

**THE VILLAGE METROPOLITAN DISTRICT**  
**Eagle County, Colorado**

**FINANCIAL STATEMENTS AND**  
**SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2022**

**THE VILLAGE METROPOLITAN DISTRICT  
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Board of Directors  
The Village Metropolitan District  
Eagle County, Colorado

## Independent Auditor's Report

### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of The Village Metropolitan District (the "District"), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of The Village Metropolitan District as of December 31, 2022, and the respective changes in financial position 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.

### Basis for Opinions

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

### Responsibilities of Management for the Financial Statements

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

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

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

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

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

## Other Matters

### Required Supplemental Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States require to be presented to supplement the basic financial statements. Such missing 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. Our opinions on the basic financial statements are not affected by this missing information.

### Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The supplementary information as listed in the table of contents is presented for the purposes of legal compliance and additional analysis and is not a required part of the financial statements. The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, such information is fairly stated in all material respects in relation to the financial statements as a whole.

### Other Information

The other information, as listed in the table of contents, has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

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

*Wipfli LLP*

Wipfli LLP  
Lakewood, Colorado

July 25, 2023

## **BASIC FINANCIAL STATEMENTS**

**THE VILLAGE METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 25,231
Cash and Investments - Restricted	11,764,822
Accounts Receivable	4,792,936
Receivable - County Treasurer	981
Property Taxes Receivable	278,690
Prepaid Expenses	4,098
Total Assets	16,866,758
<b>LIABILITIES</b>	
Accounts Payable	3,006
Accrued Interest Payable - Bonds	179,997
Noncurrent Liabilities:	
Due Within One Year	580,000
Due in More Than One Year	44,359,711
Total Liabilities	45,122,714
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	278,690
Total Deferred Inflows of Resources	278,690
<b>NET POSITION</b>	
Restricted for:	
Emergency Reserves	1,300
Unrestricted	(28,535,946)
Total Net Position	\$ (28,534,646)

See accompanying Notes to Basic Financial Statements.

**THE VILLAGE METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

	Charges for Services	Program Revenues Operating Grants and Contributions	Capital Grants and Contributions	Net Revenues (Expenses) and Change in Net Position
<b>FUNCTIONS/PROGRAMS</b>				
Primary Government:				
Government Activities:				
General Government	\$ 37,949	\$ 40,442	\$ -	\$ 2,493
Interest and Related Costs on Long Term-Term Debt	2,156,129	4,792,936	-	2,636,807
	<u>\$ 2,194,078</u>	<u>\$ 4,833,378</u>	<u>\$ -</u>	<u>2,639,300</u>
Total Governmental Activities				
				250,295
				13,463
				152,221
				<u>415,979</u>
				3,055,279
				<u>(31,589,925)</u>
				<u>\$ (28,534,646)</u>
<b>GENERAL REVENUES</b>				
Property Taxes				
Specific Ownership Taxes				
Net Investment Income				
Total General Revenues				
<b>CHANGE IN NET POSITION</b>				
Net Position - Beginning of Year				
<b>NET POSITION - END OF YEAR</b>				

See accompanying Notes to Basic Financial Statements.

**THE VILLAGE METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2022**

<b>ASSETS</b>	General	Debt Service	Capital Projects	Total Governmental Funds
Cash and Investments	\$ 25,231	\$ -	\$ -	\$ 25,231
Cash and Investments - Restricted	1,300	7,110,494	4,653,028	11,764,822
Accounts Receivable	-	4,792,936	-	4,792,936
Receivable - County Treasurer	-	981	-	981
Prepaid Expenses	4,098	-	-	4,098
Property Taxes Receivable	-	278,690	-	278,690
Total Assets	\$ 30,629	\$ 12,183,101	\$ 4,653,028	\$ 16,866,758
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 3,006	\$ -	\$ -	\$ 3,006
Total Liabilities	3,006	-	-	3,006
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Property Tax Revenue	-	278,690	-	278,690
Total Deferred Inflows of Resources	-	278,690	-	278,690
<b>FUND BALANCES</b>				
Nonspendable for:				
Prepaid Expenses	4,098	-	-	4,098
Restricted for:				
Emergency Reserves	1,300	-	-	1,300
Debt Service	-	11,904,411	-	11,904,411
Capital Projects	-	-	4,653,028	4,653,028
Unassigned	22,225	-	-	22,225
Total Fund Balances	27,623	11,904,411	4,653,028	16,585,062
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 30,629	\$ 12,183,101	\$ 4,653,028	

Amounts reported for governmental activities in the statement of net position are different because:

Long-term liabilities, including loans payable and interest payable, are due and payable in the current period and, therefore, are not reported in the funds.

