

ALPINE METROPOLITAN DISTRICT

FINANCIAL STATEMENTS AND REPORT OF
INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

December 31, 2022

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors and Management
Alpine Metropolitan District
c/o Marchetti & Weaver LLC
28 Second Street, Suite 213
Edwards, CO 81632

Opinions

We have audited the accompanying financial statements of the governmental activities, and each major fund of Alpine 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 respective financial position of the governmental activities, and each major fund, of the District, as of December 31, 2022, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute



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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 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 the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the general fund budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



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Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The capital fund budgetary comparison schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information 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. The 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 capital fund budgetary schedule is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Chadwick, Steinkirchner, Davis & Co., P.C.

Chadwick, Steinkirchner, Davis & Co., P.C.
June 19, 2023

Alpine Metropolitan District

Management's Discussion and Analysis December 31, 2022

As management of Alpine Metropolitan District (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2022.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. This report also includes additional supplementary information after the notes to the financial statements.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all the District's assets, deferred outflows, liabilities, and deferred inflows with the difference reported as net position.

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The governmental activity of the District is the installation and operation of the roadway and other infrastructure systems in the community.

The government-wide financial statements can be found on pages 7 and 8 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District currently has two funds, the General Fund and the Capital Projects Fund, both of which are governmental funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of expendable resources, as well as on balances of expendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. The governmental funds financial statements are located on pages 8 through 11 of this report.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The Notes to the Financial Statements can be found on pages 13 through 23 of this report.

Government-wide Financial Analysis. The following tables show condensed financial information derived from the government-wide financial statements comparing the current year to the prior year.

	Activities	
	2022	2021
Assets:		
Current assets	\$ 1,025,412	\$ 1,053,371
Non-current assets	2,946,709	3,120,903
Total Assets	3,972,121	4,174,274
Liabilities:		
Current liabilities	83,884	50,777
Non-current liabilities	892,733	884,212
Total Liabilities	976,617	934,989
Net position:		
Net Investment in Capital Assets	2,946,709	3,120,903
Restricted for emergencies	8,492	3,969
Unrestricted	40,303	114,413
Total Net Position	\$ 2,995,504	\$ 3,239,285
Revenue:		
Program Revenue:		
Charges for Services	\$ 85,295	\$ 33,663
Operating grants & contributions	146,224	98,572
Capital grants & contributions	-	25,769
General Revenue:		
Property taxes	-	-
Interest and other revenue	14,503	350
Total Revenue	246,022	158,354
EXPENSES:		
Program expenses:		
General government	315,608	132,285
Public Works - IGA	-	-
Public works	174,195	167,511
Total Expenses	489,803	299,796
Change in Net Position	(243,781)	(141,442)
Net Position - Beginning	3,239,285	3,380,727
Net Position - Ending	\$ 2,995,504	\$ 3,239,285

The District is the “service district” in a dual district structure whereby the District is constructing, operating and maintaining the infrastructure for the constituents of Breckenridge Mountain Metropolitan District (BMMD). The District entered into a District Facilities Construction and Service Agreement with BMMD and pursuant to this agreement, the District is obligated to construct and provide the initial financing for the primary infrastructure for the BMMD area. That infrastructure has primarily been constructed at this time and the majority of the infrastructure has been conveyed to the Town of Breckenridge for ongoing operations and maintenance. The District has retained ongoing operation, maintenance and replacement responsibility for a storm drain system, an ice rink and a bus turnaround in the Crystal Peak Lodge area with all other infrastructure being turned over to the Town of Breckenridge.

BMMD is the “financing district” and as such, has and will continue to pay a “capital obligation” to reimburse the District for the costs to construct the infrastructure as well as a “service obligation” to reimburse the District for the operating costs associated with administering and maintaining the assets. The District’s overall financial position, as measured by net position, decreased during 2022 as a result of capital improvements being depreciated. The District’s funding primarily consisted of capital and service obligation payments received from Breckenridge Mountain Metropolitan District. The expenses of the District were the operating costs associated with administering and maintaining the assets and depreciation of those assets.

Financial Analysis of the District’s Funds

As mentioned earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the District’s governmental funds is to provide information on near-term inflows, outflows, and balances of expendable resources. Such information is useful in assessing the District’s financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government’s net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District’s governmental funds reported a combined ending fund balance of \$81,325. The fund balance is comprised of accumulated development impact fees collected.

