

**RESOLUTION NO. 2023-11-02**

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY  
RESOLUTION OF THE BOARD OF DIRECTORS OF**

**VINEYARD METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO,  
PURSUANT TO SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND  
REVENUES FOR EACH FUND, ADOPTING A BUDGET AND APPROPRIATING  
SUMS OF MONEY FOR THE BUDGET YEAR 2024**

A. The Board of Directors of Vineyard Metropolitan District (the “**District**”) has appointed Stockman Kast Ryan & Company to prepare and submit a proposed budget to said governing body at the proper time.

B. Stockman Kast Ryan & Company has submitted a proposed budget to this governing body for its consideration.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 21, 2023, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
VINEYARD METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO:**

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION TO ADOPT BUDGET AND  
APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED ON NOVEMBER 21, 2023.

**VINEYARD METROPOLITAN  
DISTRICT**

By: *Vince Colarelli*  
President

Attest:

By: *Jane Colarelli*  
Secretary

**EXHIBIT A**

Budget



**VINEYARD METROPOLITAN DISTRICT**

**Statements of Revenues, Expenditures  
and Changes in Fund Balance – Modified Accrual Basis**

**For the Year Ended December 31, 2022**

**And**

**Estimated Statements of Revenue, Expenditures  
And Changes in Fund Balance – Modified Accrual Basis**

**For the Year Ended December 31, 2023**

**And**

**Forecasted**

**Statements of Revenue, Expenditures  
and Changes in Fund Balance – Modified Accrual Basis**

**For the Years Ending December 31, 2023 and 2024**

**And**

**Accountants' Compilation Report**

## ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors  
Vineyard Metropolitan District

Management is responsible for the accompanying historical financial statements of Vineyard Metropolitan District (the District), which comprise the statements of revenues, expenditures and changes in fund balance – modified accrual basis for the year ended December 31, 2022. We have performed a compilation engagement of the historical financial information in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the historical financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these historical financial statements.

The financial statements are prepared in accordance with the modified accrual basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management is also responsible for the accompanying forecast of the District, which comprises the forecasted statements of revenues, expenditures and changes in fund balance – modified accrual basis of the District for the years ending December 31, 2024 and 2023, including the related summaries of significant assumptions and accounting policies in accordance with guidelines for the presentation of a forecast established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not examine or review the forecast nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these forecasts.

There will usually be differences between the forecasted and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

Management has elected to omit from the historical financial statements substantially all of the disclosures ordinarily included in financial statements prepared on a modified accrual basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's historical revenues and expenditures for the periods presented, and budgeted revenues and expenditures. Accordingly, the accompanying presentation is not designed for those who are not informed about such matters.

We are not independent with respect to the District.

*Stockman Kast Ryan + Co, LLP*

November 21, 2023

## VINEYARD METROPOLITAN DISTRICT

### GOVERNMENTAL FUNDS

#### STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE –

#### MODIFIED ACCRUAL BASIS

#### ACTUAL 2022, ESTIMATED (FORECASTED) 2023 AND BUDGET (FORECASTED) 2023 AND 2024

	Actual 2022	Budget (Forecasted) 2023	Estimated (Forecasted) 2023	Budget (Forecasted) 2024
EXPENDITURES				
Accounting and audit	\$ 2,280	\$ 10,000	\$ 2,300	\$ 10,000
Common area maintenance	8,425	30,000	20,400	30,000
Legal	6,119	10,000	6,384	10,000
Insurance	9,914	10,000	9,364	10,000
Association dues		450	310	450
Contingency		<u>3,770</u>		<u>3,770</u>
TOTAL EXPENDITURES	26,738	64,220	38,758	64,220
OTHER FINANCING SOURCES				
Developer advances	<u>26,738</u>	<u>64,220</u>	<u>38,758</u>	<u>64,220</u>
NET CHANGES IN FUND BALANCES				
	—	—	—	—
BEGINNING FUND BALANCES				
	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
ENDING FUND BALANCES				
	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>

See the summary of significant forecast assumptions and Accountant's Compilation Report.

# VINEYARD METROPOLITAN DISTRICT

## GENERAL FUND

### STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE –

#### MODIFIED ACCRUAL BASIS

#### ACTUAL 2022, ESTIMATED (FORECASTED) 2023 AND BUDGET (FORECASTED) 2023 AND 2024

	Actual 2022	Budget (Forecasted) 2023	Estimated (Forecasted) 2023	Budget (Forecasted) 2024
EXPENDITURES				
Accounting and audit	\$ 2,280	\$ 10,000	\$ 2,300	\$ 10,000
Common area maintenance	8,425	30,000	20,400	30,000
Legal	6,119	10,000	6,384	10,000
Insurance	9,914	10,000	9,364	10,000
Association dues		450	310	450
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TOTAL EXPENDITURES	<u>26,738</u>	<u>64,220</u>	<u>38,758</u>	<u>64,220</u>
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Developer advances	<u>26,738</u>	<u>64,220</u>	<u>38,758</u>	<u>64,220</u>
NET CHANGES IN FUND BALANCES				
	—	—	—	—
BEGINNING FUND BALANCES				
	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
ENDING FUND BALANCES				
	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>

See the summary of significant forecast assumptions and Accountant's Compilation Report.



**VINEYARD METROPOLITAN DISTRICT**  
**FORECASTED 2024 BUDGET**  
**SUMMARY OF SIGNIFICANT FORECAST ASSUMPTIONS**

**Summary**

Vineyard Metropolitan District (the District) was formed on January 13, 2012, to provide public improvements on District property in Colorado Springs, Colorado. The public improvements will be acquired by the District after they are completed and costs are certified by a District engineer. The improvements will then be dedicated to the City of Colorado Springs, or such other entity as may be appropriate. The District maintains landscape improvements consisting primarily of common areas and medians.

The estimated 2023 revenue, expenditures and changes in fund balance is comprised of the actual amounts for the period from January 1, 2023 through September 30, 2023 and forecasted amounts for the period from October 1, 2023 through December 31, 2023.

The District Service Plan authorizes the District to issue debt up to \$70,000,000.

The District prepares its budget on the modified accrual basis of accounting.

**Revenue**

**Developer Advances**

The District is in the development stage. As such, the District's general fund and capital project fund costs have been and will continue in 2024 to be funded by the developer. Developer advances are recorded as revenue for budget purposes with an obligation for future payment when the District is financially able to reimburse the developer from legally available revenues pursuant to funding and reimbursement agreements with the District.

**Property Taxes**

The primary source of revenue in the future will be property taxes which may be levied in 2024 for collection in 2025. No mill levy was certified in 2023 for collection in 2024. Accordingly, there is no forecasted property tax revenue in 2024. The maximum debt mill levy allowed currently under the Service Plan is 50 mills and the maximum operating mill levy allowed is 10 mills, both subject to certain adjustments.

**Expenditures**

**Administrative Expenditures**

Administrative expenditures have been estimated based on services that are expected to be required in 2024.

Principal and interest payments on developer advances may begin upon the collection of property tax revenue.


**Capital Outlay**

The District does not have any amounts budgeted for capital outlay in 2024.

**Leases**

The District has not forecasted any operating or capital leases in 2024.

I, Janet Colarelli, hereby certify that I am the duly appointed Secretary of the Vineyard Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Vineyard Metropolitan District held on November 21, 2023.

  
Secretary