



## ICENOGLE SEAVER POGUE

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August 11, 2023

Lisa Anderson, Town Clerk  
Town of Castle Rock  
100 N. Wilcox St.  
Castle Rock, CO 80104  
Via Email: [landerson@CRgov.com](mailto:landerson@CRgov.com)

Division of Local Government  
1313 Sherman Street, Room 521  
Denver, CO 80203  
Via E-Filing

Douglas County Clerk and Recorder  
301 Wilcox Street  
Castle Rock, CO 80104  
Via Email: [clerk@douglas.co.us](mailto:clerk@douglas.co.us)

State of Colorado  
Office of the State Auditor  
Local Government Audit Division  
1525 Sherman St., 7th Floor  
Denver, CO 80203  
Via E-Filing

Town Council  
Town of Castle Rock  
100 N. Wilcox St.  
Castle Rock, CO 80104  
Via Email: [TownCouncil@CRgov.com](mailto:TownCouncil@CRgov.com)

**Re: Bella Mesa Metropolitan District**  
Filing of 2022 Annual Report

Dear Sir or Madam:

Enclosed for your information and records is a copy of the 2022 Annual Report for Bella Mesa Metropolitan District (the “District”) submitted in accordance with Section X of the District’s Service Plan, Section 11.02.040 of the Town of Castle Rock Municipal Code and Section 32-1-207(3)(c), C.R.S.

Should you have any questions regarding the enclosed, please do not hesitate to contact our office.

Sincerely,

ICENOGLE SEAVER POGUE  
A Professional Corporation

*Alexandra L. Mejia*

Alexandra L. Mejia

*Alexandra L. Mejia* | [AMEjia@isp-law.com](mailto:AMEjia@isp-law.com) | Direct 303.867.3016

4725 S. Monaco St., Suite 360 | Denver, CO 80237 | 303.292.9100 | fax 303.292.9101 | [www.isp-law.com](http://www.isp-law.com)

# **Bella Mesa Metropolitan District**

2022  
Annual Report

**Submitted to:  
Town of Castle Rock  
August 11, 2023**

Also filed with:  
Douglas County Clerk and Recorder, Colorado Division of Local Government in  
the Department of Local Affairs &  
Colorado State Auditor

The Bella Mesa Metropolitan District (the “District”) hereby submits this annual report, as required pursuant to Section X of the Service Plan of the District<sup>1</sup> approved by the Town of Castle Rock (the “Town”) on August 24, 2004, as amended on May 4, 2006, June 19, 2018, and February 18, 2020, and in accordance with the Town of Castle Rock, Municipal Code Section 11.02.040(H) (the “2022 Annual Report”).

In addition, pursuant to Section 32-1-207(3)(c), C.R.S., the District is required to submit an annual report for the preceding calendar year commencing in 2023 for the 2022 calendar year to the Town of Castle Rock, the Division of Local Government, the state auditor, and the Douglas County Clerk and Recorder. The District hereby submits this 2022 Annual Report to satisfy the above reporting requirements for the year 2022.

For the year ending December 31, 2022, the District makes the following report pursuant to Section X of the District’s Service Plan:

**A. A narrative summary of the progress of the District in implementing its service plan for the report year.**

Three areas of development within the District are currently foreseen:

1. Founders Village Filing 24, Phases 1 (117 SF lots) and 2 (69 SF lots): Both phases are essentially complete with new homes, which have an approximate market value exceeding \$100 million.
2. Bella Mesa PUD – South: This project will be developed into a managed rental home community of 105 SF homes, with development costs totaling some \$4,000,000 or more, which will be paid by the developer of that site. This site is under contract to a Denver-based developer; development is expected to commence in Fall 2023. The market value, when completed, will be exceed \$40 million.
3. Bella Mesa PUD – North: This section of Bella Mesa is 294 Acres, with the PUD zoning for 525 SF lots. Development of this land in the future will total over \$60,000,000 dollars at today’s cost. Total market value of this neighborhood, when complete should be over \$300 million. This site development could commence in late 2024; commencement was delayed by the Town’s requirement for the construction of a traffic circle near this site, at Mikelson Blvd. and Mitchell Street.

**B. Except when an exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e. balance sheet) as of December 31 of the report year and the statement of operations (i.e. revenues and expenditures) for the report year.**

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<sup>1</sup> The District was formerly known as Vistas at Rock Canyon Metropolitan District and was originally organized in accordance with the Vistas at Rock Canyon Metropolitan District Service Plan. The Douglas County District Court confirmed the District’s name change from Vistas at Rock Canyon Metropolitan District to Bella Mesa Metropolitan District by Order Confirming District Name Change filed August 29, 2016 and recorded with the Clerk and Recorder for Douglas County on September 20, 2016 at Reception No. 2016065630.

The audited financial statements for the year ended December 31, 2022 are attached hereto as **Exhibit A**.

- C. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of public facilities in the report year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the report year.**

Construction activities undertaken under Phase 1 and Phase 2 of Founders Village Filing No. 24 have been completed. The public improvements therein were paid for and acquired by the District (or other public entities) following the terms of that certain Advance and Reimbursement and Facilities Acquisition Agreement dated December 28, 2018 by and among the District, Fourth Investment USA, LLC, and Richmond American Homes of Colorado, Inc.

- D. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the report year, the amount of payment or retirement of existing indebtedness of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year, and the current mill levy of the District pledged to debt retirement in the report year.**

On May 27, 2020, the District issued Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2020A<sub>(3)</sub> with an original principal amount of \$15,747,961, an interest rate of 6.75 percent, and maturing December 1, 2049 (the “2020A<sub>(3)</sub> Bonds”). Please see the audited financial statements for the year ended December 31, 2022 attached hereto as Exhibit A.

The assessed valuation of the District for 2023 was \$5,000,540.

Mill levies of 20.402 mills for general operating expenses and 56.783 mills for debt service were levied for 2023.

- E. The District's budget for the calendar year in which the annual report is submitted.**

The annual budget for the District for the year ending December 31, 2023 is attached hereto as **Exhibit B**.

- F. A summary of residential and commercial development which has occurred within the District for the report year.**

Founders Village Filing 24, Phases 1 (117 SF lots) and 2 (69 SF lots) have been completed.

- G. A Summary of all Fees, Charges and Assessments Imposed by the District as of January 1 of the report year.**

The District imposed no fees, charges, or assessments during 2022.

**H. Certification of the Board that no action, event or condition enumerated in Section 11.02.060 of this Chapter has occurred in the report year.**

The Certification under Section 11.02.060 is attached hereto as **Exhibit C**.

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

Board Members

John V. Hill  
4725 S. Monaco Street, Suite 360  
Denver, Colorado 80237  
(303) 292-9100

Anna Maria Ray  
4725 S. Monaco Street, Suite 360  
Denver, Colorado 80237  
(303) 292-9100

Maxine Hepfer  
4725 S. Monaco Street, Suite 360  
Denver, Colorado 80237  
(303) 292-9100

General Legal Counsel

Jennifer L. Ivey  
Icenogle Seaver Pogue, P.C.  
4725 S. Monaco Street, Suite 360  
Denver, Colorado 80237  
(303) 867-3003

Regular Board Meetings

November 14, 2023, at 8:00 A.M. at <https://us02web.zoom.us/j/83613737345?pwd=cStyUkdzM3dPRGxNbHJWOGxwQTczQT09> or Dial-In: 1-346-248-7799, Meeting ID: 836 1373 7345, Passcode: 290602.

*[Remainder of this page is left intentionally blank.]*

For the year ending December 31, 2022, the District makes the following report pursuant to Section 32-1-207(3)(c), C.R.S.:

**(A) Boundary changes made.**

In 2022, the District had no boundary changes made.

**(B) Intergovernmental agreements entered into or terminated with other governmental entities.**

In 2022, the District had no intergovernmental agreements entered into or terminated with other governmental entities.

