PASTORA RANCH METROPOLITAN DISTRICT NOS. 1-3 CONSOLIDATED ANNUAL REPORT TO THE CITY OF PUEBLO

FISCAL YEAR ENDING DECEMBER 31, 2022

Pursuant to Section XII of the Service Plan, approved September 13, 2021, and §32-1-207(3)(c), the Pastora Ranch Metropolitan District Nos. 1-3 (the "**Districts**") shall be responsible for submitting an annual report to the City no later than August 1st of each year following the year in which the Order and Decrees creating the Districts have been issued. Note: The Districts declared inactive status on December 8, 2022 and remain inactive as of the filing of this report.

The Districts provide the following summary and report the following events that occurred during the report year:

1. Boundary changes made or proposed to the Districts' Boundaries as of December 31st of the prior year.

None.

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

None.

3. Access information to obtain copies of each Districts' rules and regulations, if any as of December 31st of the prior year.

The Districts have not adopted any rules and regulations as of December 31, 2022. Copies of any governing documents may be found on the Districts' official website at the following address: www.pastoraranchmetrodistricts.org.

4. A summary of any litigation which involves the Districts' improvements as of December 31st of the prior year.

To our actual knowledge, based on review of the court records in Pueblo County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts' Public Improvements as of December 31, 2022.

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

The Districts have not constructed any improvements as of December 31, 2022.

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

None.

7. The assessed valuation of each District for the current year.

No. 1: \$440 No. 2: \$9,310 No. 3: \$66,340

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

The Districts declared inactive status December 8, 2022 and did not adopt budgets for 2023.

9. Audit of each District's financial statements, for the year ending December 31st of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

The Districts declared Inactive Status December 8, 2022 and are currently exempt from the requirements of Title 29, Art 1, Part 6. Copies of the applications for exemption from audit are attached hereto as **Exhibit A**.

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

None.

11. Any inability of each 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.

None.

Exhibit A Audit Exemption Applications

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT	Pastora Ranch Metropolitan District No. 1	For the Year Ended
ADDRESS	245 Century Circle	12/31/22
	Ste. 103	or fiscal year ended:
	Louisville, CO 80027	
CONTACT PERSON	Avery Weaver	
PHONE	720-210-9136	
EMAIL	avery@mwcpaa.com	

PART 1 - CERTIFICATION OF PREPARER

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

 NAME:
 Eric Weaver

 TITLE
 Accountant/CPA

 FIRM NAME (if applicable)
 Marchetti & Weaver, LLC

 ADDRESS
 28 2nd St, Unit 213, Edwards, CO 81632

 PHONE
 (970) 926-6060

 DATE PREPARED
 3/19/2023

PREPARER (SIGNATURE REQUIRED)

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

GOVERNMENTAL (MODIFIED ACCRUAL BASIS)

(CASH OR BUDGETARY BASIS)

PART 2 - REVENUE

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

Line#		De	scription	Round to nearest Dollar	Please use this
2-1	Taxes:	Property	(report mills levied in Question 10-6)	\$ -	space to provide
2-2		Specific owner	ship	\$ -	any necessary
2-3		Sales and use		\$ -	explanations
2-4		Other (specify)	:	\$ -	
2-5	Licenses and permi	ts		\$ -	
2-6	Intergovernmental:		Grants	\$ -	
2-7			Conservation Trust Funds (Lottery)	\$ -	
2-8			Highway Users Tax Funds (HUTF)	\$ -	
2-9			Other (specify):	\$ -	
2-10	Charges for service	S		\$ -	
2-11	Fines and forfeits			\$ -	
2-12	Special assessment	S		\$ -	
2-13	Investment income			-	
2-14	Charges for utility s	ervices		\$ -	
2-15	Debt proceeds		(should agree with line 4-4, column 2)	*	
2-16	Lease proceeds			\$ -	
2-17	Developer Advances		(should agree with line 4-4)		
2-18	Proceeds from sale			\$ -	
2-19	Fire and police pens	sion		\$ -	
2-20	Donations			\$ -	
2-21	Other (specify):			\$ -	
2-22				\$ -	
2-23				- \$	
2-24		(add lin	es 2-1 through 2-23) TOTAL REVENUE	-	

