

AIRPORT VISTA METROPOLITAN DISTRICT NO. 1
AIRPORT VISTA METROPOLITAN DISTRICT NO. 2

COUNTY OF DOUGLAS, COLORADO

2023 ANNUAL REPORT

Board of County Commissioners
Douglas County, Colorado
via Email

County Clerk and Recorder
Douglas County, Colorado
via Email

Office of the State Auditor,
1525 Sherman Street, 7th Floor
Denver, Colorado 80203
via E-Filing Portal

Division of Local Government,
1313 Sherman Street, Room 521
Denver, Colorado 80203
via E-Filing Portal

The following information and documents (attached as exhibits) are provided for calendar year 2023 pursuant to Section 32-1-207(3)(c)(I), C.R.S., and Section XI of the Service Plans of Airport Vista Metropolitan District No. 1 (“**District No. 1**”) and Airport Vista Metropolitan District No. 2 (“**District No. 2**,” together with District No. 1, the “**Districts**”) which were approved by the Board of County Commissioners of Douglas County (the “**County**”) and filed with the District Court and County Clerk:

1. District Description - General Information

(a) ***Board members, officers’ titles and terms:***

Name	Officer Title	Term Expiration
Nicole J. Champine	President	May 2027
Barton S. Brundage	Secretary/Treasurer	May 2027
Karen Brady	Vice President/Assistant Secretary/Treasurer	May 2025
Vacant		May 2025
Vacant		May 2025*

**this term will be a 2-year term at the May 2025 election.*

(b) ***Name and address of official contact for District:***

David A. Greher
Cockrel Ela Glesne Greher & Ruhland, P.C.
44 Cook Street, Suite 620
Denver, Colorado 80206

2. Boundary changes for the report year and proposed changes for coming year

No boundary changes were made in 2023 and no boundary changes are anticipated in 2024.

3. List of Intergovernmental Agreements (existing, proposed or terminated) and brief description of each detailing financial and service arrangement

- Meridian Metropolitan District Connector's Agreement dated May 1, 2001 between Cordillera Corporation and Meridian Metropolitan District, assigned by Cordillera Corporation to the Districts as of March 31, 2009 and providing for water and sanitary services to the properties within the Districts. Term: in perpetuity.
- Intergovernmental Agreement Between the Districts dated December 1, 2009 pursuant to which District No. 2 pays its tax revenue to District No. 1 which owns, operates and maintains District improvements. Term: in perpetuity.

There were no intergovernmental agreements entered, proposed or terminated during fiscal year 2023.

4. Contracts for operations, debt, and other contractual obligations with subdistricts or operating and taxing sister districts:

See Item 3.

5. Reimbursement Agreements with developers and/or builders for advances to fund capital costs and administrative/operational and maintenance costs of the District:

- Interim Funding Agreement dated December 1, 2009 among the Districts and Cordillera Corporation providing for the advancement by Cordillera Corporation of funds to the Districts and reimbursement by the Districts to Cordillera Corporation for such advancement of funds.

It is anticipated that an Infrastructure Acquisition and Reimbursement Agreement between the Districts and Cordillera Corporation, the developer of property within the Districts, will be executed at such time as development within the Districts is more imminent.

6. Access information to obtain copy of Districts' Rules and Regulations

As of December 31, 2023, the Districts have not adopted Rules and Regulations.

7. Summary of any litigation involving public improvements by the Districts

None.

8. Status of the construction of public improvements by the Districts

No facilities have been constructed and no services are yet provided; the area within the Districts remains undeveloped.

9. Service Plan

(a) ***List and description of services authorized in Service Plan:***

Sanitary sewer, storm water sewer, water, traffic and safety control, street and roadway improvements, public transportation, television relay and translation, mosquito control, parks and recreation, telephone line extension, security and covenant enforcement.

(b) ***List and cost estimate of facilities authorized in Service Plan:***

Streets	\$10,199,087.75
Water	\$971,345.43
Sanitation & Non-Potable Irrigation	\$3,973,838.11
Major Drainage/Storm Sewer	\$2,246,264.42
Parks, Open Space & Landscaping	\$1,936,921.82
Safety Control	\$88,800.00
Transportation	\$155,400.00
Television Relay & Transmission	\$222,000.00
Mosquito Control	\$44,400.00
Design Services	\$1,346,039.10
Contractor Fees, CM & Permit Fees	\$2,626,884.88
Contingencies	\$1,595,519.74
Organizational Costs	\$150,000.00

(c) ***List and description of any extraterritorial (outside the boundaries of the District) services, facilities and agreements:***

None.