**(C) Access information to obtain a copy of rules and regulations adopted by the board.**

For information concerning rules and regulations adopted by the District please contact the District's General Counsel:

Jennifer L. Ivey  
Icenogle Seaver Pogue, P.C.  
4725 S. Monaco Street, Suite 360  
Denver, Colorado 80237  
Phone: (303) 867-3003  
Email: Jivey@isp-law.com

**(D) A summary of litigation involving public improvements owned by the special district.**

In 2022, the District was not involved in any litigation involving public improvements owned by the District.

**(E) The status of the construction of public improvements by the special district.**

Construction activities undertaken under Phase 1 and Phase 2 of Founders Village Filing No. 24 have been completed. The public improvements therein were paid for and acquired by the District (or other public entities) following the terms of that certain Advance and Reimbursement and Facilities Acquisition Agreement dated December 28, 2018 by and among the District, Fourth Investment USA, LLC, and Richmond American Homes of Colorado, Inc.

**(F) A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.**

In 2022, the District did not have any facilities or improvements constructed that were conveyed or dedicated to the Town.

**(G) The final assessed valuation of the special district as of December 31 of the reporting year.**

The final assessed valuation of the District is \$5,000,540.

**(H) A copy of the current year's budget.**

A copy of the District's 2023 Budget is attached hereto as **Exhibit B**.

**(I) A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

A copy of the 2022 audited financial statements is attached hereto as **Exhibit A**.

**(J) Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.**

As of December 31, 2022, the District did not receive any notices of uncured defaults existing for more than ninety (90) days under any debt instrument.

**(K) Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.**

As of December 31, 2022, the District did not have any inability to pay obligations as they come due under any obligation which continued beyond a ninety (90) day period.

*[The remainder of this page is left intentionally blank.]*

**EXHIBIT A**

Audited Financial Statements for the Year Ended December 31, 2022



**BELLA MESA METROPOLITAN DISTRICT  
Douglas County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2022**

**BELLA MESA METROPOLITAN DISTRICT  
TABLE OF CONTENTS  
YEAR ENDED DECEMBER 31, 2022**

<b>INDEPENDENT AUDITOR’S REPORT</b>	<b>1</b>
<b>BASIC FINANCIAL STATEMENTS</b>	
<b>GOVERNMENT-WIDE FINANCIAL STATEMENTS</b>	
<b>STATEMENT OF NET POSITION</b>	<b>1</b>
<b>STATEMENT OF ACTIVITIES</b>	<b>2</b>
<b>FUND FINANCIAL STATEMENTS</b>	
<b>BALANCE SHEET – GOVERNMENTAL FUNDS</b>	<b>3</b>
<b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN         FUND BALANCES – GOVERNMENTAL FUNDS</b>	<b>4</b>
<b>RECONCILIATION OF THE STATEMENT OF REVENUES,         EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE         GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES</b>	<b>5</b>
<b>GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND         CHANGES IN FUND BALANCE – BUDGET AND ACTUAL</b>	<b>6</b>
<b>NOTES TO BASIC FINANCIAL STATEMENTS</b>	<b>7</b>
<b>SUPPLEMENTARY INFORMATION</b>	
<b>DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES,     AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL</b>	<b>21</b>
<b>CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES,     EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND     ACTUAL</b>	<b>22</b>
<b>OTHER INFORMATION</b>	
<b>SCHEDULES OF DEBT SERVICE REQUIREMENTS TO MATURITY</b>	<b>24</b>
<b>SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY     TAXES COLLECTED</b>	<b>25</b>

To the Board of Directors  
Bella Mesa Metropolitan District

## Opinions

We have audited the accompanying financial statements of the governmental activities and the major funds of Bella Mesa 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 financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and the major funds of Bella Mesa Metropolitan District, as of December 31, 2022, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. 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 Bella Mesa Metropolitan District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. 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 these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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 Bella Mesa Metropolitan District's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

## 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 opinion. 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 generally accepted auditing standards 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, including omissions, 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 generally accepted auditing standards, 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 Bella Mesa Metropolitan 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 Bella Mesa Metropolitan District's ability to continue as a going concern for a reasonable period of time.
- 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.

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.

### **Required Supplementary Information**

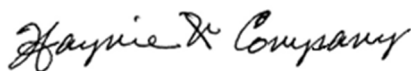
Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required 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 opinion on the basic financial statements is not affected by this missing information.

### **Other Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Bella Mesa Metropolitan District's basic financial statements. The supplementary information section is presented for purposes of additional analysis and is not a required part of the basic financial statements.

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

The other information section 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 it.



Littleton, Colorado

May 18, 2023

## **BASIC FINANCIAL STATEMENTS**

**BELLA MESA METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2022**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and Investments	\$ 158,954
Cash and Investments - Restricted	4,585,370
Receivable - County Treasurer	1,998
Property Taxes Receivable	385,967
Capital Assets, Not Being Depreciated	<u>10,968,711</u>
Total Assets	<u>16,101,000</u>
<b>LIABILITIES</b>	
Accounts Payable	33,896
Noncurrent Liabilities:	
Due in More Than One Year	<u>18,709,561</u>
Total Liabilities	<u>18,743,457</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	<u>385,967</u>
Total Deferred Inflows of Resources	<u>385,967</u>
<b>NET POSITION</b>	
Net Investment in Capital Assets	(458,856)
Restricted for:	
Emergency Reserves	2,800
Debt Service	426,855
Unrestricted	<u>(2,999,223)</u>
Total Net Position	<u>\$ (3,028,424)</u>

See accompanying Notes to Basic Financial Statements.

**BELLA MESA METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
FUNCTIONS/PROGRAMS	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	\$ 101,335	\$ -	\$ -	\$ -	\$ (101,335)
Interest and Related Costs on Long-Term Debt	1,209,198	-	-	-	(1,209,198)
Total Governmental Activities	\$ 1,310,533	\$ -	\$ -	\$ -	(1,310,533)
 <b>GENERAL REVENUES</b>					
Property Taxes					315,077
Specific Ownership Taxes					27,862
Net Investment Income					77,414
Total General Revenues					420,353
 <b>CHANGE IN NET POSITION</b>					(890,180)
Net Position - Beginning of Year					(2,138,244)
 <b>NET POSITION - END OF YEAR</b>					\$ (3,028,424)

See accompanying Notes to Basic Financial Statements.

**BELLA MESA METROPOLITAN DISTRICT  
BALANCE SHEET –  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash and Investments	\$ 158,171	\$ -	\$ 783	\$ 158,954
Cash and Investments - Restricted	2,800	2,000,181	2,582,389	4,585,370
Receivable - County Treasurer	528	1,470	-	1,998
Property Taxes Receivable	102,021	283,946	-	385,967
Total Assets	\$ 263,520	\$ 2,285,597	\$ 2,583,172	\$ 5,132,289
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 17,671	\$ -	\$ 16,225	\$ 33,896
Total Liabilities	17,671	-	16,225	33,896
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Property Tax Revenue	102,021	283,946	-	385,967
Total Deferred Inflows of Resources	102,021	283,946	-	385,967
<b>FUND BALANCES</b>				
Restricted for:				
Emergency Reserves	2,800	-	-	2,800
Debt Service	-	2,001,651	-	2,001,651
Capital Projects	-	-	2,566,947	2,566,947
Assigned to:				
Subsequent Year's Expenditures	24,797	-	-	24,797
Unassigned	116,231	-	-	116,231
Total Fund Balances	143,828	2,001,651	2,566,947	4,712,426
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 263,520	\$ 2,285,597	\$ 2,583,172	
Amounts reported for governmental activities in the statement of net position are different because:				
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.				
Capital Assets, Not Being Depreciated				10,968,711
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not recorded as liabilities in the funds.				
Bonds Payable				(18,709,561)
Net Position of Governmental Activities				\$ (3,028,424)

See accompanying Notes to Basic Financial Statements.



