

CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 1**  
GRAND COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
2023

STATE OF COLORADO            )  
   )  
 COUNTY OF GRAND                )ss.  
   )  
 COOPER CREEK VILLAGE         )  
 METROPOLITAN                    )  
 DISTRICT NO. 1                  )

The Board of Directors of The Copper Creek Village Metropolitan District No. 1, County, Colorado, held a meeting via Microsoft Teams Tuesday, December 5, 2023, at 1:00 P.M.

The following members of the Board of Directors were present:

- Charles Johnson, President
- Jennifer Johnson, Vice President
- William Johnson, Treasurer & Secretary
- Cassie Johnson, Assistant Secretary
- Shelby Johnson, Assistant Secretary

Also in Attendance:

- Alan Pogue; Icenogle Seaver Pogue, P.C.
- Tiffany Skoglund, Shannon McEvoy, Amanda Castle, and Andrew Kunkel; Pinnacle Consulting Group, Inc.
- Jeff Miller and Andrea Austin; Husch Blackwell, LLP

Mr. Pogue stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2023 budget. Director Charles Johnson opened the public hearing on the District's proposed 2023 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Charles Johnson moved to adopt the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 1, GRAND COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023, AND ENDING ON THE LAST DAY OF DECEMBER 2023,

WHEREAS, the Board of Directors of the Cooper Creek Village Metropolitan District No. 1 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

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

WHEREAS, upon due and proper notice, published on October 26, 2023 in Middle Park Times a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 5, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 1 OF GRAND COUNTY, COLORADO:

Section 1. 2023 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2023 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2023. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of Cooper Creek Village Metropolitan District No. 1 for the calendar year 2023.

Section 4. 2023 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2023 Budget year is \$0. That the 2022 valuation for assessment, as certified by the Grand County Assessor, is \$0.

A. Levy for General Operating Fund. That for the purposes of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the 2022 total valuation of assessment of all taxable property within the District.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification to County Commissioners. The District's Manager is hereby authorized and directed to immediately certify to the County Commissioners of Grand County, Colorado, the 0.000 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

**[Remainder of Page Left Blank Intentionally]**

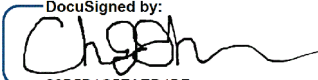
Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 8. Budget Certification. That the budget shall be certified by Director William Johnson, Treasurer & Secretary of the District, and made a part of the public records of Cooper Creek Village Metropolitan District No. 1.

The foregoing Resolution was seconded by Director William Johnson.

**[Remainder of Page Left Blank Intentionally]**

ADOPTED AND APPROVED this 5th day of December 2023.

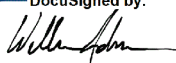
DocuSigned by:  
  
-22B5B1C5FAED4BF...  
President

---

STATE OF COLORADO )  
 )  
COUNTY OF GRAND COUNTY )ss.  
 )  
COOPER CREEK VILLAGE )  
METROPOLITAN )  
DISTRICT NO. 1 )

I, William Johnson, Treasurer & Secretary to the Board of Directors of Cooper Creek Village Metropolitan District No. 1, Grand County, Colorado, do hereby certify that the foregoing pages constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held via Microsoft Teams on December 5, 2023, at 1:00 P.M., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2023 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 5th day of December 2023.

DocuSigned by:  
  
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## Management Budget Report

BOARD OF DIRECTORS  
COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 1

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2023, including the comparative information of the forecasted estimate for the year ending December 31, 2022 and the actual historic information for the year 2021.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in black ink that reads "Amanda Kae Casteu". The signature is written in a cursive, flowing style.