10. Development Progress

(a) ***Indicate estimated year of build-out per Service Plan; compare to any revisions:***

The Service Plan estimates build-out to be 20 years after commencement of construction; build-out is currently unknown because of market conditions. As of December 31, 2023, construction had not yet commenced.

(b) ***List services provided with beginning date compared to date authorized by Service Plan or stated provision date in Service Plan:***

See Item 8.

(c) ***List changes to Service Plan: when authorized; when implemented or expected to be implemented:***

None.

(d) *List facilities to be acquired or constructed or leased back per Service Plan; compare to completed facilities with date of completion, date of operation:*

See Item 8.

(e) *List facilities not completed; indicate why; indicate revised schedule, if any:*

See Item 8.

(f) *List of facilities or improvements constructed by the Districts that were conveyed to the County:*

See Item 8.

(g) *List facilities under construction with percentage complete and anticipated date of completion:*

See Item 8.

(h) *Indicate population for previous 5 years plus projected 5 years:*

Previous 5 years: 0
Projected 5 years: 0.

(i) *List planned number of housing units by type, the number of commercial and industrial properties with respective square footage, and compare to completed respective units and completed commercial and industrial properties:*

No specific plans for development have been created at this time. As of December 31, 2023, the areas within the Districts' boundaries remain undeveloped.

(j) *List any enterprises created by and/or operated by or on behalf of the District, and summarize the purpose of each:*

None.

11. Financial Plan and Financial Activities

(a) *Show revenues, expenditures: previous 5 years plus projected 5 years. Include any non-district or non-governmental financial support. Include and list individually all fees, rates, tolls, etc., with a summary of the purpose of each. Show other miscellaneous tax revenue, such as specific ownership taxes. For the same period, show actual and projected mill levies by purpose (showing mill levies for each individual general obligation, revenue-based obligation, or contractual obligation):*

District No. 1

Year:	Revenues	Expenditures
2019	\$0	\$0
2020	\$0	\$0
2021	\$0	\$0
2022	\$0	\$0
2023	\$0	\$0

District No. 2

Year	Revenues	Revenues	Expenditures	Expenditures
	Property Tax	Specific Ownership Taxes	County Treasurer Fees	Contract Services*
2019	\$466	\$15	\$5	\$466
2020	\$568	\$15	\$5	\$568
2021	\$568	\$15	\$5	\$568
2022	\$450	\$15	\$5	\$450
2023	\$1,007	\$15	\$5	\$1,007

* Payment to Meridian Metropolitan District pursuant to the Connector’s Agreement discussed under Section III.1 above.

No current projections are available for the next five years. The Districts’ expenses are expected to consist exclusively of costs necessary to maintain statutory and contractual compliance. Funding for statutory compliance is anticipated to come from developer advances, and contractual compliance (Meridian Metropolitan District Connector’s Agreement) from the proceeds of a 15-mill tax levy.

(b) ***Current annual budget of the Districts:***

Attached as **Exhibit A** is a copy of District No. 1’s budget for the current fiscal year 2024.

Attached as **Exhibit B** is a copy of District No. 2’s budget for the current fiscal year 2024.

(c) ***Most recently filed audited financial statements or applications for exemption of audit of the Districts:***

Attached as **Exhibit C** is a copy of District No. 1’s 2023 audit exemption application.

Attached as **Exhibit D** is a copy of District No. 2’s 2023 audit exemption application.

(d) ***Detail issued debt (individual issuances with schedule of service until retired):***

None.

(e) ***Detail individually authorized but unissued debt (include election issue name and date):***

The Districts' eligible electors have authorized indebtedness of \$45,000,000 at their May 6, 2008 organization elections and again at their May 2, 2023 TABOR elections (which expressly repealed the corresponding debt question from the May 6, 2008 elections) for each of the following categories:

Water
Sanitation Sewer
Storm Sewer
Streets
Safety Protection
Parks and Recreation
Television Relay and Transmission System
Mosquito Control
Public Transportation System
Intergovernmental Agreements
Operations

The Service Plan limits debt to \$45,000,000.