**BELLA MESA 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	\$ 83,283	\$ 231,794	\$ -	\$ 315,077
Specific Ownership Taxes	7,365	20,497	-	27,862
Net Investment Income	1,515	32,424	43,475	77,414
Total Revenues	<u>92,163</u>	<u>284,715</u>	<u>43,475</u>	<u>420,353</u>
<b>EXPENDITURES</b>				
General and Administrative:				
Accounting	24,269	-	-	24,269
Audit	5,500	-	-	5,500
County Treasurer's Fees	1,249	3,477	-	4,726
District Management	42,000	-	-	42,000
Dues	398	-	-	398
Election Expense	3,894	-	-	3,894
Insurance	2,469	-	-	2,469
Legal	18,831	-	2,268	21,099
Miscellaneous	57	-	-	57
Website	400	-	-	400
Debt Service:				
Paying Agent Fees	-	4,000	-	4,000
Capital Outlay:				
District Management	-	-	70,725	70,725
Engineering	-	-	41,648	41,648
Parks and Recreation	-	-	43,212	43,212
Sewer	-	-	30,836	30,836
Storm Drainage	-	-	71,451	71,451
Streets	-	-	451,970	451,970
Water	-	-	30,860	30,860
Total Expenditures	<u>99,067</u>	<u>7,477</u>	<u>742,970</u>	<u>849,514</u>
<b>NET CHANGE IN FUND BALANCES</b>	(6,904)	277,238	(699,495)	(429,161)
Fund Balances - Beginning of Year	<u>150,732</u>	<u>1,724,413</u>	<u>3,266,442</u>	<u>5,141,587</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 143,828</u>	<u>\$ 2,001,651</u>	<u>\$ 2,566,947</u>	<u>\$ 4,712,426</u>

See accompanying Notes to Basic Financial Statements.

**BELLA MESA 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 Balances - Governmental Funds \$ (429,161)

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

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense, the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Capital outlay and depreciation expense in the current period are as follows:

Capital Outlay 740,702

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.

Bond Principal Accretion (Interest Expense) (1,201,721)

Change in Net Position of Governmental Activities \$ (890,180)

**BELLA MESA 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	Actual Amounts	Variance with Final Budget Positive (Negative)
	<u>          </u>	<u>          </u>	<u>          </u>
<b>REVENUES</b>			
Property Taxes	\$ 83,283	\$ 83,283	\$ -
Specific Ownership Taxes	6,663	7,365	702
Net Investment Income	100	1,515	1,415
Total Revenues	<u>90,046</u>	<u>92,163</u>	<u>2,117</u>
<b>EXPENDITURES</b>			
General and Administrative:			
Accounting	21,000	24,269	(3,269)
Audit	5,500	5,500	-
County Treasurer's Fees	1,249	1,249	-
District Management	50,000	42,000	8,000
Drainage System Maintenance	33,000	-	33,000
Dues	500	398	102
Election Expense	13,000	3,894	9,106
Insurance	5,000	2,469	2,531
Legal	12,000	18,831	(6,831)
Miscellaneous	-	57	(57)
Website	1,000	400	600
Contingency	12,751	-	12,751
Total Expenditures	<u>155,000</u>	<u>99,067</u>	<u>55,933</u>
<b>NET CHANGE IN FUND BALANCE</b>	(64,954)	(6,904)	58,050
Fund Balance - Beginning of Year	<u>146,089</u>	<u>150,732</u>	<u>4,643</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 81,135</u>	<u>\$ 143,828</u>	<u>\$ 62,693</u>

See accompanying Notes to Basic Financial Statements.

**BELLA MESA METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

The Bella Mesa Metropolitan District (the District) was organized by order and decree of the District Court for Douglas County, Colorado, on November 16, 2004, under the name of Vistas at Rock Canyon Metropolitan District. On August 29, 2016, the District's name was changed to Bella Mesa Metropolitan District. The District is a quasi-municipal corporation and political subdivision of the state of Colorado and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Douglas County, Colorado, entirely within the Town of Castle Rock (Town). The District was established to provide financing for construction of certain street improvements, traffic and safety control, a potable and nonpotable water supply system, sanitary sewer system, parks and recreation, public transportation, television relay and translation, and mosquito and pest control.

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

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

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

**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. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property 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.

**BELLA MESA 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. Internally dedicated resources are reported as general revenues rather than program revenues. Taxes and other items not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for the 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. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation 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 general obligation 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 effect of interfund activity has been eliminated from the government-wide financial statements.

**BELLA MESA 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 each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses 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.

**Pooled Cash and Investments**

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash and investments.

**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 assess the property tax obligation of 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, sale 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.

**Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

**BELLA MESA METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

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

**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 assets 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.

**Equity**

**Net Position**

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

**Fund Balance**

Fund balances 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.

**BELLA MESA METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

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

**Equity (Continued)**

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.

**NOTE 3 CASH AND INVESTMENTS**

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

Statement of Net Position:

Cash and Investments	\$ 158,954
Cash and Investments - Restricted	<u>4,585,370</u>
Total Cash and Investments	<u><u>\$ 4,744,324</u></u>

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

Deposits with Financial Institutions	\$ 115,382
Investments	<u>4,628,942</u>
Total Cash and Investments	<u><u>\$ 4,744,324</u></u>

**Deposits with Financial Institutions**

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 reporting of the uninsured deposits and assets maintained in the collateral pools.

On December 31, 2022, the District's cash deposits had a bank balance and a carrying balance of \$115,382.

**Investments**

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



**BELLA MESA METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

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

**Investments (Continued)**

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 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.

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:

Investment	Maturity	Amount
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	\$ 4,628,942

**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.

**BELLA MESA METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

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

**COLOTRUST (Continued)**

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.

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.

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2022, follows:

	Balance at December 31, 2021	Increases	Decreases	Balance at December 31, 2022
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ 10,228,009	\$ 740,702	\$ -	\$ 10,968,711
Total Capital Assets, Not Being Depreciated	10,228,009	740,702	-	10,968,711
Governmental Activities Capital Assets, Net	<u>\$ 10,228,009</u>	<u>\$ 740,702</u>	<u>\$ -</u>	<u>\$ 10,968,711</u>

It is the District’s intention to dedicate any water rights and all water, sanitary sewer, storm sewer, street, safety, and certain park and recreation improvements to the Town upon completion of construction, installation, and applicable warranty periods. At the Town’s discretion, the District may continue to own and maintain improvements associated with common area landscaping, open space, lift station, and control and safety protection services in certain areas.

**BELLA MESA METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 LONG-TERM OBLIGATIONS**

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

	Balance December 31, 2021	Additions	Accretion	Retirements	Balance December 31, 2022	Due Within One Year
Direct Borrowings:						
Bonds Payable:						
Series 2020 Limited Tax GO						
Convertible Capital						
Appreciation Bonds	\$ 17,507,840	\$ -	\$ 1,201,721	\$ -	\$ 18,709,561	\$ -
Subtotal of Bonds Payable	<u>17,507,840</u>	<u>-</u>	<u>1,201,721</u>	<u>-</u>	<u>18,709,561</u>	<u>-</u>
Total Long-Term Obligations	<u>\$ 17,507,840</u>	<u>\$ -</u>	<u>\$ 1,201,721</u>	<u>\$ -</u>	<u>\$ 18,709,561</u>	<u>\$ -</u>

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

**Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2020A<sup>(3)</sup>**

On May 27, 2020, the District issued capital appreciation bonds, convertible to current interest bonds on the Current Interest Conversion Date of December 1, 2025. Prior to the Current Interest Conversion Date, the Bonds shall pay no current interest, and shall accrete in value at an accretion rate of 6.75% compounding semi-annually on each June 1 and December 1, commencing on June 1, 2020, from their date of issuance.