PART 3 - EXPENDITURES/EXPENSES

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

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

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

	PART 4 - DEBT OUTSTANDING	3, IS	SUED	, Al	ID RE	ETIRI	ΕD		
	Please answer the following questions by marking the	appropri	ate boxes.			Y	es		lo
4-1	Does the entity have outstanding debt?							J]
4-2	If Yes, please attach a copy of the entity's Debt Repayment So		е.					Г	1
4-2	Is the debt repayment schedule attached? If no, MUST explain N/A	<u>n:</u>) L			J
	N/A								
4-3	In the coult of the debt of th	F 1] \Box		Г	1
4-3	Is the entity current in its debt service payments? If no, MUST	ехріа	in:			ш 1		L	j
	IN/A								
4-4	Please complete the following debt schedule, if applicable:								
	(please only include principal amounts)(enter all amount as positive		anding at		d during		during		nding at
	numbers)	ena or	prior year*	7	ear	yε	ar	year	-end
	General obligation bonds	\$	_	\$	_	\$	_	\$	_
	Revenue bonds	\$	_	\$	_	\$	_	\$	_
	Notes/Loans	\$	_	\$		\$		\$	
	Lease Liabilities	\$		\$		\$		\$	
	Developer Advances	\$		\$		\$		\$	
	Other (specify):	\$		\$		\$		\$	
	TOTAL	\$		\$		\$		\$	
	TOTAL		ie to prior ye	т .	- a halanaa	Ψ	-	Φ	
	Please answer the following questions by marking the appropriate boxes.		ie to prior ye	ar endir	ig balance	V	es		lo
4-5	Does the entity have any authorized, but unissued, debt?	•					<u> </u>		
If yes:	How much?	\$	1.8	00.000	,000.00] _	_		
,	Date the debt was authorized:	·	11/2/2		,				
4-6	Does the entity intend to issue debt within the next calendary	vear?				, г	7	Г	7
If yes:	· · · · · · · · · · · · · · · · · · ·	\$			_]	_	_	
4-7	Does the entity have debt that has been refinanced that it is s	till res	nonsible f	for?		, г	٦	Г	7
If yes:	-	\$	pondible			<u> </u>	_	_	_
4-8	Does the entity have any lease agreements?	Ψ				ļ	٦	Г	7
If yes:	What is being leased?						_	-	
,	What is the original date of the lease?								
	Number of years of lease?								
	Is the lease subject to annual appropriation?								
	What are the annual lease payments?	\$			-				
	Please use this space to provide any	explan	ations or	comm	ents:				

	PART 5 - CASH AND INVESTME	NTS		
	Please provide the entity's cash deposit and investment balances.		Amount	Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts		\$ -	
5-2	Certificates of deposit		\$ -	
	Total Cash Deposits			\$ -
	Investments (if investment is a mutual fund, please list underlying investments):			
			\$ -	
5-3			\$ -	
5-5			\$ -	
			- \$	
	Total Investments			\$ -
	Total Cash and Investments			\$ -
	Please answer the following questions by marking in the appropriate boxes	Yes	No	N/A
5-4	Are the entity's Investments legal in accordance with Section 24-75-601, et.			[J]
	seq., C.R.S.?	Ц		Ľ
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public			
	depository (Section 11-10.5-101, et seq. C.R.S.)?		Ц	7
If no, M	UST use this space to provide any explanations:			

	PART 6 - CAPITAL AND RIC	GHT-TO-U	ISE ASSE	ETS	
	Please answer the following questions by marking in the appropriate box	es.		Yes	No
6-1	Does the entity have capital assets?		7		
6-2	Has the entity performed an annual inventory of capital asset	s in accordance	with Section	7	П
	29-1-506, C.R.S.,? If no, MUST explain:			_	ш
	No Capital Assets for 2022				
6-3		Balance -	Additions (Must		Year-End
	Complete the following capital & right-to-use assets table:	beginning of the year*	be included in Part 3)	Deletions	Balance
	Land	\$ -	\$ -	\$ -	\$ -
	Buildings	\$ -	\$ -	\$ -	\$ -
	Machinery and equipment	\$ -	\$ -	\$ -	\$ -
	Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
	Infrastructure	\$ -	\$ -	\$ -	\$ -
	Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
	Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
	Other (explain):	\$ -	\$ -	\$ -	\$ -
	Accumulated Depreciation/Amortization				Ι Ψ
	(Please enter a negative, or credit, balance)	- \$	\$ -	- \$	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -
	Please use this space to provide any	explanations or	comments:		
		-			
	PART 7 - PENSION	INFORMA	TION		
			IION		
= 4	Please answer the following questions by marking in the appropriate box	es.		Yes	No
7-1	Does the entity have an "old hire" firefighters' pension plan?				☑
7-2	Does the entity have a volunteer firefighters' pension plan?			 1	3
If yes:	Who administers the plan?			1	
	Indicate the contributions from:			_	
	Tax (property, SO, sales, etc.):		\$ -		
	State contribution amount:		\$ -	1	
	Other (gifts, donations, etc.):		\$ -		
	TOTAL		\$ -		
	What is the monthly benefit paid for 20 years of service per re	etiree as of Jan	\$ -		
	1?		· .		
	Please use this space to provide any	explanations or	comments:		
	PART 8 - BUDGET I	INFORMA	TION		
	Please answer the following questions by marking in the appropriate box		Yes	No	N/A
8-1	Did the entity file a budget with the Department of Local Affai				
	current year in accordance with Section 29-1-113 C.R.S.?		√		
8-2	5114 44 1 4 1 4 1 1 1 1 1 1 1 1 1 1 1 1		J		
· -	Did the entity pass an appropriations resolution, in accordance	ce with Section	√		
	29-1-108 C.R.S.? If no, MUST explain:				
]		
If yes:	Please indicate the amount budgeted for each fund for the ye	ar reported:			
	Governmental/Proprietary Fund Name	Total Appropria	tions By Fund	I	
	General Fund	\$	49,698	1	
	Debt Service	\$	-	-	
	Capital Fund	\$	-	1	
	·			1	
		1		1	