Budget variances. The District expenditures were similar to budgeted results. Details can be seen on pages 24 through 25 of this report.

Capital assets. The District’s investment in capital assets net of accumulated depreciation decreased due to all projects being completed and remaining assets being depreciated. Additional information as well as a detailed classification of the District’s net capital assets can be found in the Notes to the Financial Statement on page 20 of this report.

Long-term debts. The District has minimal long-term debt. It has repaid all advances made by VR Holdings, Inc which funded capital improvements with net bond and loan proceeds received from BMMD. Advances have been received from Breckenridge Grand Vacations to cover costs associated with formation of the Breckenridge Mountain Metropolitan District Subdistrict A. Additional information can be found in the Notes to the Financial Statement on page 20 of this report.

Request for Information

This financial report is designed to provide a general overview of the District’s finances for all those with an interest in the government’s finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Alpine Metropolitan District, Marchetti & Weaver LLC, 28 Second Street, Suite 213, Edwards, CO 81632 or you may call (970) 926-6060.

Alpine Metropolitan District

STATEMENT OF NET POSITION

December 31, 2022

Assets	
Current Assets	
Cash and cash equivalents - restricted	\$ 959,505
Accounts receivable	52,769
Prepaid expenses	13,138
Total Assets	<u>1,025,412</u>
Noncurrent Assets	
Capital Assets	
Depreciable	3,946,518
Less accumulated depreciation	(999,809)
Net capital assets	<u>2,946,709</u>
Total assets	<u>3,972,121</u>
Liabilities	
Current liabilities	
Accounts payable	<u>83,884</u>
Total Current Liabilities	<u>83,884</u>
Noncurrent Liabilities	
Prepayment of obligations from	
Breckenridge Mountain Metropolitan District	860,203
Developer advance payable	<u>32,530</u>
Total Noncurrent Liabilities	<u>892,733</u>
Total Liabilities	<u>976,617</u>
Net Position	
Net investment in capital assets	2,946,709
Restricted for emergencies	8,492
Unrestricted	<u>40,303</u>
Total Net Position	<u>\$ 2,995,504</u>

The accompanying notes are an integral part of these financial statements.

Alpine Metropolitan District

STATEMENT OF ACTIVITIES

For the year ended December 31, 2022

	Program Expenses	Program Revenue			Net (Expense) Revenue
		Charges for Services	Operating Contributions	Capital Contributions	
Governmental Operations					
General government	\$ 315,608	\$ -	\$ -	\$ -	\$ (315,608)
Public works	174,195	-	-	-	(174,195)
Public works - Intergovernmental Agreement	-	85,295	146,224	-	231,519
Totals	<u>\$ 489,803</u>	<u>\$ 85,295</u>	<u>\$ 146,224</u>	<u>\$ -</u>	<u>(258,284)</u>
			General Revenues		
			Interest income		<u>14,503</u>
			Total General Revenues		<u>14,503</u>
			Change in Net Position		(243,781)
			Net Position, beginning of year		<u>3,239,285</u>
			Net Position, end of year		<u>\$ 2,995,504</u>

The accompanying notes are an integral part of these financial statements.

Alpine Metropolitan District

BALANCE SHEET
GOVERNMENTAL FUNDS

December 31, 2022

	<u>General</u>
Assets	
Cash and cash equivalents - restricted	\$ 959,505
Accounts receivable	52,769
Prepaid expenses	13,138
Total Assets	<u>\$ 1,025,412</u>
Liabilities	
Accounts payable	\$ 83,884
Unearned revenue	860,203
Total Liabilities	<u>944,087</u>
Fund Balances	
Nonspendable - prepaid expense	13,138
Restricted for emergencies	8,492
Assigned for capital projects	59,695
Total fund balances	<u>81,325</u>
Total liabilities and fund balance	<u>\$ 1,025,412</u>

The accompanying notes are an integral part of these financial statements.

Alpine Metropolitan District

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION

December 31, 2022

Reconciliation to the Statement of Net Position

Total Fund Balances \$ 81,325

Amounts reported for governmental activities in the Statement of Net
Position are different because:

Long-term liabilities are recognized as other financing sources in the funds
but are recognized as liabilities in the statement of net position. (32,530)

Capital assets, net of accumulated depreciation, used in governmental
funds are not current financial resources and, therefore are not reported
in the governmental funds. 2,946,709

Net position of governmental activities \$ 2,995,504

The accompanying notes are an integral part of these financial statements.