On the Current Interest Conversion Date, the Bonds shall cease to be capital appreciation bonds and automatically convert to current interest bonds, at which time the Bonds shall bear interest at the rate of 6.75%, payable semiannually on June 1 and December 1 of each year, commencing June 1, 2026. Annual principal payments are due on December 1 of each year beginning December 1, 2029. The Bonds mature on December 1, 2049.

The Bonds are subject to redemption prior to maturity, at the option of the District, on June 1, 2025, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium of 3% declining 1% per year for the next two years and no redemption premium thereafter.

On and after the Current Interest Conversion Date, (a) to the extent principal of any Bond is not paid when due, such principal shall remain outstanding until paid and will continue to bear interest at the rate then borne by the Bonds; and (b) to the extent interest on any Bond is not paid when due, such unpaid interest shall compound semiannually on each June 1 and December 1 at the rate borne by the Bonds. The total repayment obligation of the District for the Bonds cannot exceed the limitations of the Election and the amount permitted by law.

In the event that any amount of principal of or interest on the Bonds remains unpaid on December 1, 2059, the Bonds will be deemed discharged.

**BELLA MESA METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2020A<sup>(3)</sup>, (Continued)**

The Bonds are secured by Pledged Revenue which means: (a) all Property Tax Revenues; (b) all Specific Ownership Tax Revenues; (c) all Capital Fees, if any; and (d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund. The Bonds are future secured by the Reserve Fund which was funded from the proceeds of the Bonds in the amount of the Reserve Requirement equal to \$1,574,796. Amounts on deposit in the Reserve Fund on the final maturity date shall be applied to the payment of the Bonds on such date. The amount on deposit in the Reserve Fund at December 31, 2022, was \$1,577,518. The excess amount will be transferred to the Bond Fund in 2023.

The District is required to impose a Required Mill Levy upon all taxable property of the District each year in an amount that generates Property Tax Revenues sufficient to pay the principal of, premium if any, and interest on the Bonds when due and to replenish the Reserve Fund to the amount of the Reserve Requirement, but not in excess of 50 mills (subject to adjustment for changes in the method of calculating assessed valuation after August 24, 2004). As of December 31, 2021, the Required Mill Levy was 55.664, which was certified on property within the District, to be collected beginning in 2022.

For so long as the amount on deposit in the Surplus Fund is less than the Maximum Surplus Amount of \$1,574,739, the Required Mill Levy is to equal 50 mills (subject to adjustment), or such lesser amount that will generate Property Tax Revenues (a) sufficient to pay the principal of, premium if any, and interest on the Bonds when due, to replenish the Reserve Fund to the Reserve Requirement and to fully fund the Surplus Fund to the Maximum Surplus Amount, or (b) which, when combined with moneys then on deposit in the Bond Fund, the Surplus Fund and the Reserve Fund, will pay the Bonds in full in the year such levy is collected.

The occurrence of any one or more of the following events shall constitute an Event of Default pertaining to the Bonds: (1) failure or refusal to impose the Required Mill Levy or apply the Pledged Revenue as required, (2) default in the performance or observance of any of the other covenants, agreements, or conditions stipulated by the Indenture of Trust, and (3) filing a petition under federal bankruptcy or other bankruptcy law. Due to the limited nature of the Pledged Revenue, the failure to pay the principal of or interest on the Bonds when due shall not, of itself, constitute an Event of Default. Upon the occurrence and continuance of an Event of Default, the Trustee shall have various rights and remedies which may be pursued, such as receivership, suit for judgment, or mandamus or other suit. Acceleration of the Bonds is not an available remedy for an Event of Default.

**BELLA MESA METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2020A<sub>(3)</sub>, (Continued)**

The District's Series 2020<sub>(3)</sub> long-term obligations will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ -	\$ -	\$ -
2024	-	-	-
2025	-	-	-
2026	-	1,532,587	1,532,587
2027	-	1,532,588	1,532,588
2028-2032	555,000	7,628,850	8,183,850
2033-2037	2,220,000	7,231,612	9,451,612
2038-2042	4,850,000	6,155,663	11,005,663
2043-2047	8,605,000	4,052,025	12,657,025
2048-2049	29,180,000	29,561,625	58,741,625
Total	<u>\$ 45,410,000</u>	<u>\$ 57,694,950</u>	<u>\$ 103,104,950</u>

**Debt Authorization**

On November 2, 2004, a majority of the qualified electors of the District who voted in the election authorized the issuance of indebtedness for the purpose of providing certain improvements and facilities and the imposition of taxes for payment of such indebtedness.

As of December 31, 2022, the District has remaining authorized but unissued indebtedness as follows:

	<u>Amount Authorized November 2, 2004</u>	<u>Amount Used Series 2020 Bonds</u>	<u>Authorized Amount Remaining December 31, 2022</u>
Streets	\$ 16,467,000	\$ 14,054,395	\$ 2,412,605
Traffic and Safety	315,800	-	315,800
Water	6,385,800	3,451,160	2,934,640
Sewer	12,566,000	4,109,605	8,456,395
Parks and Recreation	3,960,000	1,089,840	2,870,160
Transportation	260,000	-	260,000
TV Relay and Translation	260,000	-	260,000
Mosquito Control	260,000	-	260,000
Debt Refunding	40,474,600	-	40,474,600
Total	<u>\$ 80,949,200</u>	<u>\$ 22,705,000</u>	<u>\$ 58,244,200</u>

In the future, the District may issue a portion or all the remaining authorized but unissued debt for purposes of providing public improvements to support developments as it occurs within the District's service area; however, as of the date of this audit, the amount and timing of any future debt issuances are not determinable.

**BELLA MESA METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 6 NET POSITION**

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balance of bonds that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2022, the District had net investment in capital assets calculated as follows:

	Governmental Activities
Capital Assets, Net	\$ 1,404,752
Unspent Bond Proceeds	330,824
Bonds Outstanding	(2,194,432)
Total Net Investment in Capital Assets	\$ (458,856)

The restricted net position consists of assets 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 had a restricted net position as of December 31, 2022, as follows:

	Governmental Activities
Restricted Net Position:	
Emergencies	\$ 2,800
Debt Service	426,855
Total Restricted Net Position	\$ 429,655

The District has a deficit in unrestricted net position as of December 31, 2022. This deficit amount is due mainly to the payment of cost of issuance and bond interest that were funded with bond proceeds.

**NOTE 7 AGREEMENTS**

**Richmond Public Improvements Agreement**

On December 28, 2018, the District entered into the Advance and Reimbursement and Facilities Acquisition Agreement with Richmond American Homes of Colorado, Inc., (the Builder) and Fourth Investment USA, LLC (the Developer), pursuant to which the District has agreed to reimburse the Developer for costs of Facilities constructed by the Builder or the Developer and may accept certain public improvements that are not conveyed to the Town or other appropriate governmental entity.

**BELLA MESA METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 7 AGREEMENTS (CONTINUED)**

**Town IGA**

On August 24, 2004, the District entered in a master intergovernmental agreement with the Town (Town IGA). The Town IGA provides that the District has the authority to construct and finance public improvements to serve the residents and taxpayers of the District. All public improvements shall be constructed in accordance with the Town's standards and procedures. Unless otherwise provided, the District is to convey all public improvements to the Town for operation and maintenance.

**District Management Agreement**

On October 31, 2017, the District entered into a management services agreement with Colorado Land Management LLC, a Colorado limited liability company (CLM) to provide ongoing management, consulting, administrative, and property management services in conjunction with the business, operational affairs, and continuing obligations of the District. During 2022, CLM was paid \$127,297 under this agreement.

**NOTE 8 RELATED PARTIES**

One or more of the current members of the Board of Directors serve as consultants to, members of, or managers of CLM, or have other business or professional relationships to CLM, and as such, may have conflicts of interest in dealing with the District.

**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). 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 District pays annual premiums to the Pool for liability, property, public officials' liability, and workers' compensation 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.

**BELLA MESA METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**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.