Pinnacle Consulting Group, Inc.  
January 29, 2024

### Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537  
(970)669-3611 (303)333-4380  
[www.PCGI.com](http://www.PCGI.com)

*Serving our clients and community through excellent dependable service.*



COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 1				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
Modified Accrual Budgetary Basis				
	(a)	(b)	(c)	(d)
	2021	2022	2022	2023
	Unaudited	Adopted	Projected	Adopted
	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
<b>Revenues</b>				
Operating Advance	-	-	-	12,000
<b>Total Revenues</b>	\$ -	\$ -	\$ -	\$ 12,000
<b>Expenditures</b>				
Accounting	\$ -	\$ -	\$ -	\$ 2,500
District Management	-	-	-	2,500
Legal	-	-	-	5,000
Contingency	-	-	-	2,000
<b>Total Expenditures</b>	\$ -	\$ -	\$ -	\$ 12,000
<b>Revenues over/(under) Expenditures</b>	\$ -	\$ -	\$ -	\$ -
<b>Beginning Fund Balance</b>	-	-	-	-
<b>Ending Fund Balance</b>	\$ -	\$ -	\$ -	\$ -

COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 1				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
CAPITAL FUND				
	Modified Accrual Budgetary Basis			
	(a)	(b)	(c)	(d)
	2021	2022	2022	2023
	Unaudited	Adopted	Projected	Adopted
	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
<b>Revenues</b>				
Developer Advances	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	\$ -	\$ -	\$ -	\$ -
<b>Expenditures</b>				
Public Infrastructure Phase 1	\$ -	\$ -	\$ -	\$ -
Contingency	-	-	-	-
<b>Total Expenditures</b>	\$ -	\$ -	\$ -	\$ -
<b>Revenues over/(under) Expenditures</b>	\$ -	\$ -	\$ -	\$ -
<b>Beginning Fund Balance</b>	-	-	-	-
<b>Ending Fund Balance</b>	\$ -	\$ -	\$ -	\$ -

**COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 1**  
**2023 BUDGET MESSAGE**

Cooper Creek Village Metropolitan District No. 1 is a quasi-municipal corporation organized and operated pursuant to the provisions set forth in the Colorado Special District Act. The District was established in August 2022 as part of a community located in the Town of Winter Park, Colorado. The Districts are anticipated to include both residential and nonresidential development. Service District No. 1 and companion District No. 2 are anticipated to serve commercial development. Companion Districts No. 3 and No. 4 are anticipated to serve residential development. Companion District No. 5 is anticipated to be an overlay district to provide for a portion of the costs of certain Public Improvements, such as parks and recreational improvements and services, that serve the entire Project, Town, and surrounding area. The primary purpose of the Districts is to provide for the Public Improvements associated with the Project and provide for regional needs necessitated by the Project. Operational activities may be undertaken by the Districts for all Public Improvements that are not dedicated to, accepted by, or otherwise conveyed to the Town or another public entity. It is currently anticipated that the Districts may operate and maintain open space, parks, landscaping, trails, and ski trails within the Service Area.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2023 budget, the following goals are foremost for the District:

- To provide the level of services desired by the constituents of the District in the most economic manner possible.

**General Fund**

The District's source of revenue for 2023 is budgeted to be operating advances in the amount of \$12,000 to fund administrative and operating costs. Expenditures are budgeted at \$12,000.

**Capital Projects Fund**

There is no Capital Fund activity anticipated or budgeted for 2023.

CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 2**  
GRAND COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
2023

STATE OF COLORADO            )  
   )  
 COUNTY OF GRAND            )ss.  
   )  
 COOPER CREEK VILLAGE        )  
 METROPOLITAN                 )  
 DISTRICT NO. 2                )

The Board of Directors of The Copper Creek Village Metropolitan District No. 2, County, Colorado, held a meeting via Microsoft Teams Tuesday, December 5, 2023, at 1:00 P.M.

