if measurable. Allocations of cost, such as depreciation and amortization, are not recognized in governmental funds.

Budgets

In accordance with Colorado Local Government Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. Encumbrance accounting (open purchase orders, contracts in process and other commitments for the expenditures of funds in future periods) is not used by the District for budget or financial reporting purposes.

Cash Equivalents

The District's cash and cash equivalents are considered to be cash on hand, demand deposits, investment pools and short-term investments with an original maturity of three months or less from the date of acquisition. All of the District's cash and cash equivalents are restricted for expenditures under the terms of its intergovernmental agreement with BMMD.

Capital Assets

General capital assets are those assets not specifically related to activities reported in other funds. These assets generally result from expenditures in the governmental funds. These assets are reported in the governmental activities of the government-wide Statement of Net Position but are not reported in the fund financial statements. All capital assets are capitalized at cost, or estimated historical cost, and updated for additions and retirements during the year. Donated fixed assets are recorded at acquisition value as of the date received. The District maintains a capitalization policy of \$5,000. Improvements are capitalized; the costs of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset's life are not capitalized. All reported capital assets that have been placed in service are depreciated. Depreciation is computed using the straight-line method over a useful life of 25-30 years.

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Accrued Liabilities and Long-Term Obligations

All payables, accrued liabilities, and long-term obligations are reported in the governmentwide financial statements.

In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources are reported as obligations of the funds. Long-term obligations are recognized as a liability on the governmental fund financial statements when due.

Under a District Facilities Construction and Service Agreement (see Note 7), the District is due reimbursements from BMMD over time for the cost of the infrastructure and operating costs. Payments in excess of amounts due under this agreement are reflected as unearned revenue in the fund statements and noncurrent liabilities in the government-wide financial statements.

Net Position

Net position represents the difference between assets and liabilities. Net position is reported as restricted when there are limitations imposed on its use either through enabling legislation adopted by the District, or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The District applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

Fund Balances

The District presents its fund balances in accordance with GASB Statement No. 54 “Fund Balance Reporting and Governmental Fund Type Definitions”. This statement provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government’s fund balances more transparent.

In the fund financial statements the following classifications describe the relative strength of the spending constraints.

Non-spendable fund balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid expenses) or it is legally or contractually required to be maintained intact. The District’s non-spendable fund balance of \$5,095 relates to prepaid expenses.

Restricted fund balance – The portion of fund balance constrained to being used for a specific purpose by external parties (such as grantors or bondholders), constitutional provisions or enabling legislation. The District’s restricted fund balance represent amounts reserved for emergencies under the Colorado State

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Fund Balances (continued)

Constitution. A restriction of \$2,687 of the General Fund's fund balance has been made in compliance with this requirement.

Committed fund balance – The portion of fund balance constrained for specific purposes according to limitations imposed by the Board of Directors prior to the end of the fiscal year. The constraint may be removed or changed only through formal action of the Board of Directors. The District has no committed fund balance.

Assigned fund balance – The portion of fund balance set aside for planned or intended purposes. The intended use may be expressed by the Board of Directors or other individuals authorized to assign funds to be used for a specific purpose. This classification is necessary to indicate that those funds are, at a minimum, intended to be used for the purpose of that particular fund. The District has no assigned fund balance.

Unassigned fund balance – The residual portion of fund balance that does not meet any of the above criteria. The District will only report a positive unassigned fund balance in the General Fund.

If both restricted and unrestricted amounts of fund balance are available for use when expenditure is made, it is the District's policy to use restricted amounts first. Unrestricted fund balance will be used in the following order: committed, assigned, and then unassigned.

Estimates

The presentation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

NOTE C – CASH AND INVESTMENTS

Deposits

At December 31, 2018, the District's cash deposits had a carrying balance and a bank balance of \$291,429 of which, \$250,000 is FDIC insured. Cash deposits of \$41,429 which are in excess of FDIC limits are covered by the Public Deposit Protection Act (PDPA).