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 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**

**BELLA MESA 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	\$ 231,793	\$ 231,794	\$ 1
Specific Ownership Taxes	18,543	20,497	1,954
Net Investment Income	1,800	32,424	30,624
Total Revenues	<u>252,136</u>	<u>284,715</u>	<u>32,579</u>
<b>EXPENDITURES</b>			
County Treasurer's Fees	3,477	3,477	-
Paying Agent Fees	4,000	4,000	-
Contingency	2,523	-	2,523
Total Expenditures	<u>10,000</u>	<u>7,477</u>	<u>2,523</u>
<b>NET CHANGE IN FUND BALANCE</b>	242,136	277,238	35,102
Fund Balance - Beginning of Year	<u>1,724,628</u>	<u>1,724,413</u>	<u>(215)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 1,966,764</u></u>	<u><u>\$ 2,001,651</u></u>	<u><u>\$ 34,887</u></u>

**BELLA MESA METROPOLITAN DISTRICT  
CAPITAL PROJECTS 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>			
Net Investment Income	\$ 1,000	\$ 43,475	\$ 42,475
Total Revenues	<u>1,000</u>	<u>43,475</u>	<u>42,475</u>
<b>EXPENDITURES</b>			
District Management	20,000	70,725	(50,725)
Engineering	45,000	41,648	3,352
Legal	-	2,268	(2,268)
Parks and Recreation	598,000	43,212	554,788
Sewer	333,000	30,836	302,164
Storm Drainage	-	71,451	(71,451)
Streets	906,000	451,970	454,030
Water	220,000	30,860	189,140
Contingency	892	-	892
Total Expenditures	<u>2,122,892</u>	<u>742,970</u>	<u>1,379,922</u>
<b>NET CHANGE IN FUND BALANCE</b>	(2,121,892)	(699,495)	1,422,397
Fund Balance - Beginning of Year	<u>2,121,892</u>	<u>3,266,442</u>	<u>1,144,550</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 2,566,947</u>	<u>\$ 2,566,947</u>

## **OTHER INFORMATION**

**BELLA MESA METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2022**

\$15,747,961 Limited Tax General Obligation  
Convertible Capital Appreciation Bonds, Series 2020(3)  
Interest Rate of 6.75%  
Interest Payable June 1 and December 1  
Beginning June 1, 2026  
Principal Due December 1  
Beginning December 1, 2029

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ -	\$ -	\$ -
2024	-	-	-
2025	-	-	-
2026	-	1,532,587	1,532,587
2027	-	1,532,588	1,532,588
2028	-	1,532,587	1,532,587
2029	35,000	1,532,588	1,567,588
2030	130,000	1,530,225	1,660,225
2031	140,000	1,521,450	1,661,450
2032	250,000	1,512,000	1,762,000
2033	265,000	1,495,125	1,760,125
2034	390,000	1,477,237	1,867,237
2035	415,000	1,450,913	1,865,913
2036	555,000	1,422,900	1,977,900
2037	595,000	1,385,437	1,980,437
2038	755,000	1,345,275	2,100,275
2039	805,000	1,294,313	2,099,313
2040	985,000	1,239,975	2,224,975
2041	1,050,000	1,173,487	2,223,487
2042	1,255,000	1,102,613	2,357,613
2043	1,340,000	1,017,900	2,357,900
2044	1,570,000	927,450	2,497,450
2045	1,680,000	821,475	2,501,475
2046	1,940,000	708,075	2,648,075
2047	2,075,000	577,125	2,652,125
2048	2,370,000	437,062	2,807,062
2049	4,105,000	277,088	4,382,088
Total	<u>\$ 22,705,000</u>	<u>\$ 28,847,475</u>	<u>\$ 51,552,475</u>

**BELLA MESA METROPOLITAN DISTRICT  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2022**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Mills Levied	Total Property Taxes		Percent Collected to Levied
		General Fund	Debt Service Fund		Levied	Collected	
2018	\$ 2,609,930	20.000	0.000	20.000	\$ 52,199	\$ 52,199	100.00
2019	2,610,030	20.000	0.000	20.000	52,201	52,201	100.00
2020	1,840,700	20.000	0.000	20.000	36,814	36,814	100.00
2021	2,500,850	20.000	55.664	75.664	189,224	189,225	100.00
2022	4,164,150	20.000	55.664	75.664	315,076	315,077	100.00
Estimated for the Year Ending December 31, 2023	\$ 5,000,540	20.402	56.783	77.185	\$ 385,967		

**NOTE:**

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.

**EXHIBIT B**

2023 Budget

STATE OF COLORADO  
COUNTY OF DOUGLAS  
TOWN OF CASTLE ROCK  
BELLA MESA METROPOLITAN DISTRICT  
2023 BUDGET RESOLUTION

The Board of Directors of the Bella Mesa Metropolitan District, Douglas County, Town of Castle Rock, Colorado held a regular meeting on Tuesday, November 8, 2022, at the hour of 8:00 A.M., via video conference at <https://us02web.zoom.us/j/83613737345?pwd=cStyUkdzM3dPRGxNbHJWOGxwQTczQT09> and via telephone conference at Dial-In: 1-346-248-7799, Meeting ID: 836-1373-7345, Password: 290602.

The following members of the Board of Directors were present:

President:	John V. Hill
Secretary/Treasurer:	Maxine Hepfer
Assistant Secretary:	Anna Maria Ray

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; and Debra Sedgeley, CliftonLarsonAllen LLP.

Ms. Ivey reported that proper notice was made to allow the Board of Directors of the Bella Mesa Metropolitan District to conduct a public hearing on the 2023 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a regular meeting of the Board of Directors of the District and that a notice of regular meeting was posted in the designated public place within the boundaries of the District, on the lamppost above the drainage ditch by the side of the Mickelson Boulevard sidewalk, no less than twenty-four hours prior to the holding of the meeting, and to the best of her knowledge, remains posted to the date of this meeting.



Thereupon, Director Hill introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE BELLA MESA METROPOLITAN DISTRICT, DOUGLAS COUNTY, TOWN OF CASTLE ROCK, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023 AND ENDING ON THE LAST DAY OF DECEMBER 2023.

WHEREAS, the Board of Directors (the “Board”) of the Bella Mesa Metropolitan District (the “District”) has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2022; and

WHEREAS, the proposed budget is more than fifty thousand dollars (\$50,000.00), due and proper notice was published on Thursday, October 27, 2022 in the *Douglas County News-Press*, indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District’s increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher’s Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held Tuesday, November 8, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

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

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BELLA MESA METROPOLITAN DISTRICT, DOUGLAS COUNTY, TOWN OF CASTLE ROCK, COLORADO:

Section 1. Summary of 2023 Revenues and 2023 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2023, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B and is approved and adopted as the budget of the District for fiscal year 2023. In the event the final assessed valuation provided by the Douglas County Assessor's Office differs from the assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by Anna Maria Ray, Secretary of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2023 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is \$102,021 and that the 2022 valuation for assessment, as certified by the Douglas County Assessor, is \$5,000,540. That for the purposes of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 20.402 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 6. 2023 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$283,946 and that the 2022 valuation for assessment, as certified by the Douglas County Assessor, is \$5,000,540. That for the purposes of meeting all debt retirement expenses of the District during the 2023 budget year, there is hereby levied a tax of 56.783 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 7. 2023 Mill Levy Adjustment. The Board may adjust the mill levy, as specifically set forth in the District's Service Plan (the "Adjusted Mill Levy"). The Board hereby determines in good faith to establish the Adjusted Mill Levy as set forth in the mill levy certification attached hereto as Exhibit C pursuant to the authority granted by its Service Plan to ensure that the District's revenues shall be neither diminished nor enhanced as a result of the changes effecting the mill levy. Subject to adjustment and finalization by the District's accountant in accordance with Section 2 hereof, the Board further authorizes that the Adjusted Mill Levy be reflected in the District's Certification of Tax Levies to be submitted to the Board of County Commissioners of Douglas County on or before December 15, 2022, for collection in 2023.