The following members of the Board of Directors were present:

- Charles Johnson, President
- Jennifer Johnson, Vice President
- William Johnson, Treasurer & Secretary
- Cassie Johnson, Assistant Secretary
- Shelby Johnson, Assistant Secretary

Also in Attendance:

- Alan Pogue; Icenogle Seaver Pogue, P.C.
- Tiffany Skoglund, Shannon McEvoy, Amanda Castle, and Andrew Kunkel; Pinnacle Consulting Group, Inc.
- Jeff Miller and Andrea Austin; Husch Blackwell, LLP

Mr. Pogue stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2023 budget. Director Charles Johnson opened the public hearing on the District's proposed 2023 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Charles Johnson moved to adopt the following Resolution:

## RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 2, GRAND COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023, AND ENDING ON THE LAST DAY OF DECEMBER 2023,

WHEREAS, the Board of Directors of the Cooper Creek Village Metropolitan District No. 2 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

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

WHEREAS, upon due and proper notice, published on October 26, 2023 in Middle Park Times a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 5, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 2 OF GRAND COUNTY, COLORADO:

Section 1. 2023 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2023 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2023. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of Cooper Creek Village Metropolitan District No. 2 for the calendar year 2023.

Section 4. 2023 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2023 Budget year is \$0. That the 2022 valuation for assessment, as certified by the Grand County Assessor, is \$0.

A. Levy for General Operating Fund. That for the purposes of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the 2022 total valuation of assessment of all taxable property within the District.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification to County Commissioners. The District's Manager is hereby authorized and directed to immediately certify to the County Commissioners of Grand County, Colorado, the 0.000 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

**[Remainder of Page Left Blank Intentionally]**

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund to each fund, for the purposes stated and no other.

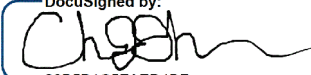
Section 8. Budget Certification. That the budget shall be certified by Director William Johnson, Treasurer & Secretary of the District, and made a part of the public records of Cooper Creek Village Metropolitan District No. 2.

The foregoing Resolution was seconded by Director William Johnson.

**[Remainder of Page Left Blank Intentionally]**



ADOPTED AND APPROVED this 5th day of December 2023.

DocuSigned by:  
  
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President \_\_\_\_\_

STATE OF COLORADO            )  
   )  
 COUNTY OF GRAND COUNTY    )ss.  
   )  
 COOPER CREEK VILLAGE        )  
 METROPOLITAN                 )  
 DISTRICT NO. 2                )

I, William Johnson, Treasurer & Secretary to the Board of Directors of Cooper Creek Village Metropolitan District No. 2, Grand County, Colorado, do hereby certify that the foregoing pages constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held via Microsoft Teams on December 5, 2023, at 1:00 P.M., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2023 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 5th day of December 2023.

DocuSigned by:  
  
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## Management Budget Report

BOARD OF DIRECTORS  
COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 2

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2023, including the comparative information of the forecasted estimate for the year ending December 31, 2022 and the actual historic information for the year 2021.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in black ink that reads "Amanda Kae Caste". The signature is written in a cursive, flowing style.

Pinnacle Consulting Group, Inc.  
January 29, 2024

### Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537  
(970)669-3611 (303)333-4380  
[www.PCGI.com](http://www.PCGI.com)

*Serving our clients and community through excellent dependable service.*

COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO.2				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
	(a)	(b)	(c)	(d)
	2021	2022	2022	2023
	Unaudited	Adopted	Projected	Adopted
	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
<b>Revenues</b>				
Property Taxes	\$ -	\$ -	\$ -	\$ -
Specific Ownership Taxes	-	-	-	-
Interest & Other	-	-	-	-
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures</b>				
Payment for Services to No. 1	\$ -	\$ -	\$ -	\$ -
Treasurer's Fees	-	-	-	-
Contingency	-	-	-	-
<b>Total Operating Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Revenues over/(under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 2**  
**2023 BUDGET MESSAGE**

