

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

December 31, 2020

## CONTENTS

	Page
REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS .....	1
MANAGEMENT’S DISCUSSION AND ANALYSIS.....	3
FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION .....	6
STATEMENT OF ACTIVITIES .....	7
BALANCE SHEET – GOVERNMENTAL FUNDS.....	8
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS .....	9
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL – GENERAL FUND.....	10
NOTES TO FINANCIAL STATEMENTS.....	11
SUPPLEMENTARY INFORMATION	
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL – DEBT SERVICE FUND .....	27

**REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS**

May 25, 2021

The Board of Directors  
Vail Square Metropolitan District No. 1

We have audited the accompanying financial statements of the governmental activities and each major fund of Vail Square Metropolitan District No. 1 as of and for the year ended December 31, 2020, 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 an opinion 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 of 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 District'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 District'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 opinion.

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Vail Square Metropolitan District No. 1, as of December 31, 2020, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.



## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 5 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.

### *Supplementary Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Vail Square Metropolitan District No. 1's basic financial statements. The Debt Service Fund budgetary schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements.

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

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

## Vail Square Metropolitan District No. 1

### Management's Discussion and Analysis December 31, 2020

As management of Vail Square Metropolitan District No. 1 (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2020.

#### Overview of the Financial Statements

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

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

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

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

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

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

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

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

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

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

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

**Notes to the financial statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 11 through 26 of this report.

**Condensed Financial Information**

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

	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
<b>ASSETS &amp; DEFERRED OUTFLOWS:</b>		
Current assets	\$ 2,927,805	\$ 2,318,338
Non-current assets	10,297,784	11,384,492
<b>Total Assets</b>	<b>13,225,589</b>	<b>13,702,830</b>
Deferred outflows of resources	821,253	823,421
<b>LIABILITIES:</b>		
Current liabilities	504,601	480,764
Non-current liabilities	12,716,253	13,153,421
<b>Total Liabilities</b>	<b>13,220,854</b>	<b>13,634,185</b>
<b>NET POSITION:</b>		
Net Investment in capital assets	825,988	892,067
Restricted for emergencies	5,204	3,996
Unrestricted	(5,204)	(3,997)
<b>Total Net Position</b>	<b>\$ 825,988</b>	<b>\$ 892,066</b>
<b>REVENUES:</b>		
Operating grants and contributions	\$ 1,643,784	\$ 1,180,151
Interest and other revenue	7,092	23,696
<b>Total Revenues</b>	<b>1,650,876</b>	<b>1,203,847</b>
<b>EXPENSES:</b>		
General government	1,057,833	589,012
Public works	104,261	106,942
Interest on long-term debt	554,860	573,973
<b>Total Expenses</b>	<b>1,716,954</b>	<b>1,269,927</b>
<b>Change in Net Position</b>	<b>(66,078)</b>	<b>(66,080)</b>
<b>Net Position - Beginning</b>	<b>892,066</b>	<b>958,146</b>
<b>Net Position - Ending</b>	<b>\$ 825,988</b>	<b>\$ 892,066</b>

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

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

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

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

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

As of the end of the current fiscal year, the District’s governmental funds reported a combined ending fund balance of \$2,902,221, an increase of \$605,556 in comparison with the prior year. These funds are held by the District for spending in future years.

The District adopts budgets for each fund on an annual basis. Budgetary comparisons have been provided on page 10 for the General Fund, page 27 for the Debt Service Fund.

**Capital assets.** The District’s capital assets consist primarily of infrastructure in the Districts. During 2020 the District recognized depreciation expense of \$66,079. Details can be seen in Note C on page 17 of this report.

**Long-term debts.** The District issued \$16,000,000 of tax-exempt loans during 2008. Loan 2008A consists of \$2,000,000 in a variable rate loan facility. Loan 2008B consists of \$14,000,000 in a variable rate loan facility which is subject to an interest rate swap to effectively convert the 2008B loan from a variable-rate loan to a hedged loan with a synthetic fixed interest rate of 4.61 percent. Additional information can be found in the Notes to the Financial Statement in Notes D and E on pages 18 to 21 of this report.