Section 8. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of Douglas County, the mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

**[The remainder of this page is intentionally left blank.]**

The foregoing Resolution was seconded by Director Ray.

RESOLUTION APPROVED AND ADOPTED THIS 8TH DAY OF NOVEMBER 2022.

BELLA MESA METROPOLITAN DISTRICT

DocuSigned by:  
*John V. Hill*  
26B8B029EB284EA...

By: John V. Hill  
Its: President

ATTEST:

DocuSigned by:  
*Maxine Hepfer*  
171349D63FB6463...

By: Maxine Hepfer  
Its: Secretary/Treasurer

STATE OF COLORADO  
COUNTY OF DOUGLAS  
TOWN OF CASTLE ROCK  
BELLA MESA METROPOLITAN DISTRICT

I, Anna Maria Ray, hereby certify that I am a director and the duly elected and qualified Secretary and Treasurer of the Bella Mesa Metropolitan District, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a regular meeting of the Board of Directors of the Bella Mesa Metropolitan District held on November 8, 2022, via video conference at <https://us02web.zoom.us/j/83613737345?pwd=UkdzM3dPRGxNbHJWOGxwQTczQT09> and via telephone conference at Dial-In: 1-346-248-7799, Meeting ID: 836-1373-7345, Password: 290602, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 8th day of November 2022.

DocuSigned by:  
*Maxine Hepfer*  
171349D63FB6463...

Maxine Hepfer, Secretary/Treasurer

[SEAL]



**EXHIBIT A**

Affidavit  
Notice as to Proposed 2023 Budget

Colorado Community Media  
750 W. Hampden Ave. Suite 225  
Englewood, CO 80110

Bella Mesa Metro District (isp) \*\*  
c/o Icenogle Server Pogue  
4725 South Monaco Street, Suite 360  
Denver CO 80237

## AFFIDAVIT OF PUBLICATION

State of Colorado        }  
County of Douglas       } ss


This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 10/27/2022, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Douglas County News-Press

State of Colorado        }  
County of Arapahoe     } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 10/27/2022. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

  
\_\_\_\_\_  
Carla Bethke  
Notary Public  
My commission ends April 11, 2026

CARLA BETHKE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20004025550  
MY COMMISSION EXPIRES APRIL 11, 2026

### Public Notice

#### NOTICE AS TO PROPOSED 2023 BUDGET AND HEARING BELLA MESA METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the BELLA MESA METROPOLITAN DISTRICT for the ensuing year of 2023. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where same is open for public inspection. Such proposed budget will be considered at a hearing at the regular meeting of the Bella Mesa Metropolitan District to be held at 8:00 A.M., on Tuesday, November 8, 2022. The meeting will be held via video conference at <https://us02web.zoom.us/j/83613737345?pwd=cStyUkdzM3dPRGxNbHJWOGxwQTczQT09> and via telephone conference at Dial-In: 1-346-248-7799, Meeting ID: 836-1373-7345, Password: 290602. Any interested elector within the Bella Mesa Metropolitan District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2023 budget.

BY ORDER OF THE BOARD OF DIRECTORS:  
BELLA MESA METROPOLITAN DISTRICT

By: /s/ ICENOGLER | SEAVER | POGUE  
A Professional Corporation

Legal Notice No. 944042  
First Publication: October 27, 2022  
Last Publication: October 27, 2022  
Publisher: Douglas County News-Press

**NOTICE AS TO PROPOSED 2023 BUDGET AND HEARING  
BELLA MESA METROPOLITAN DISTRICT**

**NOTICE IS HEREBY GIVEN** that a proposed budget has been submitted to the **BELLA MESA METROPOLITAN DISTRICT** for the ensuing year of 2023. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where same is open for public inspection. Such proposed budget will be considered at a hearing at the regular meeting of the Bella Mesa Metropolitan District to be held at 8:00 A.M., on Tuesday, November 8, 2022. The meeting will be held via video conference at <https://us02web.zoom.us/j/83613737345?pwd=cStyUkdzM3dPRGxNbHJWOGxwQTczQT09> and via telephone conference at Dial-In: 1-346-248-7799, Meeting ID: 836-1373-7345, Password: 290602. Any interested elector within the Bella Mesa Metropolitan District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2023 budget.

**BY ORDER OF THE BOARD OF DIRECTORS:  
BELLA MESA METROPOLITAN DISTRICT**

By: /s/ ICENOGLE | SEAVER | POGUE  
A Professional Corporation

Publish In: *Douglas County News-Press*  
Publish On: Thursday, October 27, 2022



**EXHIBIT B**

Budget Document  
Budget Message

**BELLA MESA METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2023**

**BELLA MESA METROPOLITAN DISTRICT  
SUMMARY  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 8,885,042	\$ 5,141,587	\$ 4,046,687
REVENUES			
Property taxes	189,225	315,077	385,967
Specific ownership tax	18,248	28,300	34,737
Interest income	2,683	46,200	194,000
Total revenues	<u>210,156</u>	<u>389,577</u>	<u>614,704</u>
Total funds available	<u>9,095,198</u>	<u>5,531,164</u>	<u>4,661,391</u>
EXPENDITURES			
General Fund	80,277	100,000	155,000
Debt Service Fund	6,088	7,477	10,000
Capital Projects Fund	3,867,246	1,377,000	2,058,442
Total expenditures	<u>3,953,611</u>	<u>1,484,477</u>	<u>2,223,442</u>
Total expenditures and transfers out requiring appropriation	<u>3,953,611</u>	<u>1,484,477</u>	<u>2,223,442</u>
ENDING FUND BALANCES	<u>\$ 5,141,587</u>	<u>\$ 4,046,687</u>	<u>\$ 2,437,949</u>

No assurance provided. See summary of significant assumptions.

**Bella Mesa Metropolitan District  
PROPERTY TAX SUMMARY INFORMATION  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/23

ACTUAL	ESTIMATED	BUDGET
2021	2022	2023

**ASSESSED VALUATION**

Residential - Single Family Residence	\$ 146,950	\$ 1,956,010	\$ 3,445,490
Commercial	-	40,010	47,950
Agricultural	22,860	16,130	14,680
State assessed	4,300	14,400	17,100
Vacant land	\$ 2,326,740	2,137,600	\$ 1,475,320
Certified Assessed Value	\$ 2,500,850	\$ 4,164,150	\$ 5,000,540

**MILL LEVY**

General	20.000	20.000	20.402
Debt Service	55.664	55.664	56.783
Total mill levy	75.664	75.664	77.185

**PROPERTY TAXES**

General	\$ 50,017	\$ 83,283	\$ 102,021
Debt Service	139,208	231,794	283,946
Levied property taxes	189,225	315,077	385,967
Budgeted property taxes	\$ 189,225	\$ 315,077	\$ 385,967

**BUDGETED PROPERTY TAXES**

General	\$ 50,017	\$ 83,283	\$ 102,021
Debt Service	139,208	231,794	283,946
	\$ 189,225	\$ 315,077	\$ 385,967

**BELLA MESA METROPOLITAN DISTRICT  
GENERAL FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 176,142	\$ 150,732	\$ 142,715
<b>REVENUES</b>			
Property taxes	50,017	83,283	102,021
Specific ownership tax	4,823	7,500	9,182
Interest income	27	1,200	19,000
Total revenues	54,867	91,983	130,203
Total funds available	231,009	242,715	272,918
<b>EXPENDITURES</b>			
General and administrative			
Accounting	18,825	22,050	25,000
Auditing	5,000	5,500	6,000
County Treasurer's fee	750	1,249	1,530
Dues and licenses	408	398	500
Insurance and bonds	2,677	2,469	4,000
District management	42,000	42,000	45,000
Legal services	10,617	17,000	18,000
Website	-	500	1,000
Election expense	-	3,789	13,000
Contingency	-	5,045	5,970
Operations and maintenance			
Drainage system maintenance	-	-	35,000
Total expenditures	80,277	100,000	155,000
Total expenditures and transfers out requiring appropriation	80,277	100,000	155,000
ENDING FUND BALANCE	\$ 150,732	\$ 142,715	\$ 117,918
EMERGENCY RESERVE	\$ 1,700	\$ 2,800	\$ 4,000
TOTAL RESERVE	\$ 1,700	\$ 2,800	\$ 4,000

No assurance provided. See summary of significant assumptions.