	PA	RT 9 - TAXPAYER'S BILL OF RIGHTS (TAB	OR)	
		ing question by marking in the appropriate box	Yes	No
9-1	Is the entity in compliance	e with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?		
		overnment from the spending limitations of TABOR does not exempt the government from the 3 percent emergency tents should determine if they meet this requirement of TABOR.	٧	Ц
If no, Ml	JST explain:			
		PART 10 - GENERAL INFORMATION		
	Please answer the follow	ing questions by marking in the appropriate boxes.	Yes	No
	Is this application fo	r a newly formed governmental entity?	7	П
10-1			_	_
If yes:	Date of formation:	1/27/2022		
10-2	Has the entity chang	ed its name in the past or current year?		✓
If yes:	Please list the NEW	name & PRIOR name:		
10-3	Is the entity a metrop		√	
		services the entity provides:		
		tion of Public Improvements as defined in the Service Plan		
10-4	•	an agreement with another government to provide services?	Ш	✓
If yes:	List the name of the	other governmental entity and the services provided:		
10-5	Has the district filed	a Title 32, Article 1 Special District Notice of Inactive Status during		
If yes:	Date Filed:	12/5/2022	_	_
,	2440111041	\ <u></u>		
10-6	Does the entity have	a certified Mill Levy?		~
If yes:				
,	Please provide the fo	ollowing mills levied for the year reported (do not report \$ amounts):		
		Bond Redemption mills		
		Gonoral/Other mills		

Please use this space to provide any explanations or comments:

Total mills

	PART 11 - GOVERNING BODY APPROVAL				
	Please answer the following question by marking in the appropriate box	YES	NO		
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	J			

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

Policy - Requirements

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

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

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

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

	Print the names of ALL members of current governing body below.	A <u>MAJORITY</u> of the members of the governing body must complete and sign in the column below.
Board	Print Board Member's Name	I <u>Nick Pannunzio</u> , attest lamed the transport of the personally reviewed and application for exemption from audit.
Member 1	Nick Pannunzio	Date: My term Expires: May 2023
Board	Print Board Member's Name	I <u>James Pannunzio</u> , attest landership weeted or appointed board member, and that I have personally reviewed an appointed board member, and that I
Member 2	James Pannunzio	Signed Date: 3/20/2023 — 9D7AB9E29EBD469 My term Expires: May 2023
Board	Print Board Member's Name	I Andrea Divelbiss, attest I am socially elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.
Member 3	Andrea Divelbiss	Signed //WWW/ISS* Date: My term Expires: May 2025
Board	Print Board Member's Name	I <u>Paul Broussard</u> , attest I am and advangmed exted or appointed board member, and that I have personally reviewed and adpressing polication for exemption from audit.
Member 4	Paul Broussard	Signed 720/2023 845DFD80F8D34CA Date: My term Expires: May 2025
Board		I Roy Baughman, attest I am application for exemption from audit. Signed COBEZA48FADAB435
Member 5	Roy Baughman	Date: My term Expires: May 2023
	Print Board Member's Name	I, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for
Board Member 6		exemption from audit. Signed Date: My term Expires:
Board Member 7	Print Board Member's Name	I
		My term Expires:

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT	Pastora Ranch Metropolitan District No. 2	For the Year Ended
ADDRESS	245 Century Circle	12/31/22
	Ste. 103	or fiscal year ended:
	Louisville, CO 80027	
CONTACT PERSON	Avery Weaver	
PHONE	720-210-9136	
EMAIL	avery@mwcpaa.com	