**Economic Factors and Next Year’s Budget.** It is anticipated COVID-19 will have impacts on the economy as a whole which will include financial impacts to the District, however the extent of such impact continues to be unknown at this time.

### **Request for Information**

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

Vail Square Metropolitan District No. 1

STATEMENT OF NET POSITION

December 31, 2020

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and investments	\$ 2,896,790
Due from other governments, VSMD Nos. 2 & 3	23,598
Prepaid expenses	7,417
Non-current assets	
Capital assets	
Depreciable	825,988
Net capital and service obligations from/to VSMD No. 2, non-current	7,861,591
Net capital and service obligations from/to VSMD No. 3, non-current	1,610,205
Total Assets	<u>13,225,589</u>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	
Deferred swap	821,253
Total Deferred Outflow of Resources	<u>821,253</u>
Total Assets and Deferred Outflow of Resources	<u>14,046,842</u>
<b>LIABILITIES</b>	
Accounts payable	25,584
Accrued interest	44,017
Long-term obligations due in one year	435,000
Long-term obligations	11,895,000
Swap Mark to Market	821,253
Total Liabilities	<u>13,220,854</u>
<b>NET POSITION</b>	
Net investment in capital assets	825,988
Restricted for emergencies	5,204
Unrestricted	(5,204)
Total Net Position	<u>\$ 825,988</u>

The accompanying notes are an integral part of this statement.

Vail Square Metropolitan District No. 1

STATEMENT OF ACTIVITIES

Year ended December 31, 2020

Function/Programs	Expenses	Program Revenues		Total Governmental Activities
		Operating Contributions	Capital Contributions	
Governmental activities:				
General government	\$ 1,057,833	\$ 88,801	\$ -	\$ (969,032)
Public works	104,261	78,422	-	(25,839)
Interest	554,860	1,476,561	-	921,701
Total governmental activities	<u>\$ 1,716,954</u>	<u>\$ 1,643,784</u>	<u>\$ -</u>	<u>(73,170)</u>
General revenues (expenses):				
Interest				<u>7,092</u>
Total general revenues				<u>7,092</u>
Change in net position				(66,078)
Net position - beginning				<u>892,066</u>
Net position - ending				<u>\$ 825,988</u>

The accompanying notes are an integral part of this statement.

Vail Square Metropolitan District No. 1

BALANCE SHEET - GOVERNMENTAL FUNDS

December 31, 2020

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Equity in pooled cash and investments	\$ 1,093,470	\$ 1,803,320	\$ 2,896,790
Due from other governments, VSMD Nos. 2 & 3	8,644	14,954	23,598
Prepaid expenses	7,417	-	7,417
Total Assets	<u>1,109,531</u>	<u>1,818,274</u>	<u>2,927,805</u>
<b>LIABILITIES</b>			
Accounts payable	25,584	-	25,584
Total Liabilities	<u>25,584</u>	<u>-</u>	<u>25,584</u>
<b>FUND BALANCES</b>			
Nonspendable	7,417	-	7,417
Restricted for emergencies	5,204	-	5,204
Restricted for debt service	-	1,818,274	1,818,274
Unassigned	1,071,326	-	1,071,326
Total Fund Balances	<u>\$ 1,083,947</u>	<u>\$ 1,818,274</u>	<u>\$ 2,902,221</u>

Fund balance (as reported above)    \$    2,902,221

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

Capital assets are not current assets and are therefore not reported in the funds	825,988
Long-term Tax-Exempt Loan obligations are not payable in the current period and are therefore not reported in the funds	(12,330,000)
Net capital and service obligations due from VSMD Nos.2 & 3 are not receivable in the current period and are therefore not reported in the funds	9,471,796
Accrued interest is not payable in the current period and is therefore not reported in the funds	<u>(44,017)</u>
Net position of governmental activities	<u>\$    825,988</u>

The accompanying notes are an integral part of this statement.