Cooper Creek Village Metropolitan District No. 2 is a quasi-municipal corporation organized and operated pursuant to the provisions set forth in the Colorado Special District Act. The District was established in August 2022 as part of a community located in the Town of Winter Park, Colorado. The Districts are anticipated to include both residential and nonresidential development. Service District No. 1 and District No. 2 are anticipated to serve commercial development. Companion Districts No. 3 and No. 4 are anticipated to serve residential development. Companion District No. 5 is anticipated to be an overlay district to provide for a portion of the costs of certain Public Improvements, such as parks and recreational improvements and services, that serve the entire Project, Town, and surrounding area. The primary purpose of the Districts is to provide for the Public Improvements associated with the Project and provide for regional needs necessitated by the Project. Operational activities may be undertaken by the Districts for all Public Improvements that are not dedicated to, accepted by, or otherwise conveyed to the Town or another public entity. It is currently anticipated that the Districts may operate and maintain open space, parks, landscaping, trails, and ski trails within the Service Area.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2023 budget, the following goals are foremost for the District:

- To provide the level of services desired by the constituents of the District in the most economic manner possible.

**General Fund**

There is no General Fund activity anticipated or budgeted for 2023.

CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 3**  
GRAND COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
2023

STATE OF COLORADO            )  
   )  
 COUNTY OF GRAND            )ss.  
   )  
 COOPER CREEK VILLAGE       )  
 METROPOLITAN                )  
 DISTRICT NO. 3                )

The Board of Directors of The Copper Creek Village Metropolitan District No. 3, County, Colorado, held a meeting via Microsoft Teams Tuesday, December 5, 2023, at 1:00 P.M.

The following members of the Board of Directors were present:

- Charles Johnson, President
- Jennifer Johnson, Vice President
- William Johnson, Treasurer & Secretary
- Cassie Johnson, Assistant Secretary
- Shelby Johnson, Assistant Secretary

Also in Attendance:

- Alan Pogue; Icenogle Seaver Pogue, P.C.
- Tiffany Skoglund, Shannon McEvoy, Amanda Castle, and Andrew Kunkel; Pinnacle Consulting Group, Inc.
- Jeff Miller and Andrea Austin; Husch Blackwell, LLP

Mr. Pogue stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2023 budget. Director Charles Johnson opened the public hearing on the District's proposed 2023 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Charles Johnson moved to adopt the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 3, GRAND COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023, AND ENDING ON THE LAST DAY OF DECEMBER 2023,

WHEREAS, the Board of Directors of the Cooper Creek Village Metropolitan District No. 3 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

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

WHEREAS, upon due and proper notice, published on October 26, 2023 in Middle Park Times a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 5, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 3 OF GRAND COUNTY, COLORADO:

Section 1. 2023 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2023 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2023. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved, and adopted as the budget of Cooper Creek Village Metropolitan District No. 3 for the calendar year 2023.

Section 4. 2023 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2023 Budget year is \$0. That the 2022 valuation for assessment, as certified by the Grand County Assessor, is \$0.



A. Levy for General Operating Fund. That for the purposes of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the 2022 total valuation of assessment of all taxable property within the District.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification to County Commissioners. The District's Manager is hereby authorized and directed to immediately certify to the County Commissioners of Grand County, Colorado, the 0.000 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

**[Remainder of Page Left Blank Intentionally]**

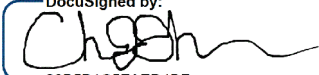
Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund to each fund, for the purposes stated and no other.

Section 8. Budget Certification. That the budget shall be certified by Director William Johnson, Treasurer & Secretary of the District, and made a part of the public records of Cooper Creek Village Metropolitan District No. 3.

The foregoing Resolution was seconded by Director William Johnson.

**[Remainder of Page Left Blank Intentionally]**

ADOPTED AND APPROVED this 5th day of December 2023.

DocuSigned by:  
  
22B5B1C5FAED4BF...  
President

---

STATE OF COLORADO )  
 )  
COUNTY OF GRAND COUNTY )ss.  
 )  
COOPER CREEK VILLAGE )  
METROPOLITAN )  
DISTRICT NO. 3 )

I, William Johnson, Treasurer & Secretary to the Board of Directors of Cooper Creek Village Metropolitan District No. 3, Grand County, Colorado, do hereby certify that the foregoing pages constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held via Microsoft Teams on December 5, 2023, at 1:00 P.M., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2023 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 5th day of December 2023.