Alpine Metropolitan District

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCE - GOVERNMENTAL FUNDS

For the year ended December 31, 2022

	<u>General</u>
Revenue	
Capital and service obligation revenue from	
Breckenridge Mountain Metropolitan District	\$ 146,224
Management Services	85,295
Interest income	14,503
Total revenue	<u>246,022</u>
Expenditures	
General government	<u>283,078</u>
Total expenditures	<u>283,078</u>
Revenues over (under) expenditures	<u>(37,056)</u>
Fund Balance, beginning of year	<u>118,381</u>
Fund Balance, end of year	<u><u>\$ 81,325</u></u>

The accompanying notes are an integral part of these financial statements.

Alpine Metropolitan District

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - GOVERNMENTAL FUNDS - TO THE
STATEMENT OF ACTIVITIES

For the year ended December 31, 2022

Reconciliation to the Statement of Activities

Total net change in fund balances - governmental funds \$ (37,056)

Depreciation expense on capital assets is reported in the Statement of Activities, but it did not require the use of current financial resources. Therefore, depreciation expense is not reported as an expenditure in governmental funds (174,195)

Long-term notes and payables are only reported in the governmental funds when due and payable. Changes in these balances are reported in the Statement of Activities. (32,530)

Change in net position of governmental activities \$ (243,781)

The accompanying notes are an integral part of these financial statements.

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE A – DEFINITION OF REPORTING ENTITY

The District, a quasi-municipal corporation and political subdivision of the State of Colorado, was organized on November 27, 2002, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Summit County, Colorado. The District was established as part of a dual district structure with the Breckenridge Mountain Metropolitan District (BMMD). The District is considered the service district and was established to provide water, storm drainage, street, transportation, and parks and recreation improvements. Breckenridge Mountain Metropolitan District is the financing district and was established to provide funding and tax base for capital improvements constructed and operated by the District (see Note G).

The District has no employees and all services are contracted.

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.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies of the District are as follows:

Basis of Presentation

The District's basic financial statements consist of government-wide statements, including a Statement of Net Position and a Statement of Activities, and fund financial statements which provide a more detailed level of financial information.

Government-wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the District as a whole. These statements include the financial activities of the District.

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Basis of Presentation (continued)

The Statement of Net Position presents the financial position of the governmental activities at year-end. The Statement of Activities presents a comparison between program expenses and the program revenue for each program or function of the District's governmental activities. Program expenses are those that are specifically associated with a service, program, or department; and therefore, clearly identifiable to a particular function. Program revenue includes charges paid by the recipient of the goods or services offered by the program, grants and contributions that are restricted to meeting the operational or capital requirements of a particular program, and interest earned on grants that is required to be used to support a particular program. Revenue which is not classified as program revenue is presented as general revenue of the District, with certain limited exceptions. The comparison of program expenses with program revenue identifies the extent to which each governmental function is self-financing or draws from the general revenue of the District.

Fund Financial Statements

During the year, the District segregates transactions related to certain District functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the District at this more detailed level. The focus of governmental fund financial statements is on major funds.

Fund Accounting

The accounts of the District are organized on the basis of funds, each of which is considered a separate accounting entity. Fund types used by the District are described below.

Government Fund Types

General Fund – the General Fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Measurement Focus

Government-wide Financial Statements

The government-wide financial statements are prepared using the economic resources measurement focus. All assets and liabilities associated with the operation of the District are included in the Statement of Net Position.

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Measurement Focus (continued)

Fund Financial Statements

All governmental funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet.

The Statement of Revenue, Expenditures, and Changes in Fund Balances reports on the sources (revenue and other financing sources) and uses (expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

Basis of Accounting

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. Governmental funds use the modified accrual basis of accounting. Differences in the accrual and modified accrual basis of accounting arise in the recognition of revenue, the recording of unavailable revenue, and in the presentation of expenses versus expenditures.

Revenues

Revenue resulting from exchange transactions, in which each party gives and receives essentially the same value, is recorded on the accrual basis, when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are both measurable and available to finance expenditures of the fiscal period, which is typically within sixty days of realization. Non-exchange transactions, in which the District receives value without directly giving value in return, include property taxes and payments under intergovernmental agreements. Revenue from property taxes is recognized in the fiscal year for which the taxes are received. Revenue from payments under intergovernmental agreements is recognized in the fiscal year in which all eligibility requirements have been satisfied. On a modified accrual basis, revenue from non-exchange transactions must be available before it can be recognized.