Vail Square Metropolitan District No. 1

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

Year ended December 31, 2020

	General	Debt Service	Total Governmental Funds
Revenues			
Interest	\$ 6,246	\$ 846	\$ 7,092
Intergovernmental agreement	167,223	1,476,561	1,643,784
Total revenues	<u>173,469</u>	<u>1,477,407</u>	<u>1,650,876</u>
Expenditures			
Current - general government	37,204	-	37,204
Current - public works	38,182	-	38,182
Debt service - principal	-	415,000	415,000
Debt service - interest	-	554,934	554,934
Total expenditures	<u>75,386</u>	<u>969,934</u>	<u>1,045,320</u>
	Excess of Revenues Over (Under) Expenditures	98,083	507,473
Fund Balance - January 1	985,864	1,310,801	2,296,665
Fund Balance - December 31	<u>\$ 1,083,947</u>	<u>\$ 1,818,274</u>	<u>\$ 2,902,221</u>
		Net Change in Fund Balance (above)	\$ 605,556
Amounts reported as governmental activities in the Statement of Activities are different because:			
			(1,020,629)
Change in capital and service obligations from VSMD Nos. 2 & 3			(66,079)
Depreciation expense is not reported in the funds			74
Change in accrued interest			415,000
Payments on long-term debt			<u>\$ (66,078)</u>
		Change in net position of governmental activities	<u>\$ (66,078)</u>

The accompanying notes are an integral part of this statement.

Vail Square Metropolitan District No. 1

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

Year ended December 31, 2020

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenues</b>			
Intergovernmental agreement	\$ 169,073	\$ 167,223	\$ (1,850)
Interest	13,981	6,246	(7,735)
Total revenues	<u>183,054</u>	<u>173,469</u>	<u>(9,585)</u>
<b>Expenditures</b>			
General government			
Accounting and audit	23,500	23,124	376
Insurance	3,250	2,761	489
Legal and other professional services	15,000	8,457	6,543
Other	3,495	2,862	633
Public works			
Operations expenses	20,300	8,758	11,542
Snowmelt	30,000	29,424	576
Contingency	10,000	-	10,000
Total expenditures	<u>105,545</u>	<u>75,386</u>	<u>30,159</u>
Excess of Revenues Over (Under) Expenditures	77,509	98,083	20,574
Fund Balance - January 1	<u>932,022</u>	<u>985,864</u>	<u>53,842</u>
Fund Balance - December 31	<u>\$ 1,009,531</u>	<u>\$ 1,083,947</u>	<u>\$ 74,416</u>

The accompanying notes are an integral part of this statement.

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

---

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

1. Organization

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

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

2. Reporting Entity

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

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

3. Government-wide and Fund Financial Statements

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

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

---

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

Government-wide Financial Statements

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

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

Fund Financial Statements

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

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

4. Fund Accounting

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

Governmental Funds

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

The District reports the following major governmental funds:

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

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

---

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

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

5. Measurement Focus and Basis of Accounting

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

Long-Term Economic Focus and Accrual Basis

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

Current Financial Focus and Modified Accrual Basis

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

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

6. Intergovernmental Revenues

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

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

---

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

7. Use of Estimates

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

8. Interfund Transactions

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

9. Stewardship, Compliance, and Accountability

Budgets and Budgetary Accounting

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

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

- (1) For the 2020 budget year, prior to August 25, 2019, the County Assessor sent the District the assessed valuation of all taxable property within the District's boundaries.
- (2) On or before October 15, 2019, the District's accountant submitted to the District's Board of Directors a recommended budget which detailed the necessary property taxes needed along with other available revenues to meet the District's operating requirements.
- (3) For the 2020 budget, prior to December 15, 2019, the District computed and certified to the County Commissioners a rate of levy that derived the necessary property taxes as computed in the proposed budget.
- (4) For the 2020 budget, the final budget and appropriating resolution was adopted prior to December 31, 2019.