DocuSigned by:  
  
3C3A81DCD1294E5... \_\_\_\_\_



## Management Budget Report

BOARD OF DIRECTORS  
COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 3

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2023, including the comparative information of the forecasted estimate for the year ending December 31, 2022 and the actual historic information for the year 2021.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in black ink that reads "Amanda Kae Casteu". The signature is written in a cursive, flowing style.

Pinnacle Consulting Group, Inc.  
January 29, 2024

### Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537  
(970)669-3611 (303)333-4380  
[www.PCGI.com](http://www.PCGI.com)

*Serving our clients and community through excellent dependable service.*

<b>COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 3</b>				
<b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>				
<b>GENERAL FUND</b>				
	(a)	(b)	(c)	(d)
	<b>2021</b>	<b>2022</b>	<b>2022</b>	<b>2023</b>
	<b>Unaudited</b>	<b>Adopted</b>	<b>Projected</b>	<b>Adopted</b>
	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
<b>Revenues</b>				
Property Taxes	\$ -	\$ -	\$ -	\$ -
Specific Ownership Taxes	-	-	-	-
Interest & Other	-	-	-	-
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures</b>				
Payment for Services to No. 1	\$ -	\$ -	\$ -	\$ -
Treasurer's Fees	-	-	-	-
Contingency	-	-	-	-
<b>Total Operating Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Revenues over/(under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 3**  
**2023 BUDGET MESSAGE**

Cooper Creek Village Metropolitan District No. 3 is a quasi-municipal corporation organized and operated pursuant to the provisions set forth in the Colorado Special District Act. The District was established in August 2022 as part of a community located in the Town of Winter Park, Colorado. The Districts are anticipated to include both residential and nonresidential development. Service District No. 1 and companion District No. 2 are anticipated to serve commercial development. District No. 3 and companion District No. 4 are anticipated to serve residential development. Companion District No. 5 is anticipated to be an overlay district to provide for a portion of the costs of certain Public Improvements, such as parks and recreational improvements and services, that serve the entire Project, Town, and surrounding area. The primary purpose of the Districts is to provide for the Public Improvements associated with the Project and provide for regional needs necessitated by the Project. Operational activities may be undertaken by the Districts for all Public Improvements that are not dedicated to, accepted by, or otherwise conveyed to the Town or another public entity. It is currently anticipated that the Districts may operate and maintain open space, parks, landscaping, trails, and ski trails within the Service Area.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2023 budget, the following goals are foremost for the District:

- To provide the level of services desired by the constituents of the District in the most economic manner possible.

**General Fund**

There is no General Fund activity anticipated or budgeted for 2023.

CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 4**  
GRAND COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
2023



STATE OF COLORADO            )  
   )  
 COUNTY OF GRAND            )ss.  
   )  
 COOPER CREEK VILLAGE        )  
 METROPOLITAN                )  
 DISTRICT NO. 4                )

The Board of Directors of The Copper Creek Village Metropolitan District No. 4, County, Colorado, held a meeting via Microsoft Teams Tuesday, December 5, 2023, at 1:00 P.M.

The following members of the Board of Directors were present:

- Charles Johnson, President
- Jennifer Johnson, Vice President
- William Johnson, Treasurer & Secretary
- Cassie Johnson, Assistant Secretary
- Shelby Johnson, Assistant Secretary

Also in Attendance:

- Alan Pogue; Icenogle Seaver Pogue, P.C.
- Tiffany Skoglund, Shannon McEvoy, Amanda Castle, and Andrew Kunkel; Pinnacle Consulting Group, Inc.
- Jeff Miller and Andrea Austin; Husch Blackwell, LLP

Mr. Pogue stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2023 budget. Director Charles Johnson opened the public hearing on the District's proposed 2023 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Charles Johnson moved to adopt the following Resolution:

## RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 4, GRAND COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023, AND ENDING ON THE LAST DAY OF DECEMBER 2023,

WHEREAS, the Board of Directors of the Cooper Creek Village Metropolitan District No. 4 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

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

WHEREAS, upon due and proper notice, published on October 26, 2023 in Middle Park Times a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 5, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 4 OF GRAND COUNTY, COLORADO:

Section 1. 2023 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2023 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2023. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved, and adopted as the budget of Cooper Creek Village Metropolitan District No. 4 for the calendar year 2023.