Bonds Payable	(44,425,000)
Bonds Premium	(514,711)
Accrued Interest Payable - Bonds	(179,997)

Net Position of Governmental Activities	\$ (28,534,646)
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See accompanying Notes to Basic Financial Statements.

**THE VILLAGE METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ -	\$ 250,295	\$ -	\$ 250,295
Specific Ownership Taxes	-	13,463	-	13,463
Transfers from Traer Creek Metropolitan District	40,442	4,792,936	-	4,833,378
Net Investment Income	384	99,221	52,616	152,221
Total Revenues	<u>40,826</u>	<u>5,155,915</u>	<u>52,616</u>	<u>5,249,357</u>
<b>EXPENDITURES</b>				
General and Administrative:				
Accounting	18,565	-	-	18,565
Audit	4,600	-	-	4,600
District Management	4,380	-	-	4,380
Dues and Membership	317	-	-	317
Election Expense	500	-	-	500
Insurance and Bonds	4,092	-	-	4,092
Legal	4,683	-	-	4,683
Miscellaneous Expense	812	-	-	812
Debt Service:				
County Treasurer's Fee	-	7,509	-	7,509
Bond Interest - Series 2020	-	2,175,942	-	2,175,942
Bond Principal - Series 2020	-	385,000	-	385,000
Paying Agent Fees	-	3,750	-	3,750
Total Expenditures	<u>37,949</u>	<u>2,572,201</u>	<u>-</u>	<u>2,610,150</u>
<b>NET CHANGE IN FUND BALANCES</b>	2,877	2,583,714	52,616	2,639,207
Fund Balances - Beginning of Year	<u>24,746</u>	<u>9,320,697</u>	<u>4,600,412</u>	<u>13,945,855</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 27,623</u>	<u>\$ 11,904,411</u>	<u>\$ 4,653,028</u>	<u>\$ 16,585,062</u>

See accompanying Notes to Basic Financial Statements.

**THE VILLAGE METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

Net Change in Fund Balance - Total Governmental Funds \$ 2,639,207

Amounts reported for governmental activities in the statement of activities are different because:

The issuance of long-term debt (e.g., loans, Developer advances) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Principal Payment 385,000

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest - Change in Liability 1,332  
Amortization of Bond Premium 29,740

Change in Net Position of Governmental Activities \$ 3,055,279

**THE VILLAGE METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actuals Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Transfers from Traer Creek Metropolitan District	\$ 68,000	\$ 40,442	\$ (27,558)
Net Investment Income	-	384	384
Total Revenues	<u>68,000</u>	<u>40,826</u>	<u>(27,174)</u>
<b>EXPENDITURES</b>			
Accounting	32,000	18,565	13,435
Audit	4,500	4,600	(100)
District Management	10,000	4,380	5,620
Dues and Membership	1,000	317	683
Election Expense	4,000	500	3,500
Insurance and Bonds	5,000	4,092	908
Legal	10,000	4,683	5,317
Miscellaneous Expense	1,500	812	688
Total Expenditures	<u>68,000</u>	<u>37,949</u>	<u>30,051</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	2,877	2,877
Fund Balance - Beginning of Year	<u>15,055</u>	<u>24,746</u>	<u>9,691</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 15,055</u>	<u>\$ 27,623</u>	<u>\$ 12,568</u>

See accompanying Notes to Basic Financial Statements.

**THE VILLAGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

The Village Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court on November 30, 1998, concurrently with Traer Creek Metropolitan District (Traer Creek), and is governed pursuant to provisions of the Colorado Special Districts Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the town of Avon (the Town) in Eagle County, Colorado. The District operates under a Service Plan approved by the Town on August 25, 1998. The District was established to provide financing for the construction of streets and safety control, water systems, sewer systems, park and recreation facilities, safety protection, fire protection, transportation systems, television relay, mosquito control and the operation and maintenance of the District. Under its Service Plan, the District is intended to be the Financing District related to Traer Creek as the Service District for the development of the service area, which encompasses the area of both Districts.

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

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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the District are described as follows:

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

**THE VILLAGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (Continued)**

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of the governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

**THE VILLAGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall of 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.