Expenses/Expenditures

On the accrual basis of accounting, expenses are recognized at the time they are incurred. The measurement focus of governmental fund accounting is on the use of net financial resources (expenditures) rather than

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Basis of Accounting – Continued

expenses. Expenditures are generally recognized in the accounting period in which the fund liability is incurred, if measurable. Allocations of cost, such as depreciation and amortization, are not recognized in governmental funds.

Budgets

In accordance with Colorado Local Government 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 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. Encumbrance accounting (open purchase orders, contracts in process and other commitments for the expenditures of funds in future periods) is not used by the District for budget or financial reporting purposes.

Cash Equivalents

The District’s cash and cash equivalents are considered to be cash on hand, demand deposits, investment pools and short-term investments with an original maturity of three months or less from the date of acquisition. All of the District’s cash and cash equivalents are restricted for expenditures under the terms of its intergovernmental agreement with BMMD.

Capital Assets

General capital assets are those assets not specifically related to activities reported in other funds. These assets generally result from expenditures in the governmental funds. These assets are reported in the governmental activities of the government-wide Statement of Net Position but are not reported in the fund financial statements. All capital assets are capitalized at cost, or estimated historical cost, and updated for additions and retirements during the year. Donated fixed assets are recorded at acquisition value as of the date received. The District maintains a capitalization policy of \$5,000. Improvements are capitalized; the costs of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset’s life are not capitalized. All reported capital assets that have been placed in service are depreciated. Depreciation is computed using the straight-line method over a useful life of 5 years for the ice rink startup assets and 25-30 years for the ice rink and other infrastructure.

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Accrued Liabilities and Long-Term Obligations

All payables, accrued liabilities, and long-term obligations are reported in the government-wide financial statements.

In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources are reported as obligations of the funds. Long-term obligations are recognized as a liability on the governmental fund financial statements when due.

Under a District Facilities Construction and Service Agreement (see Note G), the District is due reimbursements from BMMD over time for the cost of the infrastructure and operating costs. Payments in excess of amounts due under this agreement are reflected as unearned revenue in the fund statements and noncurrent liabilities in the government-wide financial statements.

Net Position

Net position represents the difference between assets and liabilities. Net position is reported as restricted when there are limitations imposed on its use either through enabling legislation adopted by the District, or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The District applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

Fund Balances

The District presents its fund balances in accordance with GASB Statement No. 54 “Fund Balance Reporting and Governmental Fund Type Definitions”. This statement provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government’s fund balances more transparent.

In the fund financial statements the following classifications describe the relative strength of the spending constraints.

Non-spendable fund balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid expenses) or it is legally or contractually required to be maintained intact. The District’s non-spendable fund balance of \$13,138 relates to prepaid expenses.

Restricted fund balance – The portion of fund balance constrained to being used for a specific purpose by external parties (such as grantors or bondholders), constitutional provisions or enabling legislation. The District’s restricted fund balance represent amounts reserved for emergencies under the Colorado State

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Fund Balances (continued)

Constitution. A restriction of \$7,381 of the General Fund’s fund balance has been made in compliance with this requirement.

Committed fund balance – The portion of fund balance constrained for specific purposes according to limitations imposed by the Board of Directors prior to the end of the fiscal year. The constraint may be removed or changed only through formal action of the Board of Directors. The District has no committed fund balance.

Assigned fund balance – The portion of fund balance set aside for planned or intended purposes. The intended use may be expressed by the Board of Directors or other individuals authorized to assign funds to be used for a specific purpose. This classification is necessary to indicate that those funds are, at a minimum, intended to be used for the purpose of that particular fund. The District has assigned \$97,862 to be used for capital projects.

Unassigned fund balance – The residual portion of fund balance that does not meet any of the above criteria. The District will only report a positive unassigned fund balance in the General Fund.

If both restricted and unrestricted amounts of fund balance are available for use when expenditure is made, it is the District’s policy to use restricted amounts first. Unrestricted fund balance will be used in the following order: committed, assigned, and then unassigned.

Estimates

The presentation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

NOTE C – CASH AND INVESTMENTS

Deposits

At December 31, 2022, the District’s cash deposits had a carrying balance of \$47,497 and a bank balance of \$51,099 all of which is FDIC insured. Cash deposits that are in excess of FDIC limits of \$250,000 are covered by the Public Deposit Protection Act (PDPA).