(f) ***Compare debt issuance and currently outstanding debt to the maximum authorized debt level as stipulated in the Service Plan:***

\$0 issued
\$45,000,000 authorized.

(g) ***Summarize the history of debt issuance, including refunding and refinancing of debt:***

N/A.

(h) ***Enterprises of the District:***

None.

(i) ***Revenues of the enterprise, showing both direct support from the District and all other sources:***

N/A

(ii) ***Expenses of the enterprise, showing both direct payments to the District and all other obligations:***

N/A

(i) ***Detail contractual obligations:***

None.

(i) **Report any inability of the District to pay current obligations (due within current budget year) under any obligation which continues beyond a ninety-day period:**

None.

(ii) **Describe any notice of any District financial obligations in default:**

None.

(j) **Actual and assessed valuation history for current year and each of seven years prior to current year:**

District No. 1	
Year	Assessed Valuation
2017	\$60
2018	\$80
2019	\$80
2020	\$90
2021	\$90
2022	\$80
2023	\$70
2024	\$100

District No. 2	
Year	Assessed Valuation
2017	\$27,060
2018	\$31,230
2019	\$31,070
2020	\$37,840
2021	\$37,840
2022	\$29,970
2023	\$64,420
2024	\$80,860

(i) **For each year, compare the certified assessed value with the Service Plan estimate for that year (if provided in Plan). If Service Plan estimates are not available, indicate the same and report certified value:**

Service Plan estimates are not available. See response to the preceding item for valuation amounts.

(a) **Mill Levy History for current year and each of seven years prior to current year:**

District No. 1		District No. 2	
Year	Mill Levy	Year	Mill Levy
2017	0.000	2017	15.000*
2018	0.000	2018	15.000*
2019	0.000	2019	15.000*
2020	0.000	2020	15.000*
2021	0.000	2021	15.000*
2022	0.000	2022	15.000*
2023	0.000	2023	15.632*
2024	0.000	2024	16.045*

* For general operating expenses, the revenues for which are to be paid to Meridian Metropolitan District under the Connector’s Agreement described above.

(i) **For each year, compare the actual mill levy with the Service Plan estimate for that year (if provided in Plan). If Service Plan estimates are not available, indicate the same and report actual mill levies:**

Service Plan estimates are not available. See response to the preceding item for actual mill levy amounts.

(b) **Miscellaneous Taxes History for current year and for each of seven years prior to current year:**

See Item 11(a).

(i) **For each year, compare the actual miscellaneous tax revenue with the Service Plan estimate for that year (if provided in Service Plan). If Service Plan estimates are not available, indicate the same and report actual taxes:**

Service Plan estimates are not available. See response to the preceding item for actual tax revenue amounts.

(c) **Estimated Assessed Valuation of District at 100% Build-Out:**

Not presently known because of market conditions.


(d) **Estimated Amount of Additional General Obligation Debt to be Issued by District between End of Current Year and 100% Build-Out:**

\$45,000,000.

Dated as of 6/17, 2024.

AIRPORT VISTA
METROPOLITAN DISTRICT NO. 1

AIRPORT VISTA
METROPOLITAN DISTRICT NO. 2

By: 
Nicole J. Champine, President of the Districts

cc: Boards of Directors, Airport Vista Metropolitan District Nos. 1 & 2

EXHIBIT A
2024 BUDGET - DISTRICT NO. 1

**AIRPORT VISTA METROPOLITAN DISTRICT NO. 1
BUDGET MESSAGE**

The modified accrual basis of accounting and governmental funds are used in the preparation of this budget. Revenue is recorded when susceptible to accrual and expenditures are recorded when the liability is incurred.

The Airport Vista Metropolitan District No. 1 was organized on June 6, 2008, and is currently undeveloped. Growth is not anticipated in 2023. The District is able to provide the following services: sanitary sewer, storm water sewer, water, traffic and safety control, street and roadway improvements, public transportation, television relay and translation, mosquito control, parks and recreation, telephone line extension, security and covenant enforcement, as defined by statute, and in accordance with the duly approved Service Plan.