PART 1 - CERTIFICATION OF PREPARER

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

NAME:	Eric Weaver
TITLE	Accountant/CPA
FIRM NAME (if applicable)	Marchetti & Weaver, LLC
ADDRESS	28 2nd St, Unit 213, Edwards, CO 81632
PHONE	(970) 926-6060
DATE PREPARED	3/19/2023

PREPARER (SIGNATURE REQUIRED)

I IVEL MIVELL (SIGNATURE REQUIRED)		
Ei Wen		
Please indicate whether the following financial information is recorded	GOVERNMENTAL (MODIFIED ACCRUAL BASIS)	PROPRIETARY (CASH OR BUDGETARY BASIS)
using Governmental or Proprietary fund types	V	

PART 2 - REVENUE

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

Line#		Des	scription	Round to nearest Dollar	Please use this
2-1	Taxes: P	roperty	(report mills levied in Question 10-6)	\$ -	space to provide
2-2	S	pecific owners	ship	\$ -	any necessary
2-3	S	ales and use		\$ -	explanations
2-4	0	ther (specify):		-	
2-5	Licenses and permits			-	
2-6	Intergovernmental:		Grants	\$ -	
2-7			Conservation Trust Funds (Lottery)	\$ -	
2-8			Highway Users Tax Funds (HUTF)	\$ -	
2-9			Other (specify):	\$ -	
2-10	Charges for services			\$ -	
2-11	Fines and forfeits			\$ -	
2-12	Special assessments			\$ -	
2-13	Investment income			\$ -	
2-14	Charges for utility serv	vices		\$ -	
2-15	Debt proceeds		(should agree with line 4-4, column 2)	т	
2-16	Lease proceeds			\$ -	
2-17	Developer Advances r		(should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of	•		-	
2-19	Fire and police pension	n		\$ -	
2-20	Donations			\$ -	
2-21	Other (specify):			\$ -	
2-22				\$ -	
2-23				- \$	
2-24		(add line	es 2-1 through 2-23) TOTAL REVENUE	\$	-

PART 3 - EXPENDITURES/EXPENSES

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

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

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

	PART 4 - DEBT OUTSTANDING		, AND RE	TIRED	
	Please answer the following questions by marking the	appropriate boxes.		Yes	No
4-1	Does the entity have outstanding debt?			√	
4.0	If Yes, please attach a copy of the entity's Debt Repayment S			П	П
4-2	Is the debt repayment schedule attached? If no, MUST explain N/A	<u>n:</u>		. ⊔ 1	Ш
	N/A				
4.0					
4-3	Is the entity current in its debt service payments? If no, MUST	i explain:		⊔ 1	
	N/A				
4-4	Please complete the following debt schedule, if applicable:	Outstanding at	Issued during	Retired during	Outstanding at
	(please only include principal amounts)(enter all amount as positive	end of prior year*	year	vear	vear-end
	numbers)	end of prior year	year	year	year-end
	General obligation bonds	\$ -	\$ -	\$ -	\$ -
	Revenue bonds	\$ -	\$ -	\$ -	\$ -
	Notes/Loans	\$ -	\$ -	\$ -	\$ -
	Lease Liabilities	\$ -	\$ -	\$ -	\$ -
	Developer Advances	\$ -	\$ -	\$ -	\$ -
	Other (specify):	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -
		*must tie to prior ye		Ι Ψ	Ι Ψ
	Please answer the following questions by marking the appropriate boxes		ar erraing pararies	Yes	No
4-5	Does the entity have any authorized, but unissued, debt?			7	
If yes:	How much?	\$ 1,8	00,000,000.00		
	Date the debt was authorized:	11/2/2	2021		
4-6	Does the entity intend to issue debt within the next calendar	year?			J
If yes:	How much?	\$	-		
4-7	Does the entity have debt that has been refinanced that it is s	till responsible	for?		7
If yes:	What is the amount outstanding?	\$	-		
4-8	Does the entity have any lease agreements?			· 🗆	✓
If yes:	What is being leased?				
-	What is the original date of the lease?				
	Number of years of lease?				
	Is the lease subject to annual appropriation?				
	What are the annual lease payments?	\$	-		
	Please use this space to provide any	explanations or	comments:		