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE C – CASH AND INVESTMENTS – CONTINUED

Deposits – Continued

Deposits are exposed to custodial credit risk (the risk that, in the event of the failure of a depository financial institution, the government would not be able to recover deposits or would not be able to recover collateral securities that are in the possession of an outside party), if they are not covered by depository insurance and are collateralized with securities held by the pledging financial institution, except for deposits collateralized by certain types of collateral pools including a single financial institution collateral pool where the fair value of the pool is equal to or exceeds all uninsured public deposits held by the financial institution (e.g. deposits insured by PDPA). Accordingly, none of the District's deposits at December 31, 2022, are deemed to be exposed to custodial credit risk.

Investments

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

- Obligations of the United States and certain United States government agency securities
- Certain international agency securities
- General obligation and revenue bonds of United States local government entities
- Bankers' acceptances of certain banks
- Commercial paper
- Written 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 invested \$912,008 in the Colorado Surplus Asset Fund Trust (CSAFE), 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 operates similarly to a 2a-7-like money market fund and each share is equal in value to \$1.00. CSAFE is rated AAAM by the Standard & Poor's Corporation. 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 depository in connection with direct investment and withdrawals. The custodian's internal records segregate investments owned by the Trust. Investments in CSAFE are stated as amortized cost which approximates fair value. At this time, the District does not hold investments carried at fair value as defined by GASB 72.

Alpine Metropolitan District
NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE D – CAPITAL ASSETS

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

	Balance January 1, 2022	Additions	Deletions	Balance December 31, 2022
Depreciable:				
Drainage improvements	\$ 1,737,564	\$ -	\$ -	\$ 1,737,564
Recreation improvements	1,240,117	-	-	1,240,117
Transportation improvements	968,837	-	-	968,837
Total depreciable	<u>3,946,518</u>	<u>-</u>	<u>-</u>	<u>3,946,518</u>
Less accumulated depreciation:	<u>(825,615)</u>	<u>(174,195)</u>	<u>-</u>	<u>(999,810)</u>
Net depreciable capital assets	<u>3,120,903</u>	<u>(174,195)</u>	<u>-</u>	<u>2,946,708</u>
Net total capital assets	<u>\$ 3,120,903</u>	<u>\$ (174,195)</u>	<u>\$ -</u>	<u>\$ 2,946,708</u>

NOTE E – LONG-TERM LIABILITIES

Authorized Debt

At December 31, 2022, the District's authorized but unissued general obligation debt has expired for the following improvement purposes:

Transportation	\$ 30,000,000
Streets and roadways	19,224,309
Operations and maintenance	12,000,000
Park and recreation	2,250,000
Storm and sanitary sewer	1,000,000
Traffic and safety	1,000,000
Water	<u>1,000,000</u>
	<u>\$ 66,474,309</u>

Under C.R.S. 32-1-1101(2) voter authorization expires 20 years after the date of the election when the voters authorized the debt. Alpine Metropolitan District's debt was authorized by voters on November 5, 2002, and, per statute, expired in November 2022.

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE F – RELATED PARTIES

All members of the Board of Directors of the District are employees of Vail Resorts Development Co., Vail Resorts Management Co., or related entities.

NOTE G – AGREEMENTS WITH OTHER GOVERNMENTAL ENTITIES

Alpine Metropolitan District (the District) has entered into a District Facilities Construction and Service Agreement with Breckenridge Mountain Metropolitan District (BMMD). The District is considered the service district and BMMD the financing district under the agreement. On November 24, 2008 the District entered into an “Amended and Restated First Amendment to District Facilities Construction and Service Agreement” to accommodate the issuance of two tax exempt loans by BMMD.

The primary purpose and function of a financing district is to provide funding and the necessary tax base for financing the construction, operation, and maintenance of the public improvements within another district generally referred to as a service district. Under this agreement, BMMD is to provide funding and the necessary tax base for financing the construction, operation, and maintenance of the public improvements that benefit both of the districts. BMMD may also obtain financing for the construction of the public improvements and pay the proceeds to the District.

The District will manage the construction and operation of the public improvements, and own, operate, and maintain the public improvements that are not otherwise dedicated to another governmental entity pursuant to a long-term operations and maintenance program.

BMMD is required to pay to the District a portion of the revenue raised from mill levies to offset the operating expenses incurred by the District for provision of services to property within BMMD. In 2022, BMMD funded operating expenditures of the District totaling \$113,694.