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE C – CASH AND INVESTMENTS – CONTINUED

Deposits – Continued

Deposits are exposed to custodial credit risk (the risk that, in the event of the failure of a depository financial institution, the government would not be able to recover deposits or would not be able to recover collateral securities that are in the possession of an outside party), if they are not covered by depository insurance and are collateralized with securities held by the pledging financial institution, except for deposits collateralized by certain types of collateral pools including a single financial institution collateral pool where the fair value of the pool is equal to or exceeds all uninsured public deposits held by the financial institution (e.g. deposits insured by PDPA). Accordingly, none of the District's deposits at December 31, 2018, are deemed to be exposed to custodial credit risk.

Investments

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- Obligations of the United States and certain United States government agency securities
- Certain international agency securities
- General obligation and revenue bonds of United States local government entities
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

As of December 31, 2018, the District had invested \$822,220 in the Colorado Surplus Asset Fund Trust (CSAFE), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State Statutes governing the Trust. The Trust operates similarly to a 2a-7-like money market fund and each share is equal in value to \$1.00. CSAFE is rated AAAM by the Standard & Poor's Corporation. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as depository in connection with direct investment and withdrawals. The custodian's internal records segregate investments owned by the Trust. Investments in CSAFE are stated as amortized cost which approximates fair value. At this time, the District does not hold investments carried at fair value as defined by GASB 72.

Alpine Metropolitan District
NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE D – CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2018, follows:

	Balance January 1, 2018	Additions	Deletions	Balance December 31, 2018
Construction in progress (nondepreciable)	\$ 6,136,480	\$ 2,347,830	\$ (8,130,868)	\$ 353,442
Depreciable:				
Drainage improvements	1,737,564	-	-	1,737,564
Road improvements	-	7,993,708	-	7,993,708
Transportation improvements	-	137,160	-	137,160
Total depreciable	1,737,564	8,130,868	-	9,868,432
Less accumulated depreciation:	(370,063)	(58,526)	-	(428,589)
Net depreciable capital assets	1,367,501	8,072,342	-	9,439,843
Net total capital assets	\$ 7,503,981	\$ 10,420,172	\$ (8,130,868)	\$ 9,793,285

NOTE E – LONG-TERM LIABILITIES

Authorized Debt

At December 31, 2018, the District had authorized but unissued general obligation debt for the following improvement purposes:

Transportation	\$ 30,000,000
Streets and roadways	19,224,309
Operations and maintenance	12,000,000
Park and recreation	2,250,000
Storm and sanitary sewer	1,000,000
Traffic and safety	1,000,000
Water	1,000,000
	\$ 66,474,309

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE F – RELATED PARTIES

All members of the Board of Directors of the District are employees of Vail Resorts Development Co., Vail Resorts Management Co., or related entities.

NOTE G – AGREEMENTS WITH OTHER GOVERNMENTAL ENTITIES

Alpine Metropolitan District (the District) has entered into a District Facilities Construction and Service Agreement with Breckenridge Mountain Metropolitan District (BMMD). The District is considered the service district and BMMD the financing district under the agreement. On November 24, 2008 the District entered into an “Amended and Restated First Amendment to District Facilities Construction and Service Agreement” to accommodate the issuance of two tax exempt loans by BMMD.

The primary purpose and function of a financing district is to provide funding and the necessary tax base for financing the construction, operation, and maintenance of the public improvements within another district generally referred to as a service district. Under this agreement, BMMD is to provide funding and the necessary tax base for financing the construction, operation, and maintenance of the public improvements that benefit both of the districts. BMMD may also obtain financing for the construction of the public improvements and pay the proceeds to the District.

The District will manage the construction and operation of the public improvements, and own, operate, and maintain the public improvements that are not otherwise dedicated to another governmental entity pursuant to a long-term operations and maintenance program.

BMMD is required to pay to the District a portion of the revenue raised from mill levies to offset the operating expenses incurred by the District for provision of services to property within BMMD. In 2018, BMMD funded operating expenditures of the District totaling \$83,073.

BMMD is also required to assign a portion of the revenue raised from all sources to the District in order to offset the costs of the construction of the public improvements and BMMD’s costs of operation and maintenance of such public improvements. The Agreement remains in force until all terms and conditions have been performed in their entirety.

During 2018, BMMD funded \$1,994,749 under this agreement to offset the cost of public improvements incurred by the District.

In addition, at December 31, 2018, \$854,279 has been received from BMMD representing prepayments from BMMD that the District is holding in reserve for future capital and operating expenditures.