Section 4. 2023 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2023 Budget year is \$0. That the 2022 valuation for assessment, as certified by the Grand County Assessor, is \$0.

A. Levy for General Operating Fund. That for the purposes of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the 2022 total valuation of assessment of all taxable property within the District.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification to County Commissioners. The District's Manager is hereby authorized and directed to immediately certify to the County Commissioners of Grand County, Colorado, the 0.000 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

**[Remainder of Page Left Blank Intentionally]**

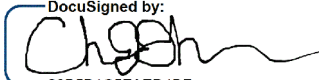
Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund to each fund, for the purposes stated and no other.

Section 8. Budget Certification. That the budget shall be certified by Director William Johnson, Treasurer & Secretary of the District, and made a part of the public records of Cooper Creek Village Metropolitan District No. 4.

The foregoing Resolution was seconded by Director William Johnson.

**[Remainder of Page Left Blank Intentionally]**

ADOPTED AND APPROVED this 5th day of December 2023.

DocuSigned by:  
  
22B5B1C5FAED4BF...  
President

---

STATE OF COLORADO )  
 )  
 COUNTY OF GRAND COUNTY )ss.  
 )  
 COOPER CREEK VILLAGE )  
 METROPOLITAN )  
 DISTRICT NO. 4 )

I, William Johnson, Treasurer & Secretary to the Board of Directors of Cooper Creek Village Metropolitan District No. 4, Grand County, Colorado, do hereby certify that the foregoing pages constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held via Microsoft Teams on December 5, 2023, at 1:00 P.M., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2023 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 5th day of December 2023.

DocuSigned by:  
  
 3C3A81DCD1294E5... \_\_\_\_\_



## Management Budget Report

BOARD OF DIRECTORS  
COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 4

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2023, including the comparative information of the forecasted estimate for the year ending December 31, 2022 and the actual historic information for the year 2021.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in black ink that reads "Amanda Kae Caste". The signature is fluid and cursive.

Pinnacle Consulting Group, Inc.  
January 29, 2024

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*Serving our clients and community through excellent dependable service.*

<b>COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 4</b>				
<b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>				
<b>GENERAL FUND</b>				
	(a)	(b)	(c)	(d)
	2021	2022	2022	2023
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Budget	Budget
<b>Revenues</b>				
Property Taxes	\$ -	\$ -	\$ -	\$ -
Specific Ownership Taxes	-	-	-	-
Interest & Other	-	-	-	-
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures</b>				
Payment for Services to No. 1	\$ -	\$ -	\$ -	\$ -
Treasurer's Fees	-	-	-	-
Contingency	-	-	-	-
<b>Total Operating Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Revenues over/(under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 4**  
**2023 BUDGET MESSAGE**

Cooper Creek Village Metropolitan District No. 4 is a quasi-municipal corporation organized and operated pursuant to the provisions set forth in the Colorado Special District Act. The District was established in August 2022 as part of a community located in the Town of Winter Park, Colorado. The Districts are anticipated to include both residential and nonresidential development. Service District No. 1 and companion District No. 2 are anticipated to serve commercial development. Companion Districts No. 3 and No. 4 are anticipated to serve residential development. Companion District No. 5 is anticipated to be an overlay district to provide for a portion of the costs of certain Public Improvements, such as parks and recreational improvements and services, that serve the entire Project, Town, and surrounding area. The primary purpose of the Districts is to provide for the Public Improvements associated with the Project and provide for regional needs necessitated by the Project. Operational activities may be undertaken by the Districts for all Public Improvements that are not dedicated to, accepted by, or otherwise conveyed to the Town or another public entity. It is currently anticipated that the Districts may operate and maintain open space, parks, landscaping, trails, and ski trails within the Service Area.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2023 budget, the following goals are foremost for the District:

- To provide the level of services desired by the constituents of the District in the most economic manner possible.