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

**Amortization – Original Issue Premium**

In the government-wide financial statements, bond premiums are deferred and amortized over the life of the bonds using the effective interest method. In the fund financial statements, governmental fund types recognize bond premiums during the current period. The face amount of the debt issued and premiums received on debt issuances are reported as other financing sources. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

**Deferred Inflows of Resources**

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**THE VILLAGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Equity**

**Net Position**

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the government's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

**THE VILLAGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 CASH AND INVESTMENTS**

**Deposits with Financial Institutions**

Cash and investments as of December 31, 2022 are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 25,231
Cash and Investments - Restricted	11,764,822
Total Cash and Investments	<u>\$ 11,790,053</u>

Cash and investments as of December 31, 2022 consist of the following:

Deposits with Financial Institutions	\$ 1,000
Investments	11,789,053
Total Cash and Investments	<u>\$ 11,790,053</u>

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 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and for the reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2022, the District's cash deposits had a bank and a carrying balance of \$1,000.

**Investments**

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to three to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

**THE VILLAGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

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

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- \* Certain money market funds
- . Guaranteed investment contracts
- \* Local government investment pools

As of December 31, 2022, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Liquid Asset Trust Plus (COLOTRUST PLUS)	Weighted-Average Under 60 Days	\$ 510,188
U.S. Treasury Money Market Fund	Weighted-Average Under 60 Days	11,278,865
Total		<u>\$ 11,789,053</u>

**COLOTRUST**

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), 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 currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

**THE VILLAGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**COLOTRUST (Continued)**

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 the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAM by Standard & Poor's, COLOTRUST EDGE is rated AAAsf/S1 by Fitch Ratings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

**U.S. Treasury Money Market Fund**

The money at U.S. Bank is invested in the Fidelity Governmental Fund 57 (Class 1). The Fidelity Governmental Fund is a money market fund that is managed by Fidelity Investments and each share is equal in value to \$1.00. The fund is AAAM rated and invests in high quality short-term obligations, with approximately 80% of assets invested in government securities. The average maturity of the underlying securities is 60 days or less.

**NOTE 4 LONG-TERM OBLIGATIONS**

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2022:

	Balance at December 31, 2021	Additions	Reductions	Balance at December 31, 2022	Due Within One Year
Special Revenue and Limited Property Tax Refunding and Improve Bonds, Series 2020	\$ 44,810,000	\$ -	\$ 385,000	\$ 44,425,000	\$ 580,000
Bond Premium, Series 2020	544,451	-	29,740	514,711	-
Total	<u>\$ 45,354,451</u>	<u>\$ -</u>	<u>\$ 414,740</u>	<u>\$ 44,939,711</u>	<u>\$ 580,000</u>

The details of the District's long-term obligations are as follows:

**\$45,000,000 Special Revenue and Limited Property Tax Refunding and Improvement Bonds, Series 2020, dated August 21, 2020**

The Series 2020 Bonds consist of three term bonds that bear interest at 4.150%, 5.000% and 5.000% per annum, respectively, and mature on December 1, 2030, December 1, 2040 and December 1, 2049, respectively. Interest on the Series 2020 Bonds is payable semiannually on June 1 and December 1, beginning on December 1, 2020 with principal payment due on December 1 each year, beginning in 2021. Proceeds from the sale of the Series 2020 Bonds were used for the purpose of: (a) Paying the Project Costs; (b) refunding the Series 2014 Bonds (Issued by Traer Creek); (c) prepaying and canceling the 2015 Loan; (d) funding the Debt Service Reserve Fund in the amount of the Required Reserve; and (e) paying certain costs of issuance.

**THE VILLAGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**\$45,000,000 Special Revenue and Limited Property Tax Refunding and Improvement Bonds, Series 2020, dated August 21, 2020 (Continued)**

The Series 2020 Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity, and in whole or partial maturities, (and if in part in such order of maturities as the District shall determine and by lot within maturities), on December 1, 2025 and on any date thereafter, upon payment of the principal amount so redeemed plus accrued interest thereon to the date of redemption, together with a redemption premium of a percentage of the principal amount so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2025 through November 30, 2026	3.00%
December 1, 2026 through November 30, 2027	2.00
December 1, 2027 through November 30, 2028	1.00
December 1, 2028 and thereafter	0.00

**Mandatory Redemption**

The Series 2020 Bonds are also subject to mandatory sinking fund redemption by lot on December 1 of each year and in the principal amounts at a redemption price equal to the principal amount thereof (with no redemption premium), plus accrued interest to the redemption date.