**BELLA MESA METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 1,577,208	\$ 1,724,413	\$ 1,988,530
<b>REVENUES</b>			
Property taxes	139,208	231,794	283,946
Specific ownership tax	13,425	20,800	25,555
Interest income	660	19,000	32,000
Total revenues	153,293	271,594	341,501
Total funds available	1,730,501	1,996,007	2,330,031
<b>EXPENDITURES</b>			
General and administrative			
County Treasurer's fee	2,088	3,477	4,259
Paying agent fees	4,000	4,000	4,000
Contingency	-	-	1,741
Total expenditures	6,088	7,477	10,000
Total expenditures and transfers out requiring appropriation	6,088	7,477	10,000
ENDING FUND BALANCE	\$ 1,724,413	\$ 1,988,530	\$ 2,320,031
DEBT SERVICE RESERVE	\$ 1,574,796	\$ 1,574,796	\$ 1,574,796
SURPLUS FUND	149,617	413,734	745,235
TOTAL RESERVE	\$ 1,724,413	\$ 1,988,530	\$ 2,320,031

No assurance provided. See summary of significant assumptions.

**BELLA MESA METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 7,131,692	\$ 3,266,442	\$ 1,915,442
REVENUES			
Interest income	1,996	26,000	143,000
Total revenues	<u>1,996</u>	<u>26,000</u>	<u>143,000</u>
Total funds available	<u>7,133,688</u>	<u>3,292,442</u>	<u>2,058,442</u>
EXPENDITURES			
District management	44,400	65,000	53,000
Legal services	-	2,000	5,442
Storm drainage	-	85,000	85,000
Parks and recreation	1,055,651	300,000	400,000
Streets	1,635,638	600,000	700,000
Engineering	92,527	55,000	75,000
Sewer	626,100	160,000	350,000
Water	412,655	110,000	390,000
Total expenditures	<u>3,867,246</u>	<u>1,377,000</u>	<u>2,058,442</u>
Total expenditures and transfers out requiring appropriation	<u>3,867,246</u>	<u>1,377,000</u>	<u>2,058,442</u>
ENDING FUND BALANCE	<u>\$ 3,266,442</u>	<u>\$ 1,915,442</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**BELLA MESA METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 7,131,692	\$ 3,266,442	\$ 1,915,442
REVENUES			
Interest income	1,996	26,000	143,000
Total revenues	<u>1,996</u>	<u>26,000</u>	<u>143,000</u>
Total funds available	<u>7,133,688</u>	<u>3,292,442</u>	<u>2,058,442</u>
EXPENDITURES			
District management	44,400	65,000	53,000
Legal services	-	2,000	5,442
Storm drainage	-	85,000	85,000
Parks and recreation	1,055,651	300,000	400,000
Streets	1,635,638	600,000	700,000
Engineering	92,527	55,000	75,000
Sewer	626,100	160,000	350,000
Water	412,655	110,000	390,000
Total expenditures	<u>3,867,246</u>	<u>1,377,000</u>	<u>2,058,442</u>
Total expenditures and transfers out requiring appropriation	<u>3,867,246</u>	<u>1,377,000</u>	<u>2,058,442</u>
ENDING FUND BALANCE	<u>\$ 3,266,442</u>	<u>\$ 1,915,442</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.



**BELLA MESA METRO DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized by order of the District Court on November 16, 2004, under the name of Vistas at Rock Canyon Metropolitan District. On August 29, 2016, the District's name was changed to Bella Vista Metropolitan District. The District was organized to provide financing for the construction of street improvements, traffic and safety control, a potable and non-potable water supply system, sanitary sewer system, parks and recreation, public transportation, television relay and translation, and mosquito control. The District's service area is located in Douglas County, Colorado, entirely within the Town of Castle Rock (Town).

The organizational election for the District approved authorization to increase property taxes up to \$100,000 annually, as necessary, to pay for the operations and maintenance expenditures of the District. Total debt authorization was also approved in the amount of \$40,474,600 for the above listed facilities and \$100,000 for operations and maintenance costs. Additionally, District voters approved \$40,474,600 for refunding debt.

The budget is in accordance with the TABOR amendment limitation. Emergency reserves required under TABOR have been provided.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**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.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

**BELLA MESA METRO DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenue – (continued)**

The calculation of the taxes levied is displayed on page 3 of the Budget.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 9% of the property taxes collected.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.50%.

**Expenditures**

**Administrative Expenses**

Administrative expenditures have been budgeted based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, management, general engineering, insurance, meeting expense, and other administrative expenses.

**Operations and Maintenance Costs**

Operations and Maintenance Costs represent the costs to maintain surface drainage systems such as detention basins, outlet structures and outfalls, owned by the District. The annual expenses at build out in 2027 is estimated to be \$250,000. The budget assumes these costs will be incurred in increasing amounts as the drainage systems are completed as needed when new homes are built each year.

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 1.5% of property taxes.

**Capital Expenditures**

Capital expenditures are reflected on page 5 of the budget document.

**BELLA MESA METRO DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

On May 27, 2020, the District issued capital appreciation bonds, convertible to current interest bonds on the Current Interest Conversion Date of December 1, 2025. Prior to the Current Interest Conversion Date, the Bonds shall pay no current interest, and shall accrete in value at an accretion rate of 6.75% compounding semi-annually on each June 1 and December 1, commencing on June 1, 2020, from their date of issuance.

On the Current Interest Conversion Date, the Bonds shall cease to be capital appreciation bonds and automatically convert to current interest bonds, at which time the Bonds shall bear interest at the rate of 6.75%, payable semiannually on June 1 and December 1 of each year, commencing June 1, 2026. Annual principal payments are due on December 1 of each year beginning December 1, 2029. The Bonds mature on December 1, 2049.

The Bonds are subject to redemption prior to maturity, at the option of the District, on June 1, 2025, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium of 3% declining 1% per year for the next two years and no redemption premium thereafter.

On and after the Current Interest Conversion Date, (a) to the extent principal of any Bond is not paid when due, such principal shall remain outstanding until paid and will continue to bear interest at the rate then borne by the Bonds; and (b) to the extent interest on any Bond is not paid when due, such unpaid interest shall compound semiannually on each June 1 and December 1 at the rate borne by the Bonds. The total repayment obligation of the District for the Bonds cannot exceed the limitations of the Election and the amount permitted by law.

In the event that any amount of principal of or interest on the Bonds remains unpaid on December 1, 2059, the Bonds will be deemed discharged.

The Bonds are subject to redemption prior to maturity, at the option of the District, on June 1, 2025, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
June 1, 2025, to May 31, 2026	3.00%
June 1, 2026, to May 31, 2027	2.00
June 1, 2027, to May 31, 2028	1.00
June 1, 2028, and thereafter	0.00

The Bonds are secured by Pledged Revenue which means: (a) all Property Tax Revenues; (b) all Specific Ownership Tax Revenues; (c) all Capital Fees, if any; and (d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund.

The District is required to impose a Required Mill Levy upon all taxable property of the District each year in an amount that generates Property Tax Revenues sufficient to pay the principal of, premium if any, and interest on the Bonds when due and to replenish the Reserve Fund to the amount of the Reserve Requirement, but not in excess of 50 mills (subject to adjustment for changes in the method of calculating assessed valuation after August 24, 2004).