	PART 5 - CASH AND INVESTMI	ENTS		
	Please provide the entity's cash deposit and investment balances.		Amount	Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts		\$ -	
5-2	Certificates of deposit		\$ -	
	Total Cash Deposits			\$ -
	Investments (if investment is a mutual fund, please list underlying investments):			
			\$ -	٦
			† :	-
5-3			\$ -	-
			\$ - \$ -	-
	Total Investments		-	\$ -
				<u> </u>
	Total Cash and Investments			\$ -
	Please answer the following questions by marking in the appropriate boxes	Yes	No	N/A
5-4	Are the entity's Investments legal in accordance with Section 24-75-601, et.		П	7
	seq., C.R.S.?	_	_	_
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public			7
	depository (Section 11-10.5-101, et seq. C.R.S.)?	Ц		Ŀ
If no. Ml	JST use this space to provide any explanations:			

	PART 6 - CAPITAL AND RI	GHT-TO-L	JSE ASSE	ETS	
	Please answer the following questions by marking in the appropriate box	es.		Yes	No
6-1	Does the entity have capital assets?		7		
6-2	Has the entity performed an annual inventory of capital asset 29-1-506, C.R.S.,? If no, MUST explain:	s in accordance	with Section	V	
	No Capital Assets for 2022]	
	·				
6-3	0	Balance -	Additions (Must		Year-End
	Complete the following capital & right-to-use assets table:	beginning of the year*	be included in Part 3)	Deletions	Balance
	Land	\$ -	\$ -	\$ -	\$ -
	Buildings	\$ -	\$ -	\$ -	\$ -
	Machinery and equipment	\$ -	\$ -	\$ -	\$ -
	Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
	Infrastructure	\$ -	\$ -	\$ -	\$ -
	Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
	Leased Right-to-Use Assets	•	\$ -	•	 '
	•		+ -		\$ -
	Other (explain):	\$ -	\$ -	\$ -	\$ -
	Accumulated Depreciation/Amortization	\$ -	\$ -	\$ -	
	(Please enter a negative, or credit, balance)	· ·	·	· ·	\$ -
	TOTAL	\$ -			-
	Please use this space to provide any	explanations or	comments:		
	PART 7 - PENSION	INFORMA	TION		
	Please answer the following questions by marking in the appropriate box			Voc	No
7-1	Does the entity have an "old hire" firefighters' pension plan?	es.		_ Yes	No ✓
7-1 7-2	Does the entity have an old fine firefighters' pension plan?				7
				1	٠
If yes:	Who administers the plan?			1	
	Indicate the contributions from:				
	Tax (property, SO, sales, etc.):		\$ -	1	
	State contribution amount:		\$ -	†	
	Other (gifts, donations, etc.):		\$ -	†	
	TOTAL		\$ -	1	
	What is the monthly benefit paid for 20 years of service per re	tiree as of lan		†	
	1?	thice as or oan	\$ -		
	Please use this space to provide any	explanations or	comments:		
	i lease use tills space to provide any	explanations of	comments.		
	DADT 0 DUDCET	NEODMA	TION		
	PART 8 - BUDGET I		IION		
	Please answer the following questions by marking in the appropriate box		Yes	No	N/A
8-1	Did the entity file a budget with the Department of Local Affai	rs for the	V		
	current year in accordance with Section 29-1-113 C.R.S.?		_		
8-2	Did the entity need on appropriations recolution in accorden	oo with Cootion	-		
	Did the entity pass an appropriations resolution, in accordance of the Control of	ce with Section	7		
	29-1-108 C.R.S.? If no, MUST explain:				
			_		
If yes:	Please indicate the amount budgeted for each fund for the year	ar reported:			
	Governmental/Proprietary Fund Name	Total Appropria	ations By Fund	ı	
	Governmental/Proprietary Fund Name General Fund	\$	49,698	4	
	Debt Service	\$	49,090	-	
	Capital Fund	\$	<u>-</u>	-	
	Capital Fullu	Ψ	-	-	
		<u> </u>]	

	PA	RT 9 - TAXPAYER'S BILL OF RIGHTS (TAB	OR)	
		ing question by marking in the appropriate box	Yes	No
9-1	Is the entity in compliance	e with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?		
		overnment from the spending limitations of TABOR does not exempt the government from the 3 percent emergency tents should determine if they meet this requirement of TABOR.	٧	Ц
If no, Ml	JST explain:			
		PART 10 - GENERAL INFORMATION		
	Please answer the follow	ing questions by marking in the appropriate boxes.	Yes	No
	Is this application fo	r a newly formed governmental entity?	7	П
10-1			_	_
If yes:	Date of formation:	1/27/2022		
10-2	Has the entity chang	ed its name in the past or current year?		✓
If yes:	Please list the NEW	name & PRIOR name:		
10-3	Is the entity a metrop		√	
		services the entity provides:		
		tion of Public Improvements as defined in the Service Plan		
10-4	•	an agreement with another government to provide services?	Ш	✓
If yes:	List the name of the	other governmental entity and the services provided:		
10-5	Has the district filed	a Title 32, Article 1 Special District Notice of Inactive Status during		
If yes:	Date Filed:	12/5/2022	_	_
,	2440111041	\ <u></u>		
10-6	Does the entity have	a certified Mill Levy?		~
If yes:				
,	Please provide the fo	ollowing mills levied for the year reported (do not report \$ amounts):		
		Bond Redemption mills		
		Gonoral/Other mills		