**Pledged Revenue**

The Series 2020 Bonds are special revenue and limited property tax obligations of the District secured by and payable from and to the extent of the District Pledged Revenue and Traer Creek Pledged Revenue.

The District Pledged Revenue consists of the following, net of any costs of collection and any tax refunds or abatements authorized by or on behalf of the Town and/or County (to the extent not previously deducted by definition): (a) all moneys derived from imposition by the District of the Required Mill Levy; (b) all Tap Fees and Surcharges; (c) all Specific Ownership Tax Revenues; (d) all Assigned Revenues received from Traer Creek; and (e) any other legally available moneys which the District determines, in its sole and absolute discretion, to credit to the Bond Fund.

The Traer Creek Pledged Revenue consists of the money derived by Traer Creek from the following sources being pledged pursuant to the Pledge Agreement, net of any costs of collection and any tax refunds or abatements authorized by or on behalf of the Town and/or County (to the extent not previously deducted by definition): (a) all moneys derived from imposition by Traer Creek of the Traer Creek Required Mill Levy; (b) all Tap Fees and Surcharges; (c) all Traer Creek Specific Ownership Tax Revenues; (d) all Assigned Revenues received from the Commercial PIC and/or the Mixed-Use PIC, less the Annual Operations Funding Allocation; and (e) any other legally available moneys which Traer Creek determines, in its sole and absolute discretion, to transfer to the District for credit to the Bond Fund.

**THE VILLAGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Pledged Revenue (Continued)**

The Annual Operations Funding Allocation is defined in the Pledge Agreement as \$450,000 per year. The Series 2020 Bonds are also secured by amounts on deposit in the Debt Service Reserve Fund, which is to be funded from proceeds of the Bonds in the amount of \$3,081,250. The balance of the Debt Service Reserve Fund at December 31, 2022 is \$3,081,250.

In addition, the Series 2020 Bonds are secured by amounts on deposit in the Surplus Fund, which is to be funded from excess Pledged Revenue, if any, up to \$2,000,000. The balance of the Surplus Fund at December 31, 2022 is \$2,000,000.

**Unused Lines of Credit**

The Series 2020 Bonds do not have any unused lines of credit.

**Collateral**

No assets have been pledged as collateral on the Series 2020 Bonds.

**Events of Default**

Events of default occur if the Districts fail to impose the Required Mill Levy, or to apply the Pledged Revenues as required by the Indenture, and do not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indentures.

**Termination Events**

The Series 2020 Bonds do not have a termination provision.

**Acceleration**

The Series 2020 Bonds are not subject to acceleration.

The District's long-term obligations will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 580,000	\$ 2,159,965	\$ 2,739,965
2024	740,000	2,135,895	2,875,895
2025	800,000	2,105,185	2,905,185
2026	875,000	2,071,985	2,946,985
2027	940,000	2,035,673	2,975,673
2028-2032	5,775,000	9,521,007	15,296,007
2033-2037	7,425,000	7,972,500	15,397,500
2038-2042	9,475,000	5,921,250	15,396,250
2043-2047	12,095,000	3,303,000	15,398,000
2048-2049	5,720,000	432,500	6,152,500
Total	<u>\$ 44,425,000</u>	<u>\$ 37,658,960</u>	<u>\$ 82,083,960</u>

**THE VILLAGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 DEBT AUTHORIZATION**

On November 3, 1998, the District’s electors authorized the issuance of indebtedness in an amount not to exceed \$52,250,000 at an interest rate not to exceed 18%. On November 6, 2001, the District’s electors authorized the issuance of additional indebtedness in an amount not to exceed \$1,763,000,000 at an interest rate not to exceed 18%. The total authorized indebtedness is allocated for the following purposes:

	Amount Authorized on 11/3/1998	Amount Authorized on 11/6/2001	Authorization Used for Series 2015 Loan	Authorization Used for Series 2020 Bonds	Remaining Electoral Authorization
Street and Street Improvements	\$ 18,750,000	\$ 158,000,000	\$ -	\$ 10,350,000	\$ 166,400,000
Water	2,850,000	158,000,000	7,460,000	-	153,390,000
Sanitary or Storm Sewer	16,500,000	158,000,000	-	-	174,500,000
Parks and Recreation	4,050,000	158,000,000	-	-	162,050,000
Traffic and Safety	300,000	158,000,000	-	-	158,300,000
Mosquito Control	150,000	10,000,000	-	-	10,150,000
Public Transportation	2,700,000	158,000,000	-	-	160,700,000
Fire Protection and Ambulance	300,000	158,000,000	-	-	158,300,000
Television Relay and Translation	150,000	158,000,000	-	-	158,150,000
Operations and Maintenance	-	15,000,000	-	-	15,000,000
Debt Refunding	-	158,000,000	-	-	158,000,000
Intergovernmental Agreements - General	6,500,000	158,000,000	-	6,300,000	158,200,000
Intergovernmental Agreements - Traer Creek	-	158,000,000	-	-	158,000,000
Total	<u>\$ 52,250,000</u>	<u>\$ 1,763,000,000</u>	<u>\$ 7,460,000</u>	<u>\$ 16,650,000</u>	<u>\$ 1,791,140,000</u>

Per the Service Plan dated August 25, 1998, the District, combined with Traer Creek Metropolitan District, is limited to issuing \$158,000,000 in debt. Traer Creek Metropolitan District’s authorization used is \$52,100,000. In addition, the maximum debt service mill levy for the District is 50 mills, as adjusted for changes in the ratio of actual value to assessed value of property within the District.

**NOTE 6 NET POSITION**

The District has net position consisting of two components - restricted and unrestricted.

Restricted assets include net position that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District has restricted net assets as of December 31, 2022 as follows:

Restricted Net Position:	Governmental
Emergency Reserves	<u>Activities</u>
Total Restricted Net Position	<u>\$ 1,300</u>
	<u>\$ 1,300</u>

**THE VILLAGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 6 NET POSITION (CONTINUED)**

The District's unrestricted net position as of December 31, 2022 is \$(28,535,946). This deficit is a result of the District being responsible for the repayment of the bonds issued for public improvement which were conveyed to other governmental entities.

**NOTE 7 RELATED PARTIES**

The developer of the property within the District and Traer Creek is Traer Creek LLC and several affiliated limited liability companies (the Developer). The members of the Board of Directors are employees, owners or associated with the Developer and may have conflicts of interest in dealing with the District.

The members of the Board also serve as the Board members of Traer Creek.

**NOTE 8 AGREEMENTS**

The District entered into a Facilities Funding, Construction and Operations Agreement on July 31, 2001, and later amended on March 4, 2002, with Traer Creek to provide funding in exchange for certain services and facilities, as described in the District's Service Plan, to current and future residents and property owners of both the District and Traer Creek.

Additionally, the District will provide funding to Traer Creek in exchange for the operations, maintenance and administrative service functions. The District pledges all revenue it receives from ad valorem property taxes, specific ownership taxes and other rates, fees, tolls and charges that may be imposed and collected to Traer Creek, if such revenue is not otherwise pledged, to assist in financing the facilities and services.

In 2022, the District received \$40,442 from Traer Creek to pay general and administrative expenses. In addition, as of December 31, 2022, the District is owed \$4,792,936 from Traer Creek to pay debt service.

**NOTE 9 RISK MANAGEMENT**

The District is 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 (the Pool) as of December 31, 2022. 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 any of the past three fiscal years.

**THE VILLAGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 9 RISK MANAGEMENT (CONTINUED)**

The District pays annual premiums to the Pool for liability, property and public officials' liability 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 10 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. The District voters approved an election question in 2001 to remove limits on the amount of revenue, excluding revenues generated from ad valorem taxes, the District is allowed to retain.

On November 6, 2001, District voters passed an election question to increase property taxes \$1,000,000 annually, without limitation of rate, to pay the District's administration, operational and maintenance costs.

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. The District's Emergency Reserves have been calculated based only on the revenues that the District retains. This does not include the revenue used for debt service. Revenues transferred to Traer Creek Metropolitan District will have an Emergency Reserve on those funds shown in Traer Creek Metropolitan District.

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.