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

---

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

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

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

10. Capital Assets

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

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

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

11. Fund Balances

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

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

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

---

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

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

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

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

Cash Deposits

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102 percent of the aggregate uninsured deposits. As of December 31, 2020, the District had cash deposits of \$1,786,710 all of which is collateralized as explained above.

Investments

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

As of December 31, 2020, the District had \$1,110,080 invested in the Colorado Surplus Asset Fund (CSafe), an investment vehicle established for local government entities in Colorado to pool surplus funds. CSafe operates similarly to a money market fund and each share is equal in value to \$1.00.

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

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

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

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

Deposits	\$ 1,786,710
CSafe	<u>1,110,080</u>
Equity in pooled cash and investments	<u>\$ 2,896,790</u>

**NOTE C – CAPITAL ASSETS**

Capital asset activity for the year ended December 31, 2020 was as follows:

	Balance January 1, 2020	Increases	Decreases	Transfers	Balance December 31, 2020
Governmental Activities					
Capital assets being depreciated					
Infrastructure:					
Land improvements	\$ 1,428,437	\$ –	\$ –	\$ –	\$ 1,428,437
Signage	211,913	–	–	–	211,913
Utilities	<u>223,545</u>	–	–	–	<u>223,545</u>
Total assets being depreciated	1,863,895	–	–	–	1,863,895
Less accumulated depreciation for					
Infrastructure:					
Land improvements	657,084	57,137	–	–	714,221
Signage	211,912	–	–	–	211,912
Utilities	<u>102,832</u>	<u>8,942</u>	–	–	<u>111,774</u>
Total accumulated depreciation	<u>971,828</u>	<u>66,079</u>	–	–	<u>1,037,907</u>
Capital assets being depreciated, net	<u>892,067</u>	<u>(66,079)</u>	–	–	<u>825,988</u>
Governmental activities capital assets, net	<u>\$ 892,067</u>	<u>\$ (66,079)</u>	<u>\$ –</u>	<u>\$ –</u>	<u>\$ 825,988</u>

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

Vail Square Metropolitan District No. 1  
NOTES TO FINANCIAL STATEMENTS

December 31, 2020

---

**NOTE D – LONG-TERM OBLIGATIONS**

2008A Tax-Exempt Loan

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

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

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

Debt service requirements are as follows: (the interest payments presented below assume that the interest rate will remain at the minimum rate noted above; the rate is subject to monthly adjustment)

Year Ending <u>December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ —	\$ 57,000	\$ 57,000
2022	—	57,000	57,000
2023	<u>2,000,000</u>	<u>23,750</u>	<u>2,023,750</u>
Total	<u>\$ 2,000,000</u>	<u>\$ 137,750</u>	<u>\$ 2,137,750</u>

2008B Tax-Exempt Loan

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

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

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

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

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

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

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

Year Ending <u>December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 435,000	\$ 482,827	\$ 917,827
2022	455,000	462,495	917,495
2023	<u>9,440,000</u>	<u>220,010</u>	<u>9,660,010</u>
Total	<u>\$ 10,330,000</u>	<u>\$ 1,165,332</u>	<u>\$ 11,495,332</u>

The following is a summary of long-term non-developer debt transactions of the District for the year ended December 31, 2020:

	<u>Balance January 1, 2020</u>	<u>Issues</u>	<u>Reductions</u>	<u>Balance December 31, 2020</u>
2008A General Obligation Loan	\$ 2,000,000	\$ –	\$ –	\$ 2,000,000
2008B General Obligation Loan	<u>10,745,000</u>	<u>–</u>	<u>415,000</u>	<u>10,330,000</u>
Total	<u>\$ 12,745,000</u>	<u>\$ –</u>	<u>\$ 415,000</u>	<u>\$ 12,330,000</u>

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

**NOTE E – HEDGING ACTIVITIES**

**Assumptions**

Background information

At December 31, 2020, the District has the following derivative instruments outstanding:

<u>Item</u>	<u>Type</u>	<u>Objective</u>	<u>Notional Amount</u>	<u>Effective Date</u>	<u>Maturity Date</u>	<u>Terms</u>	<u>12/31/2020 Fair Value</u>
A	Pay-fixed interest rate swap	Hedge of changes in cash flows on the 2008B Loan	\$14,000,000	7/23/08	6/1/2023	Pay 4.61%, receive 65% 1-month LIBOR + 125 bp	(\$821,253)

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

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

**Risks**

*Credit risk.* As of December 31, 2020, the District was not exposed to credit risk because the swap had a negative fair value. However, should interest rates change and the fair value of the swap become positive, the District would be exposed to credit risk in the amount of the derivative's fair value. The swap counterparty was rated BBB+ by Standard & Poor's and Baa2 by Moody's Investors Service as of December 31, 2020. To mitigate the potential for credit risk, if the counterparty's credit quality falls below Baa2 as determined by Moody's Investors Service or BBB as determined by Standard & Poor's Ratings Service, the counterparty agrees to cooperate with the District in having the swap assigned to a new swap provider acceptable to the District and the counterparty.

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

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

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

---

**NOTE E – HEDGING ACTIVITIES – CONTINUED**

*Termination risk.* The derivative contract uses the International Swap Dealers Association Master Agreement, which includes standard termination events, such as failure to pay and bankruptcy. The Schedule to the Master Agreement includes an "additional termination event." That is, the swap may be terminated by the District if the counterparty's credit quality rating falls below "BBB" as issued by Standard & Poor's or "Baa2" as issued by Moody's Investors Service. The District agrees not to terminate the swap unless it shall have sufficient funds to pay any Settlement Amount to the counterparty. If the counterparty's credit quality falls below these levels, the swap may be assigned to a new swap provider acceptable to the District and the counterparty. No termination events have occurred as of December 31, 2020.

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

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

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

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

*Swap payments and associated debt.* As of December 31, 2020, debt service requirements of the variable-rate debt and net swap/loan interest payments are as shown in Note D.

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

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

---

**NOTE F – INTERGOVERNMENTAL AGREEMENTS**

The District has entered into the following intergovernmental agreements:

Joint Funding Agreement

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

In 2020, the mill levy assessed for collection in 2021 was 35 mills in Vail Square Metropolitan District No. 2, with 32 mills allocated for the Joint Funding Agreement and 3 mills for the District Facilities Joint Financing, Construction and Service Agreement; and, 21.875 mills in Vail Square Metropolitan District No. 3, with 18.875 mills allocated for the Joint Funding Agreement and 3 mills for the District Facilities Joint Financing, Construction and Service Agreement. The portion of the annual bond costs to be paid by each Financing District will remain in the same proportion in future years.

District Facilities Joint Financing, Construction and Service Agreement

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

The Operating District has recorded a capital and service obligation receivable from the Financing Districts as of December 31, 2020 in the amount of \$9,471,796 which represents unreimbursed costs incurred through that date for infrastructure construction and costs related to issuance of and debt service on the loans. This receivable has been allocated between the Financing Districts based on the District's forecast of the future annual bond costs to be paid by each Financing District. However, each Financing District is responsible to pay Financing Costs until the District's loans have been fully repaid and the ultimate allocation of the Financing Costs between the Financing Districts will be dependent on the assessed value and mill levy of each Financing District over the life of the District's loans.

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

---

**NOTE F – INTERGOVERNMENTAL AGREEMENTS – CONTINUED**

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

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

Pledge Agreement

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

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

**NOTE G – COMMITMENTS AND CONTINGENCIES**

During the normal course of business, the District may incur claims and other assertions against it from various agencies and individuals. Management of the District and its legal representatives have disclosed that they are not aware of any material outstanding claims against the District at December 31, 2020.