Please use this space to provide any explanations or comments:

Total mills

	PART 11 - GOVERNING BODY APPROVAL						
	Please answer the following question by marking in the appropriate box	YES	NO				
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	J					

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

Policy - Requirements

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

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

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

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

	Print the names of ALL members of current governing body below.	A <u>MAJORITY</u> of the members of the governing body must complete and sign in the column below.
Board	Print Board Member's Name	I <u>Nick Pannunzio</u> , attest I am are the profession of appointed board member, and that I have personally reviewed and approve this application for exemption from audit.
Member 1	Nick Pannunzio	Signed Date: My term Expires: May 2023
Board	Print Board Member's Name	I <u>James Pannunzio</u> , attest loomstandably elected or appointed board member, and that I have personally reviewed prove this application for exemption from audit.
Member 2	James Pannunzio	Signed 9D7AB9E29EBD469 Date: My term Expires: May 2023
Board	Print Board Member's Name	I Andrea Divelbiss, attest I am a delignmented or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.
Member 3	Andrea Divelbiss	Signed 3/21/2023 EAC7AD99DBB24D7 My term Expires: May 2025
Board	Print Board Member's Name	I <u>Paul Broussard</u> , attest I am a જાણા કુમાં કુ
Member 4	Paul Broussard	Signed _{3/20/2023} Date: My term Expires: May 2025
Board		I Roy Baughman, attest an Perusula discreted or appointed board member, and that I have personally reviewed and appointed this application for exemption from audit.
Member 5	Roy Baughman	have personally reviewed and approve this application for exemption from audit. Signed Date: Date: My term Expires: May 2023
	Print Board Member's Name	I, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for
Board Member 6		exemption from audit. Signed Date: My term Expires:
Board Member 7	Print Board Member's Name	I, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed Date:
		My term Expires:

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT	Pastora Ranch Metropolitan District No. 3	For the Year Ended
ADDRESS	245 Century Circle	12/31/22
	Ste. 103	or fiscal year ended:
	Louisville, CO 80027	
CONTACT PERSON	Avery Weaver	
PHONE	720-210-9136	
EMAIL	avery@mwcpaa.com	

PART 1 - CERTIFICATION OF PREPARER

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

NAME:	Eric Weaver
TITLE	Accountant/CPA
FIRM NAME (if applicable)	Marchetti & Weaver, LLC
ADDRESS	28 2nd St, Unit 213, Edwards, CO 81632
PHONE	(970) 926-6060
DATE PREPARED	3/19/2023

PREPARER (SIGNATURE REQUIRED)

I INCI MINCIN (SIGNATURE REQUIRED)		
Ei Wen		
Please indicate whether the following financial information is recorded	GOVERNMENTAL (MODIFIED ACCRUAL BASIS)	PROPRIETARY (CASH OR BUDGETARY BASIS)
using Governmental or Proprietary fund types	V	

PART 2 - REVENUE

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

Line#		Des	scription	Round to nearest Dollar	Please use this
2-1	Taxes: P	roperty	(report mills levied in Question 10-6)	\$ -	space to provide
2-2	S	pecific owners	ship	\$ -	any necessary
2-3	S	ales and use		\$ -	explanations
2-4	0	ther (specify):		-	
2-5	Licenses and permits			-	
2-6	Intergovernmental:		Grants	\$ -	
2-7			Conservation Trust Funds (Lottery)	\$ -	
2-8			Highway Users Tax Funds (HUTF)	\$ -	
2-9			Other (specify):	\$ -	
2-10	Charges for services			\$ -	
2-11	Fines and forfeits			\$ -	
2-12	Special assessments			\$ -	
2-13	Investment income			\$ -	
2-14	Charges for utility serv	vices		\$ -	
2-15	Debt proceeds		(should agree with line 4-4, column 2)	т	
2-16	Lease proceeds			\$ -	
2-17	Developer Advances r		(should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of	•		-	
2-19	Fire and police pension	n		\$ -	
2-20	Donations			\$ -	
2-21	Other (specify):			\$ -	
2-22				\$ -	
2-23				- \$	
2-24		(add line	es 2-1 through 2-23) TOTAL REVENUE	\$	-