**SUPPLEMENTARY INFORMATION**

**THE VILLAGE METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 249,539	\$ 250,295	\$ 756
Specific Ownership Taxes	12,477	13,463	986
Net Investment Income	4,000	99,221	95,221
Transfers from Traer Creek Metropolitan District	4,104,000	4,792,936	688,936
Total Revenues	<u>4,370,016</u>	<u>5,155,915</u>	<u>785,899</u>
<b>EXPENDITURES</b>			
County Treasurer's Fee	7,486	7,509	(23)
Bond Interest - Series 2020	2,175,942	2,175,942	-
Bond Principal - Series 2020	385,000	385,000	-
Paying Agent Fees	5,000	3,750	1,250
Contingency	26,572	-	26,572
Total Expenditures	<u>2,600,000</u>	<u>2,572,201</u>	<u>27,799</u>
<b>NET CHANGE IN FUND BALANCE</b>	1,770,016	2,583,714	813,698
Fund Balances - Beginning of Year	<u>8,923,353</u>	<u>9,320,697</u>	<u>397,344</u>
<b>FUND BALANCES - END OF YEAR</b>	<u><u>\$ 10,693,369</u></u>	<u><u>\$ 11,904,411</u></u>	<u><u>\$ 1,211,042</u></u>

**THE VILLAGE METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Budget Amounts Original	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Net Investment Income	\$ 1,000	\$ 52,616	\$ 51,616
Total Revenues	<u>1,000</u>	<u>52,616</u>	<u>51,616</u>
<b>EXPENDITURES</b>			
Transfers to Traer Creek Metropolitan District	4,601,136	-	4,601,136
Total Expenditures	<u>4,601,136</u>	<u>-</u>	<u>4,601,136</u>
<b>NET CHANGE IN FUND BALANCE</b>	(4,600,136)	52,616	4,652,752
Fund Balances - Beginning of Year	<u>4,600,136</u>	<u>4,600,412</u>	<u>276</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 4,653,028</u>	<u>\$ 4,653,028</u>

## **OTHER INFORMATION**

**THE VILLAGE METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
YEAR ENDED DECEMBER 31, 2022**

\$45,000,000 Special Revenue and Limited Property Tax  
Refunding and Improvement Bonds  
Series 2020, Dated September 9, 2020  
Interest Rate 4.15% - 5.00% Payable  
June 1 and December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 580,000	\$ 2,159,965	\$ 2,739,965
2024	740,000	2,135,895	2,875,895
2025	800,000	2,105,185	2,905,185
2026	875,000	2,071,985	2,946,985
2027	940,000	2,035,673	2,975,673
2028	1,015,000	1,996,662	3,011,662
2029	1,090,000	1,954,540	3,044,540
2030	1,170,000	1,909,305	3,079,305
2031	1,220,000	1,860,750	3,080,750
2032	1,280,000	1,799,750	3,079,750
2033	1,345,000	1,735,750	3,080,750
2034	1,410,000	1,668,500	3,078,500
2035	1,480,000	1,598,000	3,078,000
2036	1,555,000	1,524,000	3,079,000
2037	1,635,000	1,446,250	3,081,250
2038	1,715,000	1,364,500	3,079,500
2039	1,800,000	1,278,750	3,078,750
2040	1,890,000	1,188,750	3,078,750
2041	1,985,000	1,094,250	3,079,250
2042	2,085,000	995,000	3,080,000
2043	2,190,000	890,750	3,080,750
2044	2,300,000	781,250	3,081,250
2045	2,410,000	666,250	3,076,250
2046	2,535,000	545,750	3,080,750
2047	2,660,000	419,000	3,079,000
2048	2,790,000	286,000	3,076,000
2049	2,930,000	146,500	3,076,500
Total	<u>\$ 44,425,000</u>	<u>\$ 37,658,960</u>	<u>\$ 82,083,960</u>

**THE VILLAGE METROPOLITAN DISTRICT  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
YEAR ENDED DECEMBER 31, 2022**

Year Ended <u>December 31,</u>	Prior Year Assessed Valuation for Current Year Tax Levy	Mills Levied	Total Property Taxes		Percent Collected to Levied
			Levied	Collected	
2018	\$ 13,857,090	50.000	\$ 692,855	\$ 692,406	99.94 %
2019	13,857,090	50.000	713,495	713,495	100.00
2020	14,577,780	50.000	728,889	728,917	100.00
2021	14,838,100	15.000	222,572	222,571	100.00
2022	16,635,960	15.000	249,539	250,295	100.30
Estimated for the Year Ending December 31, 2023	\$ 17,845,270	15.617	\$ 278,690		

Note:

Property taxes shown as collected in any one year include collections of delinquent property taxes or abatements of property taxes assessed in prior years. This presentation does not attempt to identity specific years' assessment.