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE H – RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, Section 24-10-101, et seq. CRS., the District may be exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees, or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2018. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers compensation coverage to its members. Settled claims have not exceeded this coverage in the past three years.

The District pays annual premiums to the Pool for liability, property, and public officials' coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE I – ECONOMIC FEASIBILITY

Since the District does not have a revenue base sufficient to pay its operational expenditures, it has been and will be dependent upon funding by the Breckenridge Mountain Metropolitan District (see Note G).

NOTE J – TAX, SPENDING AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments. Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish emergency reserves. These reserves must be at least 3% of Fiscal Year Spending, excluding bonded debt service. Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

On November 5, 2002, a majority of the District's electors authorized the District to collect, keep and expend all District revenue during 2002, and continuing thereafter without regard to limitations under TABOR.

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE J – TAX, SPENDING AND DEBT LIMITATIONS - CONTINUED

Also, on November 5, 2002, the voters of the District authorized the issuance of \$66,474,309 in debt and approved an increase in property tax revenue to pay such debt (see Note E).

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

NOTE K – COMMITMENTS

As of December 31, 2018, the District has commitments under construction contracts of approximately \$2.3 million.

Alpine Metropolitan District

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

For the year ended December 31, 2018

	Original Budget	Final Budget	Actual	Variance Over (Under)
Revenue				
Service obligation payments from from Breckenridge Mountain Metropolitan District	\$ 104,738	\$ 91,218	\$ 83,073	\$ (8,145)
Interest income	2,980	6,500	6,505	5
Total revenue	107,718	97,718	89,578	(8,140)
Expenditures				
General government				
Accounting	40,000	40,000	40,156	156
Audit	6,250	6,250	6,385	135
Insurance	2,615	2,615	2,600	(15)
Legal	40,000	40,000	38,817	(1,183)
Interdistrict	5,633	5,633	-	(5,633)
Elections	2,500	2,500	1,181	(1,319)
Miscellaneous office expense	720	720	439	(281)
Contingency	10,000	-	-	-
Total expenditures	107,718	97,718	89,578	(8,140)
Revenues Over (Under) Expenditures	-	-	-	-
Fund Balance, beginning of year	-	176,983	109,755	(67,228)
Fund Balance, end of year	<u>\$ -</u>	<u>\$ 176,983</u>	<u>\$ 109,755</u>	<u>\$ (67,228)</u>

Alpine Metropolitan District

NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION

December 31, 2018

RSI NOTE A – BUDGETARY INFORMATION

Budgets for major governmental funds are adopted on the modified accrual basis where capital outlays are treated as expenditures and depreciation is not budgeted. The operating budget includes proposed expenditures and the means of financing them. The Board of Directors must approve transfers between funds, or increases to a fund's budget. See Note B for additional information on the District's budget process.

RSI NOTE B – EXPENDITURES/EXPENSES IN EXCESS OF APPROPRIATION

State Statute requires that expenditures and transfers for a fund cannot exceed the appropriations for that fund. Appropriations for a fund may be increased provided unanticipated resources offset them.

The budget is controlled at the departmental level within each fund. However, the legal level of appropriation is within the fund.

Alpine Metropolitan District
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
 IN FUND BALANCE - BUDGET AND ACTUAL - CAPITAL PROJECTS FUND

For the year ended December 31, 2018

	Original Budget	Final Budget	Actual	Variance Over (Under)
Revenue				
Capital obligation payments from Breckenridge Mountain Metropolitan Districts	\$ 1,924,888	\$ 1,994,749	\$ 1,994,749	\$ -
Developer advance	-	443,787	443,787	-
Interest income	1,070	20,083	20,082	(1)
Total revenue	1,925,958	2,458,619	2,458,618	(1)
Expenditures				
Capital outlay				
Road improvements	1,915,958	1,994,390	1,994,390	-
Transportation improvements	-	6,851	6,851	-
Ice risk improvements	-	346,590	346,590	-
Contingency	10,000	500	-	(500)
Total expenditures	1,925,958	2,348,331	2,347,831	(500)
Revenues Over (Under) Expenditures	-	110,288	110,787	499
Fund Balance, beginning of year	-	778,987	-	(778,987)
Fund Balance, end of year	\$ -	\$ 889,275	\$ 110,787	\$ (778,488)