PART 3 - EXPENDITURES/EXPENSES

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

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

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

	DADT 4 DERT OUTSTANDING	> 10	COLLED	Λ.	ND DI	TID	ED		
	PART 4 - DEBT OUTSTANDING			, A	ND K				
4-1	Please answer the following questions by marking the appropriate boxes. 4-1 Does the entity have outstanding debt?						Yes		No /
4-1	If Yes, please attach a copy of the entity's Debt Repayment So	chedu	ıle.			L		L	_
4-2	Is the debt repayment schedule attached? If no, MUST explain								
	N/A								
4-3	Is the entity current in its debt service payments? If no, MUST	ехр	lain:			´ [
	N/A								
4-4									
	Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive	Out	standing at	Issu	ued during	Retire	ed during	Outsta	nding at
	numbers)	end o	of prior year*		year	7	/ear	yea	r-end
	General obligation bonds	¢.		\$		\$		\$	
	Revenue bonds	\$ \$	-	\$	<u>-</u>	\$		\$	<u>-</u>
	Notes/Loans	\$		\$		\$		\$	
	Lease Liabilities	\$	_	\$		\$		\$	
	Developer Advances	\$		\$		\$		\$	
	Other (specify):	\$		\$		\$		\$	
	TOTAL	\$		\$		\$		\$	
	TOTAL		t tie to prior ve	Ψ	ding balance	Ψ		Ψ	
	Please answer the following questions by marking the appropriate boxes.		t tie to prior ye	ai Cil	aling balance	•	Yes		No
4-5						_	7		
If yes:	: How much? \$ 1,800,000,000.00								
	Date the debt was authorized:		11/2/2	2021		1			
4-6	Does the entity intend to issue debt within the next calendar	year?				•		1	1
If yes:	How much?	\$			-				
4-7	Does the entity have debt that has been refinanced that it is still responsible for?					•			1
If yes:	What is the amount outstanding?	\$			-				
4-8	Does the entity have any lease agreements?								1
If yes:	What is being leased?								
	What is the original date of the lease?								
	Number of years of lease? Is the lease subject to annual appropriation?					l	П	ĺ	П
	What are the annual lease payments?	\$				1	_	ļ	_
	Please use this space to provide any	т	nations or	com	ments:				
		on pie							

	PART 5 - CASH AND INVESTME	NTS			
	Please provide the entity's cash deposit and investment balances.		Amount		Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts		\$		
5-2	Certificates of deposit		\$	-	
	Total Cash Deposits			\$	-
	Investments (if investment is a mutual fund, please list underlying investments):				
			\$	-	
5-3			\$		
5-3			\$	-	
			\$	-	
	Total Investments			\$	-
	Total Cash and Investments			\$	-
	Please answer the following questions by marking in the appropriate boxes	Yes	No		N/A
5-4	Are the entity's Investments legal in accordance with Section 24-75-601, et.	П			7
	seq., C.R.S.?	Ц			
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public				
	depository (Section 11-10.5-101, et seq. C.R.S.)?		Ш		✓
If no, M	UST use this space to provide any explanations:				

	PART 6 - CAPITAL AND RIC	GHT-TO-U	ISE ASSE	ETS		
	Please answer the following questions by marking in the appropriate box	es.		Yes	No	
6-1	Does the entity have capital assets?				7	
6-2	Has the entity performed an annual inventory of capital assets in accordance with Section			7	П	
	29-1-506, C.R.S.,? If no, MUST explain:			_	ш	
	No Capital Assets for 2022					
6-3		Balance -	Additions (Must		Year-End	
	Complete the following capital & right-to-use assets table:	beginning of the year*	be included in Part 3)	Deletions	Balance	
	Land	\$ -	\$ -	\$ -	\$ -	
	Buildings	\$ -	\$ -	\$ -	\$ -	
	Machinery and equipment	\$ -	\$ -	\$ -	\$ -	
	Furniture and fixtures	\$ -	\$ -	\$ -	\$ -	
	Infrastructure	\$ -	\$ -	\$ -	\$ -	
	Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -	
	Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -	
	Other (explain):	\$ -	\$ -	\$ -	\$ -	
	Accumulated Depreciation/Amortization				Ι Ψ	
	(Please enter a negative, or credit, balance)	- \$	\$ -	- \$	\$ -	
	TOTAL	\$ -	\$ -	\$ -	\$ -	
	Please use this space to provide any	explanations or	comments:			
		-				
	PART 7 - PENSION	INFORMA	TION			
			IION			
= 4	Please answer the following questions by marking in the appropriate box	es.		Yes	No	
7-1	Does the entity have an "old hire" firefighters' pension plan?				7	
7-2	Does the entity have a volunteer firefighters' pension plan?					
If yes:	· — — — — — — — — — — — — — — — — — — —					
	Indicate the contributions from:					
	Tax (property, SO, sales, etc.):	Tax (property, SO, sales, etc.):				
	State contribution amount:	-				
	Other (gifts, donations, etc.):					
	TOTAL	TOTAL \$ -				
	What is the monthly benefit paid for 20 years of service per re	ne monthly benefit paid for 20 years of service per retiree as of Jan				
	1?	Φ -				
	Please use this space to provide any explanations or comments:					
	PART 8 - BUDGET I	INFORMA	TION			
	Please answer the following questions by marking in the appropriate box		Yes	No	N/A	
8-1	Did the entity file a budget with the Department of Local Affai					
	current year in accordance with Section 29-1-113 C.R.S.?		√			
8-2	B110 00 10 10 1		J			
· -	Did the entity pass an appropriations resolution, in accordance	ce with Section	√			
	29-1-108 C.R.S.? If no, MUST explain:					
]			
If yes:	Please indicate the amount budgeted for each fund for the ye	ar reported:				
	Governmental/Proprietary Fund Name Total Appropriations By Fund					
	General Fund	\$	49,698	1		
	Debt Service	\$	-	-		
	Capital Fund \$ -			1		
	·			1		
		1		1		