**AIRPORT VISTA METROPOLITAN DISTRICT NO. 1
2024 BUDGET
GENERAL FUND**

	Actual 2022	Estimated 2023	Budget 2024
Beginning Balance	\$0	\$0	\$0
<u>REVENUE</u>			
Property Taxes	\$0	\$0	\$0
Specific Ownership Taxes	\$0	\$0	\$0
Developer Advances	\$25,000	\$25,000	\$25,000
Other Income	\$0	\$0	\$0
	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>
TOTAL	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>
TOTAL FUNDS AVAILABLE	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>
<u>EXPENSES</u>			
Legal	\$5,000	\$5,000	\$5,000
Accounting and audit	\$5,000	\$5,000	\$5,000
Insurance	\$3,500	\$3,500	\$3,500
Miscellaneous	\$5,750	\$5,750	\$5,750
Emergency reserve	\$750	\$750	\$750
Treasurer's fees	\$0	\$0	\$0
Contingency	\$5,000	\$5,000	\$5,000
	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>
TOTAL EXPENDITURES	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>
ENDING FUND BALANCE	\$0	\$0	\$0
Assessed Valuation	\$80	\$70	\$100

EXHIBIT B
2024 BUDGET - DISTRICT NO. 2

AIRPORT VISTA METROPOLITAN DISTRICT NO. 2 BUDGET MESSAGE

The modified accrual basis of accounting and governmental funds are used in the preparation of this budget. Revenue is recorded when susceptible to accrual and expenditures are recorded when the liability is incurred.

The Airport Vista Metropolitan District No. 2 (the “**District**”) was organized on June 6, 2008, and is currently undeveloped. Growth is not anticipated in 2023. The District is able to provide the following services: sanitary sewer, storm water sewer, water, traffic and safety control, street and roadway improvements, public transportation, television relay and translation, mosquito control, parks and recreation, telephone line extension, security and covenant enforcement, as defined by statute, and in accordance with the duly approved Service Plan.

The District will collect a 16.045-mill property tax in 2023 for payment to Meridian Metropolitan District (“**Meridian**”) to defray the cost of water and sanitary sewer services, as provided in the Connector’s Agreement among Meridian, Airport Vista Metropolitan District No. 1 and the District.

**AIRPORT VISTA METROPOLITAN DISTRICT NO. 2
2024 BUDGET
GENERAL FUND**

	Actual 2022	Estimated 2023	Budget 2024
Beginning Balance	\$20	\$0	\$141
<u>REVENUE</u>			
Property Taxes (16.045 mills) *	\$450	\$1,007	\$1,297
Specific Ownership Taxes	\$15	\$15	\$15
Developer Advances	\$25,000	\$25,000	\$25,000
Other Income	\$0	\$0	\$0
	<u>\$25,465</u>	<u>\$26,022</u>	<u>\$26,312</u>
TOTAL	<u>\$25,465</u>	<u>\$26,022</u>	<u>\$26,312</u>
TOTAL FUNDS AVAILABLE	<u><u>\$25,485</u></u>	<u><u>\$26,022</u></u>	<u><u>\$26,453</u></u>
<u>EXPENSES</u>			
Legal	\$5,000	\$5,000	\$5,000
Water and sanitary services (Meridian Metro)	\$568	\$1,007	\$1,007
Accounting and audit	\$5,000	\$5,000	\$5,000
Insurance	\$3,500	\$3,500	\$3,500
Miscellaneous	\$11,369	\$5,000	\$5,150
Emergency reserve	\$43	\$769	\$769
Treasurer's fees	\$5	\$5	\$5
Contingency	\$0	\$5,600	\$5,600
	<u>\$25,485</u>	<u>\$25,881</u>	<u>\$26,031</u>
TOTAL EXPENDITURES	<u><u>\$25,485</u></u>	<u><u>\$25,881</u></u>	<u><u>\$26,031</u></u>
ENDING FUND BALANCE	\$0	\$141	\$422
Assessed Valuation	\$29,970	\$64,420	\$80,860

* For payment to Meridian Metropolitan District

EXHIBIT C

2023 APPLICATION FOR AUDIT EXEMPTION – DISTRICT NO. 1

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT
ADDRESS

Airport Vista Metropolitan District No. 1
C/O CEGR Law
44 Cook Street, Suite 620
Denver, CO. 80206
David A. Greher
(303) 218-7200
dgreher@cegrlaw.com

For the Year Ended
12/31/23
or fiscal year ended:

CONTACT PERSON
PHONE
EMAIL

PART 1 - CERTIFICATION OF PREPARER

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

NAME:
TITLE
FIRM NAME (if applicable)
ADDRESS
PHONE

Joy Tatton
Independent Accountant
Tatton and Company, LLC
PO Box 157, Cedaredge, CO 81413
(970) 236-2580

PREPARER (SIGNATURE REQUIRED)

DATE PREPARED

Joy Tatton

3/17/24

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

GOVERNMENTAL
(MODIFIED ACCRUAL BASIS)

PROPRIETARY
(CASH OR BUDGETARY BASIS)

PART 2 - REVENUE

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

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ -	
2-2	Specific ownership	\$ -	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ -	

PART 3 - EXPENDITURES/EXPENSES

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

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

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

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

		Yes	No
4-1	Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-2	Is the debt repayment schedule attached? If no, MUST explain below: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-3	Is the entity current in its debt service payments? If no, MUST explain below: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)		
	Outstanding at end of prior year*	Issued during year	Retired during year
	Outstanding at year-end		
	General obligation bonds	\$ -	\$ -
	Revenue bonds	\$ -	\$ -
	Notes/Loans	\$ -	\$ -
	Lease & SBITA** Liabilities [GASB 87 & 96]	\$ -	\$ -
	Developer Advances	\$ -	\$ -
	Other (specify):	\$ -	\$ -
	TOTAL	\$ -	\$ -

**Subscription Based Information Technology Arrangements

*Must agree to prior year-end balance

Please answer the following questions by marking the appropriate boxes.

		Yes	No
4-5	Does the entity have any authorized, but unissued, debt?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes:	How much?	\$ 45,000,000.00	
	Date the debt was authorized:	5/6/08	
4-6	Does the entity intend to issue debt within the next calendar year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	How much?	\$ -	
4-7	Does the entity have debt that has been refinanced that it is still responsible for?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is the amount outstanding?	\$ -	
4-8	Does the entity have any lease agreements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is being leased?		
	What is the original date of the lease?		
	Number of years of lease?		
	Is the lease subject to annual appropriation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	What are the annual lease payments?	\$ -	

Part 4 - Please use this space to provide any explanations/comments or attach separate documentation, if needed

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

		Amount	Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2	Certificates of deposit	\$ -	
	Total Cash Deposits		\$ -
	Investments (if investment is a mutual fund, please list underlying investments):		
		\$ -	
		\$ -	
5-3		\$ -	
		\$ -	
	Total Investments		\$ -
	Total Cash and Investments		\$ -

Please answer the following questions by marking in the appropriate boxes

		Yes	No	N/A
5-4	Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes No

- 6-1 Does the entity have capital assets? Yes No
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.,? If no, **MUST** explain: Yes No

N/A

Complete the following capital & right-to-use assets table:	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

*must tie to prior year ending balance

Part 6 - Please use this space to provide any explanations/comments or attach documentation, if needed:

PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes No

- 7-1 Does the entity have an "old hire" firefighters' pension plan? Yes No
- 7-2 Does the entity have a volunteer firefighters' pension plan? Yes No

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
TOTAL	\$ -
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	\$ -

Part 7 - Please use this space to provide any explanations or comments:

PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes No N/A

- 8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.? If no, **MUST** explain: Yes No N/A

- 8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, **MUST** explain: Yes No N/A

If yes: Please indicate the amount budgeted for each fund for the year reported:

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 25,000

PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box

Yes

No

9-1 Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?

Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.

If no, MUST explain:

PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

10-1 Is this application for a newly formed governmental entity?

If yes: **Date of formation:**

10-2 Has the entity changed its name in the past or current year?

If yes: **Please list the NEW name & PRIOR name:**

10-3 Is the entity a metropolitan district?

Please indicate what services the entity provides:

10-4 Does the entity have an agreement with another government to provide services?

If yes: **List the name of the other governmental entity and the services provided:**

10-5 Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during the year?

If yes: **Date Filed:**

10-6 Does the entity have a certified Mill Levy?

If yes: **Please provide the following mills levied for the year reported (do not report \$ amounts):**

Bond Redemption mills

General/Other mills

Total mills

Yes

No

N/A

10-7 **NEW 2023!** If the entity is a Title 32 Special District formed on or after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If NO, please explain.

Please use this space to provide any additional explanations or comments not previously included:

PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box

YES

NO

12-1 If you plan to submit this form electronically, have you read the new Electronic Signature Policy?

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

Policy - Requirements

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

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

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

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

Print the names of ALL members of current governing body below.

A MAJORITY of the members of the governing body must sign below.

Board Member 1	<p>Print Board Member's Name</p> <p>Nicole Champine</p>	<p>I Nicole Champine, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p><u>Nicole Champine</u></p> <p>Signed <small>Nicole Champine (Mar 19, 2024 11:51 MDT)</small></p> <p>Date: <u>03/19/2024</u></p> <p>My term Expires: <u>May 2027</u></p>
Board Member 2	<p>Print Board Member's Name</p> <p>Bart Brundage</p>	<p>I Bart Brundage, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p><u>Bart Brundage</u></p> <p>Signed <small>Bart Brundage (Mar 17, 2024 17:24 MDT)</small></p> <p>Date: <u>03/17/2024</u></p> <p>My term Expires: <u>May 2027</u></p>
Board Member 3	<p>Print Board Member's Name</p> <p>Karen Brady</p>	<p>I Karen Brady, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p><u>Karen Brady</u></p> <p>Signed <small>Karen Brady (Mar 19, 2024 14:29 MDT)</small></p> <p>Date: <u>03/19/2024</u></p> <p>My term Expires: <u>May 2025</u></p>
Board Member 4	<p>Print Board Member's Name</p>	<p>I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed _____</p> <p>Date: _____</p> <p>My term Expires: _____</p>
Board Member 5	<p>Print Board Member's Name</p>	<p>I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed _____</p> <p>Date: _____</p> <p>My term Expires: _____</p>
Board Member 6	<p>Print Board Member's Name</p>	<p>I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed _____</p> <p>Date: _____</p> <p>My term Expires: _____</p>
Board Member 7	<p>Print Board Member's Name</p>	<p>I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed _____</p> <p>Date: _____</p> <p>My term Expires: _____</p>

Airport Vistas MD1 2023 exemption

Final Audit Report

2024-03-19

Created:	2024-03-17
By:	Joy Tatton (joy@tattoncompany.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA33ieuTPbFwVwODL8YGBB_GHpOEhs9Gq5

"Airport Vistas MD1 2023 exemption" History












-  Document created by Joy Tatton (joy@tattoncompany.com)
2024-03-17 - 3:05:17 PM GMT
-  Document emailed to Nicole Champine (nicole.champine@cordilleracorp.com) for signature
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Signature Date: 2024-03-19 - 8:29:20 PM GMT - Time Source: server
-  Agreement completed.
2024-03-19 - 8:29:20 PM GMT

EXHIBIT D

2023 APPLICATION FOR AUDIT EXEMPTION – DISTRICT NO. 2

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT
ADDRESS

Airport Vista Metropolitan District No. 1
C/O CEGR Law
44 Cook Street, Suite 620
Denver, CO. 80206

For the Year Ended
12/31/23
or fiscal year ended:

CONTACT PERSON
PHONE
EMAIL

David A. Greher
(303) 218-7200
dgreher@cegrlaw.com

PART 1 - CERTIFICATION OF PREPARER

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

NAME:
TITLE
FIRM NAME (if applicable)
ADDRESS
PHONE

Joy Tatton
Independent Accountant
Tatton and Company, LLC
PO Box 157, Cedaredge, CO 81413
(970) 236-2580

PREPARER (SIGNATURE REQUIRED)

DATE PREPARED

Joy Tatton

3/17/24

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

GOVERNMENTAL
(MODIFIED ACCRUAL BASIS)

PROPRIETARY
(CASH OR BUDGETARY BASIS)



PART 2 - REVENUE

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

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ -	
2-2	Specific ownership	\$ -	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ -	

PART 3 - EXPENDITURES/EXPENSES

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

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

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

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

	Yes	No		
4-1 Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-2 Is the debt repayment schedule attached? If no, MUST explain below: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-3 Is the entity current in its debt service payments? If no, MUST explain below: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Lease & SBITA** Liabilities [GASB 87 & 96]	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

**Subscription Based Information Technology Arrangements

*Must agree to prior year-end balance

Please answer the following questions by marking the appropriate boxes.

	Yes	No
4-5 Does the entity have any authorized, but unissued, debt? If yes: How much? \$ 45,000,000.00 Date the debt was authorized: 5/6/08	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4-6 Does the entity intend to issue debt within the next calendar year? If yes: How much? \$ -	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-7 Does the entity have debt that has been refinanced that it is still responsible for? If yes: What is the amount outstanding? \$ -	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-8 Does the entity have any lease agreements? If yes: What is being leased? What is the original date of the lease? Number of years of lease? Is the lease subject to annual appropriation? \$ - What are the annual lease payments? \$ -	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part 4 - Please use this space to provide any explanations/comments or attach separate documentation, if needed

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

	Amount	Total
5-1 YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2 Certificates of deposit	\$ -	
Total Cash Deposits		\$ -
Investments (if investment is a mutual fund, please list underlying investments):		
	\$ -	
	\$ -	
5-3	\$ -	
	\$ -	
Total Investments		\$ -
Total Cash and Investments		\$ -

Please answer the following questions by marking in the appropriate boxes

	Yes	No	N/A
5-4 Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes No

- 6-1 Does the entity have capital assets? Yes No
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.,? If no, **MUST** explain: Yes No

N/A

Complete the following capital & right-to-use assets table:	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

*must tie to prior year ending balance

Part 6 - Please use this space to provide any explanations/comments or attach documentation, if needed:

PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes No

- 7-1 Does the entity have an "old hire" firefighters' pension plan? Yes No
- 7-2 Does the entity have a volunteer firefighters' pension plan? Yes No
- If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
TOTAL	\$ -
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	\$ -

Part 7 - Please use this space to provide any explanations or comments:

PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes No N/A

- 8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.? If no, **MUST** explain: Yes No N/A
-
- 8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, **MUST** explain: Yes No N/A
-

If yes: Please indicate the amount budgeted for each fund for the year reported:

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 25,000

PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box

Yes

No

9-1 Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?

Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.

If no, MUST explain:

PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

10-1 Is this application for a newly formed governmental entity?

If yes: **Date of formation:**

10-2 Has the entity changed its name in the past or current year?

If yes: **Please list the NEW name & PRIOR name:**

10-3 Is the entity a metropolitan district?

Please indicate what services the entity provides:

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If yes: **List the name of the other governmental entity and the services provided:**

10-5 Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during the year?

If yes: **Date Filed:**

10-6 Does the entity have a certified Mill Levy?

If yes: **Please provide the following mills levied for the year reported (do not report \$ amounts):**

Bond Redemption mills

General/Other mills

Total mills

Yes

No

N/A

10-7 **NEW 2023!** If the entity is a Title 32 Special District formed on or after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If NO, please explain.

Please use this space to provide any additional explanations or comments not previously included:

PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box

YES

NO

12-1 If you plan to submit this form electronically, have you read the new Electronic Signature Policy?

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Print the names of ALL members of current governing body below.

A MAJORITY of the members of the governing body must sign below.

Board Member 1	<p>Print Board Member's Name</p> <p>Nicole Champine</p>	<p>I Nicole Champine, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p><u>Nicole Champine</u></p> <p>Signed Nicole Champine (Mar 19, 2024 11:51 MDT)</p> <p>Date: <u>03/19/2024</u></p> <p>My term Expires: <u>May 2027</u></p>
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Board Member 5	<p>Print Board Member's Name</p>	<p>I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed _____</p> <p>Date: _____</p> <p>My term Expires: _____</p>
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Airport Vistas MD1 2023 exemption

Final Audit Report

2024-03-19

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