**BELLA MESA METRO DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases – (continued)**

For so long as the amount on deposit in the Surplus Fund is less than the Maximum Surplus Amount of \$1,574,739, the Required Mill Levy is to equal 50 mills (subject to adjustment), or such lesser amount that will generate Property Tax Revenues (A) sufficient to pay the principal of, premium if any, and interest on the Bonds when due, to replenish the Reserve Fund to the Reserve Requirement and to fully fund the Surplus Fund to the Maximum Surplus Amount, or (B) which, when combined with moneys then on deposit in the Bond Fund, the Surplus Fund and the Reserve Fund, will pay the Bonds in full in the year such levy is collected.

The District has no capital or operating leases.

**Reserve Funds**

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

The District also has a Debt Service Reserve fund in the amount of \$1,574,794.

**This information is an integral part of the accompanying budget.**

**BELLA MESA METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$15,747,960.95 (Original Principal Amount)  
\$22,705,000 (Value at Current Interest Conversion Date)  
Limited Tax General Obligation Convertible  
Capital Appreciation Bonds, Series 2020  
Dated May 27, 2020  
Interest Rate of 6.750% Due June 1 and December 1  
Principal Due on December 1**

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ -	\$ -	\$ -
2024	-	-	-
2025	-	-	-
2026	-	1,532,588	1,532,588
2027	-	1,532,588	1,532,588
2028	-	1,532,588	1,532,588
2029	35,000	1,532,588	1,567,588
2030	130,000	1,530,225	1,660,225
2031	140,000	1,521,450	1,661,450
2032	250,000	1,512,000	1,762,000
2033	265,000	1,495,125	1,760,125
2034	390,000	1,477,238	1,867,238
2035	415,000	1,450,913	1,865,913
2036	555,000	1,422,900	1,977,900
2037	595,000	1,385,438	1,980,438
2038	755,000	1,345,275	2,100,275
2039	805,000	1,294,313	2,099,313
2040	985,000	1,239,975	2,224,975
2041	1,050,000	1,173,488	2,223,488
2042	1,255,000	1,102,613	2,357,613
2043	1,340,000	1,017,900	2,357,900
2044	1,570,000	927,450	2,497,450
2045	1,680,000	821,475	2,501,475
2046	1,940,000	708,075	2,648,075
2047	2,075,000	577,125	2,652,125
2048	2,370,000	437,063	2,807,063
2049	4,105,000	277,088	4,382,088
	<u>\$ 22,705,000</u>	<u>\$ 28,847,481</u>	<u>\$ 51,552,481</u>

Includes the payment of interest on June 1 and December 1 of each year and the payment of principal on December 1 of each year indicated. Amounts shown assume that scheduled principal is paid when due and further assumes that no optional redemptions will be made. Amounts listed are also reflective of accreted value at maturity.

No assurance provided. See summary of significant assumptions.

**EXHIBIT C**

Certification of Tax Levy

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of DOUGLAS COUNTY, Colorado.

On behalf of the BELLA MESA METROPOLITAN DISTRICT,  
(taxing entity)<sup>A</sup>

the BOARD OF DIRECTORS,  
(governing body)<sup>B</sup>

of the BELLA MESA METROPOLITAN DISTRICT,  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 5,000,540 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 5,000,540 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/07/2022 for budget/fiscal year 2023.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	20.402 mills	\$ 102,021
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>20.402</b> mills	<b>\$ 102,021</b>
3. General Obligation Bonds and Interest <sup>J</sup>	56.783 mills	\$ 283,946
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>77.185</b> mills	<b>\$385,967</b>

Contact person: Debra Sedgeley Daytime phone: (303) 779-5710

Signed: \_\_\_\_\_ Title: Accountant for the District

*Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.*

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

**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

- |    |                   |   |
|----|-------------------|---|
| 1. | Purpose of Issue: | Public Improvements   |
|    | Series:           | Limited Tax General Obligation Convertible Capital Appreciation Bonds,<br>Series 2020A <sup>(3)</sup> |
|    | Date of Issue:    | May 27, 2020  |
|    | Coupon Rate:      | 6.75%   |
|    | Maturity Date:    | December 1, 2049  |
|    | Levy:             | 56.783  |
|    | Revenue:          | \$283,946   |
|    |                   |   |
| 2. | Purpose of Issue: | _____   |
|    | Series:           | _____   |
|    | Date of Issue:    | _____   |
|    | Coupon Rate:      | _____   |
|    | Maturity Date:    | _____   |
|    | Levy:             | _____   |
|    | Revenue:          | _____   |

**CONTRACTS<sup>K</sup>:**

- |    |                      |       |
|----|----------------------|-------|
| 3. | Purpose of Contract: | _____ |
|    | Title:               | _____ |
|    | Date:                | _____ |
|    | Principal Amount:    | _____ |
|    | Maturity Date:       | _____ |
|    | Levy:                | _____ |
|    | Revenue:             | _____ |
|    |                      |       |
| 4. | Purpose of Contract: | _____ |
|    | Title:               | _____ |
|    | Date:                | _____ |
|    | Principal Amount:    | _____ |
|    | Maturity Date:       | _____ |
|    | Levy:                | _____ |
|    | Revenue:             | _____ |

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



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Bella Mesa Metropolitan District of Douglas County, Town of Castle Rock, Colorado on this 8th day of November 2022.

DocuSigned by:  
*Maxine Hepfer*  
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Maxine Hepfer, Secretary/Treasurer

SEAL



**EXHIBIT C**

Certification Under Town of Castle Rock, Municipal Code Section 11.02.060

## CERTIFICATION

In accordance with the Town of Castle Rock, Mun. Code § 11.02.040(H), we the undersigned members of the Board of Directors of the Bella Mesa Metropolitan District, do hereby certify, to the best of our knowledge and belief, that no action, event or condition enumerated below occurred during calendar year 2022.

### Town of Castle Rock Municipal Code Section 11.02.060:

- A. Default in the payment of principal or interest of any District bonds, notes, certificates, debentures, contracts, or other evidences of indebtedness or borrowing issued or incurred by the District which:
  - 1. Persists for a period of one hundred twenty (120) days or more;
  - 2. The defaulted payment(s) aggregates either fifty thousand dollars (\$50,000.00) or ten percent (10%) of the outstanding principal balance of the indebtedness; and
  - 3. The creditors have not agreed in writing with the District to forbear from pursuit of legal remedies.
- B. The institution of a proceeding for debt adjustment or the confirmation of a plan for adjustment of debt under Chapter 9 of the Bankruptcy Code;
- C. The failure of the District to develop any capital facility proposed in its service plan when necessary to service approved development within the District;
- D. Failure of the District to realize at least seventy-five percent (75%) of the development revenues (including developer contributions, loans, or advances) projected in the financial portion of the service plan during the three-year period ending with the report year, where development revenue is defined as fees, exactions, and charges imposed by the District on residential and commercial development, excluding taxes, provided that the disparity between projected and realized revenue exceeds fifty thousand dollars (\$50,000.00);
- E. The development of any capital facility in excess of ten thousand dollars (\$10,000.00) in cost, which is not either identified in the service plan or authorized by the Town in the course of a separate development approval;
- F. The occurrence of any event or condition which is defined under the service plan or intergovernmental agreement as necessitating a service plan amendment;
- G. The default by the District under any intergovernmental agreement with the Town;
- H. The disconnection from the corporate limits of any property within the District's boundaries exceeding either ten percent (10%) of the service area of the District or ten (10) acres in area; or
- I. Any of the events or conditions enumerated in 32-1-207(2) of the Special District Act.

**DATE:** 8/9/2023 \_\_\_\_\_

DocuSigned by:

*John V. Hill*

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John V. Hill, President

DocuSigned by:

*Anna Maria Ray*

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Anna Maria Ray, Secretary

DocuSigned by:

*Maxine Hepfer*

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Maxine Hepfer, Treasurer