	PA	RT 9 - TAXPAYER'S BILL OF RIGHTS (TABO	OR)	
	Please answer the follow	ing question by marking in the appropriate box	Yes	No
9-1	Is the entity in compliance	e with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?	V	П
		overnment from the spending limitations of TABOR does not exempt the government from the 3 percent emergency	Ľ	Ш
lé no Mi		ents should determine if they meet this requirement of TABOR.		
ir no, ivic	JST explain:			
		PART 10 - GENERAL INFORMATION		
		PART 10 - GENERAL INFORMATION		
	Please answer the follow	ing questions by marking in the appropriate boxes.	Yes	No
	le this application fo	r a newly formed governmental entity?		
10-1	is this application to	a newly formed governmental entity:	✓	
If yes:	Date of formation:	1/27/2022		
10-2	Has the entity chang	ed its name in the past or current year?		7
			_	_
16	DI II (() NEW	A PRIOR		
If yes:	Please list the NEW	name & PRIOR name:		
10-3	Is the entity a metrop	nolitan district?	V	
10 0		services the entity provides:		
		ion of Public Improvements as defined in the Service Plan		
10-4	<u> </u>	an agreement with another government to provide services?		7
If yes:	•	other governmental entity and the services provided:	_	_
,				
10-5	Has the district filed	a Title 32, Article 1 Special District Notice of Inactive Status during	✓	
If yes:	Date Filed:	12/5/2022		
10-6	Does the entity have	a certified Mill Levy?		✓
If yes:				
	Please provide the fo	ollowing mills levied for the year reported (do not report \$ amounts):		
		Bond Redemption mills		_
		Conoral/Other mills		

Please use this space to provide any explanations or comments:

Total mills

	PART 11 - GOVERNING BODY APPROVAL				
	Please answer the following question by marking in the appropriate box	YES	NO		
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	J			

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

Policy - Requirements

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

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

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

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

	Print the names of ALL members of current governing body below.	A <u>MAJORITY</u> of the members of the governing body must complete and sign in the column below.
Board	Print Board Member's Name	I <u>Nick Pannunzio</u> , attest am we designed wetter or appointed board member, and that I have personally reviewed and application for exemption from audit.
Member 1	Nick Pannunzio	Date: May 2023 My term Expires: May 2023
Board	Print Board Member's Name	I <u>James Pannunzio</u> , attest and a policy of the line
Member 2	James Pannunzio	Date: My term Expires: May 2023
Board	Print Board Member's Name	I Andrea Divelbiss, attest Lamasius plected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.
Member 3	Andrea Divelbiss	Signed Date: EAC7AD99DBB24D7 My term Expires: May 2025
Board	Print Board Member's Name	I <u>Paul Broussard</u> , attest I am a dedusioned by or appointed board member, and that I have personally reviewed and approximation for exemption from audit.
Member 4	Paul Broussard	Signed Date: My term Expires: May 2025
		I Roy Baughman, attest I am and specified or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.
Board Member 5	Roy Baughman	have personally reviewed and approve this application for exemption from audit. Signed 3/28/2023 Date:
Board	Print Board Member's Name	I, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for
Member 6		exemption from audit. Signed Date: My term Expires:
Board Member 7	Print Board Member's Name	I
		My term Expires: