### VALLEY CLUB POINTE METROPOLITAN DISTRICT 2022 ANNUAL REPORT CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO

Pursuant to section 32-1-207(3)(c), C.R.S., Valley Club Pointe Village Metropolitan District (the "District") is required to provide an annual report to the City of Centennial, Arapahoe County no later than October 1st of each year. The District submits the following annual report for the year ending December 31, 2022 (the "Reporting Year").

1. Boundary changes made or proposed to the District boundaries as of December 31 of the prior year.

No boundary changes were made during the Reporting Year.

2. Intergovernmental agreements with other governmental entities, either entered into, terminated, or proposed as of December 31 of the prior year.

The District did not enter into any intergovernmental agreements with other governmental entities during the Reporting Year. Further, no intergovernmental agreements were terminated or proposed.

3. Access information to obtain a copy of rules and regulations adopted by the Board.

The District did not adopt or modify their rules and regulations during the Report Year. The District's website is: www.valleyclubpointe.com.

4. A summary of any litigation which involves the District public improvements as of December 31 of the prior year.

There is no litigation or notices of claim, pending or threatened which involves public improvements, against the District of which the District is aware during the Reporting Year.

5. Status of the District's construction of the public improvements as of December 31 of the prior year.

The District did not construct any public improvements during the Reporting Year. All public improvements described in the Service Plan are substantially complete.

6. A list of all public improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.

The District did not dedicate any public improvements to the City of Centennial during the Reporting Year.

7. The assessed valuation of the District for the current year and the Reporting Year.

The District's assessed valuation for the current year: \$8,932,244.

The District's assessed valuation for the Reporting Year: \$9,303,266.

8. Current year budget including a description of the public improvements to be constructed in such year.

The District's 2023 budget is attached hereto as **Exhibit A**.

9. 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.

The District's 2022 Audit Exemption is available through the state auditor's online portal: <a href="https://apps.leg.co.gov/osa/lg/submissions/search">https://apps.leg.co.gov/osa/lg/submissions/search</a>.

10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

The District has not had any uncured events of default during the Reporting Year.

11. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

The District has had no inability to pay its obligations during the Reporting Year.

The foregoing annual report is submitted by the undersigned, Counsel for the District, on behalf of the Valley Club Pointe Metropolitan District, dated this 13th day of September, 2023.

SPENCER FANE LLP

/s/ Lisa K. Mayers
Lisa K. Mayers, Counsel for the District

This annual report must be electronically filed with the governing body with jurisdiction over the special district, the division, and the state auditor, and such report must be electronically filed with the county clerk and recorder for public inspection, and a copy of the report must be made available by the special district on the special district's website pursuant to section 32-1-104.5 (3).

### Exhibit A

(2023 Budget)

### LETTER OF BUDGET TRANSMITTAL

Date: January 30\_, 2023

To: Division of Local Government

1313 Sherman Street, Room 521

Denver, Colorado 80203

Attached are the 2023 budget and budget message for VALLEY CLUB POINTE METROPOLITAN DISTRICT in Arapahoe County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 21, 2022. If there are any questions on the budget, please contact:

Karla Collier 7343 South Alton Way, Suite 100 Centennial, CO 80112 Tel.: 303-779-1800

I, Donald E. Siecke as President of the Valley Club Pointe Metropolitan District, hereby certify that the attached is a true and correct copy of the 2023 budget.

By:  $\frac{\text{Sonald } \mathcal{E} \text{ Siecke}}{\text{President}}$ 

# RESOLUTION TO ADOPT 2023 BUDGET, APPROPRIATE SUMS OF MONEY, AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY VALLEY CLUB POINTE METROPOLITAN DISTRICT

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE VALLEY CLUB POINTE METROPOLITAN DISTRICT, ARAPAHOE COUNTY, 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 of the Valley Club Pointe Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 21, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

budget remains in balance, as required by law, and
WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$44,661; and
WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for $$0.00$ ; and
WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$223,306; and
WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue

is \$ 0.00

- WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$0.00; and
- WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$ 0.00 ; and
- WHEREAS, the 2022 valuation for assessment for the District as certified by the County Assessor of Arapahoe County is \$8,932,244; and
- WHEREAS, at an election held on November 2, 2004, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.
- NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VALLEY CLUB POINTE METROPOLITAN DISTRICT OF ARAPAHOE COUNTY, COLORADO:
- Section 1. <u>Adoption of Budget</u>. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Valley Club Pointe Metropolitan District for calendar year 2023.
- Section 2. <u>Budget Revenues</u>. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 3. <u>Budget Expenditures</u>. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 4. <u>Levy of General Property Taxes</u>. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2023 as follows:
- A. <u>Levy for General Operating and Other Expenses</u>. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of <u>5.000</u> mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.
- B. <u>Temporary Tax Credit or Rate Reduction</u>. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of <u>0.000</u> mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2022.
- C. <u>Levy for General Obligation Bonds and Interest</u>. That for the purposes of meeting all debt retirement expense of the District during the 2023 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the

following "Certification of Tax Levies," there is hereby levied a tax of 25.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2022.

- D. <u>Levy for Contractual Obligations</u>. That for the purposes of meeting the contractual obligation expense of the District during the 2023 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of <u>0.000</u> mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2022.
- E. <u>Levy for Capital Expenditures</u>. That for the purposes of meeting all capital expenditures of the District during the 2023 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of <u>0.000</u> mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2022.
- F. <u>Levy for Refunds/Abatements</u>. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of <u>0.000</u> mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2022.
- Section 5. <u>Property Tax and Fiscal Year Spending Limits</u>. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.
- Section 6. <u>Certification</u>. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2022, to the Board of County Commissioners of Arapahoe County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Arapahoe County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2022 in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.
- Section 7. <u>Appropriations</u>. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

[remainder of page intentionally left blank; signature page follows]

### ADOPTED this 21st day of November, 2022.

### VALLEY CLUB POINTE METROPOLITAN DISTRICT

By:	Bonald & Siecke
•	President

ATTEST:

By: Socretory

### VALLEY CLUB POINTE METROPOLITAN DISTRICT CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO 2023 BUDGET MESSAGE

#### **DISTRICT SERVICES:**

The Valley Club Pointe Metropolitan District (the "District"), organized on November 16, 2004, is authorized to provide the following services to the landowners and residents of the District:

- 1. The construction, operation and maintenance of a water system and other water treatment and delivery facilities and infrastructure necessary to serve the District.
- 2. The construction, operation and maintenance of sanitary sewer systems, drainage and detention facilities and other waste disposal facilities and infrastructure necessary to serve the District.
- 3. The construction, installation, acceptance, operation, maintenance, improvement, extension and repair of certain streets, driveways, parking areas, and related streetscape and street safety improvements necessary to serve the District.
- 4. The provision of other services, programs and facilities as provided by the Service Plan, as the same may be amended from time to time, including the extension of utilities and services to and within the boundaries of the District in order to accomplish the intentions and ends contemplated hereby.

#### BASIS OF ACCOUNTING:

The basis of accounting utilized in the preparation of the 2023 budget for the District is the cash method.

#### **IMPORTANT FEATURES OF THE BUDGET**:

The 2023 budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitations.

- 1. <u>General Fund</u>. The budget reflects anticipated revenues primarily from property taxes, and expenditures for general operating costs, including: accounting, legal, audit, administrative, insurance, and miscellaneous fees.
- 2. <u>Debt Fund</u>. The budget reflects anticipated revenues from property taxes and public improvement fees. Expenses include bond interest.
- 3. <u>Capital Fund</u>. The budget reflects that no revenues or expenditures are anticipated for 2023.

### **ANTICIPATED PROJECTS**:

The District began construction projects in 2011 following the issuance of general obligation debt in 2010 and 2011 to finance same, as outlined in the Service Plan and First Amendment to the Service Plan. A budget amendment may be needed for 2021. The District does not anticipate any additional construction projects in 2023.

# VALLEY CLUB POINTE METROPOLITAN DISTRICT 2023 BUDGET SUMMARY

	Actual 2021	Adopted 2022	Estimated 2022	Proposed 2023
General Fund:				
Total Revenue	50,544	50,003	49,310	48,939
Total Expenditures	(29,237)	(25,774)	(22,177)	(27,279)
Net Income (Loss)	21,307	24,229	27,133	21,660
Capital Fund:				
Total Revenue	0	0	0	0
Total Expenditures	0	0	0	0
Net Income (Loss)	0	0	0	0
Debt Fund:				
Total Revenue	531,055	572,892	552,724	583,318
Total Expenditures	(590,468)	(597,428)	(578,196)	(608,247)
Net Income (Loss)	(59,413)	(24,536)	(25,472)	(24,929)
Combined Funds:				
Total Revenue	581,599	622,895	602,034	632,257
Total Expenditures	(619,705)	(623,202)	(600,373)	(635,526)
Net Income (Loss)	(38,106)	(307)	1,661	(3,269)
Fund Balance End of Year:				
General	9,543	0.772	11.676	0.004
Capital	9,343	8,772	11,676	8,336
Debt	526	0 990	0	0
Total	10,069	9,762	11.720	125
1000	10,009	9,702	11,730	8,461
Assessed Value	9,447,195	9,303,266	9,303,266	9,112,705
Mill Levies:				
General	5.000	5.000	5.000	5.000
Debt	25.000	25.000	25.000	25.000
Total	30.000	30.000	30.000	30.000

# **VALLEY CLUB POINTE METROPOLITAN DISTRICT** CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO

### 2023 BUDGET GENERAL FUND

	CTUAL	ADOPTED	ECTIMATED	DD ODOGED
	2021	2022	ESTIMATED 2022	PROPOSED 2023
Revenue:	2021	2022	2022	2023
Property Taxes	\$ 47,099	46,578	45,945	45,564
Specific Ownership Taxes	3,232		3,250	3,250
Interest Income	 213	175		
Total Revenue	50,544	50,003	49,310	48,939
Expenditures:			12,210	10,555
General Government				
Accounting	4,070	4,075	4,095	4,095
Legal	5,709	4,500	6,000	6,000
Audit and Administrative	13,154	7,250	7,100	7,250
Treasurer's Fees	707	699	692	684
Insurance	673	750	690	750
Interest Expense				A144000000
Contingency		1,000		1,000
Debt Service			l'	
Developer Advance Payments				
Interest				
Capital Outlay				
Parks & Rec	4,924	7,500	3,600	7,500
Roads				
Sewer				
Water				_
Total Expenditures	29,237	25,774	22,177	27,279
Excess (Deficiency) of Revenues				
Over Expenditures	21,307	24,229	27,133	21,660
Other Financing Sources (Uses)				
Interfund Transfers	(59,544)	(25,000)	(25,000)	(25,000)
Developer Advance	-	( , , , , ,	(==,,,,,	(25,555)
Bond Proceeds				
Total Other Financing Sources (Uses)	(59,544)	(25,000)	(25,000)	(25,000)
Net Change in Fund Balance	(38,237)	(771)	2,133	(3,340)
Fund Balances:				
Beginning of the Year	17 700	0.542	0.540	11.656
	47,780	9,543	9,543	11,676
End of the Year	\$ 9,543	\$ 8,772	\$ 11,676	\$ 8,336

# VALLEY CLUB POINTE METROPOLITAN DISTRICT CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO

### 2023 CAPITAL FUND

	ACTU <i>A</i> 2021	L	ADOPTED 2022	ESTIMATED 2022	PROPOSED 2023
Revenue:					
Property Taxes	\$	-	\$ -	\$ -	\$ -
Specific Ownership Taxes		-	-	-	-
Public Improvement Fees		-	-	-	-
Total Revenue		_	-	_	_
Expenditures:					
General Government					
Legal		-	-	-	-
Audit and Administrative		_	_	-	_
Treasurer's Fees		-	-	_	_
Insurance		-	_	_	_
Contingency		_	_	_	_
Debt Service					
Developer Advance Payments		_	_	_	_
Bond Interest		_	_	_	_
Capital Outlay					
Parks & Rec		_	_		_
Roads		_	_	_	_
Sewer		_	_		
Water		_	_	_	=
Total Expenditures		-	-	-	-
Excess (Deficiency) of Revenues					
Over Expenditures		-	-	-	
Other Financing Sources (Uses)					
Interfund Transfers		-	-	-	-
Developer Advance		-	_	_	_
Bond Proceeds		-	-	_	-
Total Other Financing Sources (Uses)		_		-	_
Not Change in Fourt Police					
Net Change in Fund Balance		-	-	-	3
Fund Balances:					
Beginning of the Year		-	-	-	-
End of the Year	\$	-	\$ -	\$ -	\$ -

# VALLEY CLUB POINTE METROPOLITAN DISTRICT CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO

### 2023 BUDGET DEBT FUND

	1							
	200000	CTUAL 2021	Al	DOPTED 2022	EST	ΓIMATED 2022	PR	OPOSED 2023
Revenue:								
Property Taxes	\$	235,496	\$	232,892	\$	229,724	\$	227,818
Specific Ownership Taxes		16,161		15,500		15,500		15,500
Public Improvement Fees		278,893		324,000		307,000		339,500
Interest Income		505		500		500		500
Total Revenue		531,055		572,892		552,724		583,318
Expenditures:						,		
General Government								
Legal		1,241		200		-		200
Audit and Administrative		-						
Treasurer's Fees		3,532		3,493		3,461		3,417
Debt Service		,		-,		2,.01		5, ,
Bond Interest Series 2010		173,000		183,000		164,000		191,000
Bond Interest Series 2020		172,695		165,735		165,735		158,630
Bond Principal Series 2010				_		_		
Bond Principal Series 2020		240,000		245,000		245,000		255,000
Total Expenditures		590,468		597,428		578,196		608,247
Excess (Deficiency) of Revenues						,		,
Over Expenditures		(59,413)		(24,536)		(25,472)		(24,929)
Other Financing Sources (Uses)								
Interfund Transfers		59,544		25,000		25,000		25,000
Developer Advance		-		,		,		
						-		_
Total Other Financing Sources (Uses)		59,544		25,000		25,000		25,000
Net Change in Fund Balance		131		464		(472)		71
Fund Balances:								
Beginning of the Year		395		526		526		5.4
		393		320		320		54
End of the Year	\$	526	\$	990	\$	54	\$	125

### **CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

TO: County Commissi	ioners <sup>1</sup> of	Arapahoe County			, Colora	ado.
On behalf of the		ointe Metropolitan Dist	rict		,	
the	Во	(taxing entity) <sup>A</sup> pard of Directors				,
		(governing body) <sup>B</sup>				
of the	Valley Club P	ointe Metropolitan Dis	strict			
		(local government) <sup>C</sup>				
<b>Hereby</b> officially certif to be levied against the assessed valuation of:	taxing entity's GROSS \$	8,9 assessed valuation, Line 2 of	the Certifica	ation of Val	luation Form DLG	57 <sup>E</sup> )
<b>Note:</b> If the assessor certification (AV) different than the GRC Increment Financing (TIF) A	ed a NET assessed valuation  OSS AV due to a Tax  Area <sup>F</sup> the tax levies must be \$	8,9	932,244			
calculated using the NET AV property tax revenue will be multiplied against the NET a	derived from the mill levy assessed valuation of:  12 (45 (2022)	assessed valuation, Line 4 of t LUE FROM FINAL CERTI BY ASSESSOR NO LA	FICATION	OF VALU	JATION PROVI	
Submitted: (no later than Dec. 15)	(mm/dd/yyyy) fc	or budget/fiscal year		(yyyy)	·	
, , , , , , , , , , , , , , , , , , , ,	(			(33337		
PURPOSE (see end no	otes for definitions and examples)	LEVY <sup>2</sup>		I	REVENUE <sup>2</sup>	
1. General Operating	Expenses <sup>H</sup>	5.000	mills	\$	44,661	
2. <b><minus></minus></b> Tempora Temporary Mill Le	ry General Property Tax Credit/ vy Rate Reduction <sup>I</sup>	< >	_mills	<u>\$</u>		>
SUBTOTAL FO	R GENERAL OPERATING:	5.000	mills	\$	44,661	
3. General Obligation	Bonds and Interest <sup>J</sup>	25.000	_mills	\$	223,306	
4. Contractual Obligat	tions <sup>K</sup>		mills	\$		
5. Capital Expenditure	$\mathrm{es^L}$		mills	\$		
6. Refunds/Abatemen	ts <sup>M</sup>		mills	\$		
7. Other <sup>N</sup> (specify):			mills	\$		
_			_mills	\$		
ŗ	FOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	30.000	mills	\$	267,967	
Contact person: (print)	Katie Stahl	Daytime phone: (303)	839 38	800		
Signed: Katie Stahl		Title:	Parale	gal to th	e District	
Include one copy of this tax ent	ity's completed form when filing the local gor	vernment's budget by Janua				ie

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<sup>&</sup>lt;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>&</sup>lt;sup>2</sup> Levies must be rounded to <u>three</u> decimal places and revenue must be calculated from the total <u>NET assessed valuation</u> (Line 4 of Form DLG57 on the County Assessor's <u>FINAL</u> 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:

BO	NDS <sup>J</sup> :		
1.	Purpose of Issue:	Limited Tax General Obligation Bonds, Series 2010	
	Series:	2010	<del></del>
	Date of Issue:	June 15, 2010	_
	Coupon Rate:	7%	_
	Maturity Date:	June 15, 2017	<del>_</del>
	Levy:	25.000 mills	_
	Revenue:	\$223,306	<del>_</del>
2.	Purpose of Issue:		
	Series:		
	Date of Issue:		
	Coupon Rate:		
	Maturity Date:		
	Levy:		
	Revenue:		
CO	NTRACTS <sup>k</sup> :		
3.	Purpose of Contract:		
	Title:		_
	Date:		<del>_</del>
	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.

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