BMMD is also required to assign a portion of the revenue raised from all sources to the District in order to offset the costs of the construction of the public improvements and BMMD’s costs of operation and maintenance of such public improvements. The Agreement remains in force until all terms and conditions have been performed in their entirety.

In addition, at December 31, 2021, \$860,203 has been received from BMMD representing prepayments from BMMD that the District is holding in reserve for future capital and operating expenditures.

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE G – AGREEMENTS WITH OTHER GOVERNMENTAL ENTITIES – CONTINUED

The District also entered into a Coordinating Services Agreement with Breckenridge Mountain Metropolitan District, Subdistrict A (the Subdistrict) on July 28, 2022. Pursuant to this agreement, the District is to provide certain administrative services for the Subdistrict. Additionally, the District will own, operate and maintain public improvements within the Subdistrict that are not otherwise dedicated or conveyed to the Town of Breckenridge, Summit County, or other public entity or owners' association. In exchange, the Subdistrict is responsible for any and all costs incurred by the District for the same, as more fully provided in the agreement.

As of December 31, 2022 the Subdistrict has not had any activity outside of its organization in 2022. The District has incurred a total of \$47,871 related to the organization of the Subdistrict.

NOTE H – RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, Section 24-10-101, et seq. CRS., the District may be 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 (Pool) as of December 31, 2022. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers compensation coverage to its members. Settled claims have not exceeded this coverage in the past three years.

The District pays annual premiums to the Pool for liability, property, and public officials' coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE I – ECONOMIC FEASIBILITY

Since the District does not have a revenue base sufficient to pay its operational expenditures, it has been and will be dependent upon funding by the Breckenridge Mountain Metropolitan District (see Note G).

NOTE J – 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

Alpine Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE J – TAX, SPENDING AND DEBT LIMITATIONS - CONTINUED

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.

On November 5, 2002, a majority of the District's electors authorized the District to collect, keep and expend all District revenue during 2002, and continuing thereafter without regard to limitations under TABOR.

Also, on November 5, 2002, the voters of the District authorized the issuance of \$66,474,309 in debt and approved an increase in property tax revenue to pay such debt (see Note E). As of November 2022 the debt authorization has expired.

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.

Alpine Metropolitan District

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET TO ACTUAL - GENERAL FUND

For the year ended December 31, 2022

	Original and Final Budget	Actual	Variance Over (Under)
Revenue			
Service obligation payments from from Breckenridge Mountain Metropolitan District	\$ 119,057	\$ 146,224	\$ 27,167
Ice rink	99,408	85,295	(14,113)
Interest income	2,009	14,503	12,494
Total revenue	<u>220,474</u>	<u>246,022</u>	<u>25,548</u>
Expenditures			
General government			
Accounting	36,750	42,778	6,028
Audit	6,350	6,350	-
Elections	5,000	3,385	(1,615)
Insurance	15,473	12,971	(2,502)
Legal	23,899	31,208	7,309
Interdistrict	22,628	46,792	24,164
Prepaid capital and service obligation			
Miscellaneous office expense	966	30,735	29,769
Contingency	10,000	-	(10,000)
Ice Rink			
Management services	133,567	108,859	(24,708)
Total expenditures	<u>254,633</u>	<u>283,078</u>	<u>28,445</u>
Revenues Over (Under) Expenditures	(34,159)	(37,056)	(2,897)
Fund Balance, beginning of year	<u>974,500</u>	<u>118,381</u>	<u>(856,119)</u>
Fund Balance, end of year	<u>\$ 940,341</u>	<u>\$ 81,325</u>	<u>\$ (859,016)</u>

Alpine Metropolitan District

NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION

December 31, 2022

RSI NOTE A – BUDGETARY INFORMATION

Budgets for major governmental funds are adopted on the modified accrual basis where capital outlays are treated as expenditures and depreciation is not budgeted. The operating budget includes proposed expenditures and the means of financing them. The Board of Directors must approve transfers between funds, or increases to a fund's budget. See Note B for additional information on the District's budget process.

RSI NOTE B – EXPENDITURES/EXPENSES IN EXCESS OF APPROPRIATION

State Statute requires that expenditures and transfers for a fund cannot exceed the appropriations for that fund. Appropriations for a fund may be increased provided unanticipated resources offset them.

The budget is controlled at the departmental level within each fund. However, the legal level of appropriation is within the fund. In 2022, the District did not have any budget violations.