**NOTE H – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; injuries to employees, or acts of God. The District has elected to participate in the Colorado Special District Property and Liability Pool (the Pool) which is sponsored by the Special District Association of Colorado. The Pool provides property and general liability, automobile physical damage and liability, public official's liability and machinery coverage to its members. Members of the Pool are required to make additional surplus contributions. Any excess funds which, the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula. During the year ended December 31, 2020 the Pool made no distributions to the District.

Condensed financial statement data for the Colorado Special Districts Property and Liability Pool as of December 31, 2019 (latest information available) is as follows:

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

**NOTE H – RISK MANAGEMENT - CONTINUED**

Assets	<u>\$ 55,602,023</u>
Liabilities	\$ 33,163,342
Surplus	<u>22,438,681</u>
	<u>\$ 55,602,023</u>
Revenue	\$ 22,436,944
Investment income and other	<u>1,173,628</u>
Total revenue	23,610,572
Expenses	<u>25,355,739</u>
Excess of revenues over (under) expenses	<u>\$ (1,745,167)</u>

**NOTE I – TABOR AMENDMENT**

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

TABOR also requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. These reserves are required to be 3% or more of the fiscal year spending (excluding bonded debt service) for fiscal years ended after December 31, 1994. At December 31, 2020, the District’s emergency reserve was \$5,204.

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

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

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

**NOTE I – TABOR AMENDMENT – CONTINUED**

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

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

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

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

Vail Square Metropolitan District No. 1

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

---

**NOTE J – RELATED PARTIES**

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

\$38,182 was paid to Arrabelle at Vail Square, LLC for snowmelt and other operations costs during 2020. As of December 31, 2020, the District owed Arrabelle at Vail Square, LLC \$19,102 for these services, which is included in general fund accounts payable.

**NOTE K – SIGNIFICANT TAXPAYER**

The hotel complex located within the boundaries of District No. 3 represents substantially all of the assessed valuation of that District. The County Assessor increased the assessed valuation of the hotel from \$12,706,140 in 2018 to \$28,646,250 in 2019 and 2020. The hotel owner has protested the 2019 and 2020 assessed valuation (which are the basis for taxes paid in 2020 and to be paid in 2021). This protest is currently being litigated in District Court. A portion of the property taxes for the hotel received in 2020 and the property taxes receivable in 2021 are subject to abatement if the District court rules in favor of the hotel. To the extent that property taxes are abated to the taxpayer, the District will be required to rebate its share of those abated taxes to District No. 3. The District has budgeted an allowance for this potential abatement in the District's 2021 budget but has not deferred recognition of the tax revenue received in 2020.

**NOTE L – DESIGNATED FUND BALANCE**

During 2018 the board, based on a reserve study, designated \$850,000 of fund balance for the purpose of major capital expenses in 2030. The board intends, as funds are available, to have, by 2030, a reserve of \$1.1 million. The reserve is budgeted to increase by \$10,000 each year. At December 31, 2020 designated fund balance was \$870,000.

SUPPLEMENTARY INFORMATION

Vail Square Metropolitan District No. 1

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

Year ended December 31, 2020

	Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenues</b>			
Intergovernmental agreement	\$ 1,473,121	\$ 1,476,561	\$ 3,440
Interest income	1,285	846	(439)
Total revenues	<u>1,474,406</u>	<u>1,477,407</u>	<u>3,001</u>
<b>Expenditures</b>			
Debt service - principal	915,000	415,000	500,000
Debt service - interest	<u>646,058</u>	<u>554,934</u>	<u>91,124</u>
Total expenditures	<u>1,561,058</u>	<u>969,934</u>	<u>591,124</u>
Excess of Revenues Over (Under) Expenditures	(86,652)	507,473	594,125
Fund Balance - January 1	<u>1,284,967</u>	<u>1,310,801</u>	<u>25,834</u>
Fund Balance - December 31	<u><u>\$ 1,198,315</u></u>	<u><u>\$ 1,818,274</u></u>	<u><u>\$ 619,959</u></u>