**General Fund**

There is no General Fund activity anticipated or budgeted for 2023.

CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 5**  
GRAND COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
2023

STATE OF COLORADO            )  
   )  
 COUNTY OF GRAND               )ss.  
   )  
 COOPER CREEK VILLAGE        )  
 METROPOLITAN                    )  
 DISTRICT NO. 5                   )

The Board of Directors of The Copper Creek Village Metropolitan District No. 5, County, Colorado, held a meeting via Microsoft Teams Tuesday, December 5, 2023, at 1:00 P.M.

The following members of the Board of Directors were present:

- Charles Johnson, President
- Jennifer Johnson, Vice President
- William Johnson, Treasurer & Secretary
- Cassie Johnson, Assistant Secretary
- Shelby Johnson, Assistant Secretary

Also in Attendance:

- Alan Pogue; Icenogle Seaver Pogue, P.C.
- Tiffany Skoglund, Shannon McEvoy, Amanda Castle, and Andrew Kunkel; Pinnacle Consulting Group, Inc.
- Jeff Miller and Andrea Austin; Husch Blackwell, LLP

Mr. Pogue stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2023 budget. Director Charles Johnson opened the public hearing on the District's proposed 2023 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Charles Johnson moved to adopt the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 5, GRAND COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023, AND ENDING ON THE LAST DAY OF DECEMBER 2023,

WHEREAS, the Board of Directors of the Cooper Creek Village Metropolitan District No. 5 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

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

WHEREAS, upon due and proper notice, published on October 26, 2023 in Middle Park Times a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 5, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 5 OF GRAND COUNTY, COLORADO:

Section 1. 2023 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2023 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2023. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved, and adopted as the budget of Cooper Creek Village Metropolitan District No. 5 for the calendar year 2023.

Section 4. 2023 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2023 Budget year is \$0. That the 2022 valuation for assessment, as certified by the Grand County Assessor, is \$0.

A. Levy for General Operating Fund. That for the purposes of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the 2022 total valuation of assessment of all taxable property within the District.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification to County Commissioners. The District's Manager is hereby authorized and directed to immediately certify to the County Commissioners of Grand County, Colorado, the 0.000 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

**[Remainder of Page Left Blank Intentionally]**

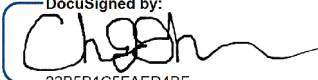
Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund to each fund, for the purposes stated and no other.

Section 8. Budget Certification. That the budget shall be certified by Director William Johnson, Treasurer & Secretary of the District, and made a part of the public records of Cooper Creek Village Metropolitan District No. 5.

The foregoing Resolution was seconded by Director William Johnson.

**[Remainder of Page Left Blank Intentionally]**

ADOPTED AND APPROVED this 5th day of December 2023.

DocuSigned by:  
  
22B5B1C5FAED4BF...  
President \_\_\_\_\_

STATE OF COLORADO            )  
   )  
 COUNTY OF GRAND COUNTY    )ss.  
   )  
 COOPER CREEK VILLAGE        )  
 METROPOLITAN                 )  
 DISTRICT NO. 5                )

I, William Johnson, Treasurer & Secretary to the Board of Directors of Cooper Creek Village Metropolitan District No. 5, Grand County, Colorado, do hereby certify that the foregoing pages constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held via Microsoft Teams on December 5, 2023, at 1:00 P.M., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2023 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 5th day of December 2023.

DocuSigned by:  
  
 3C3A81DCD1294E5... \_\_\_\_\_





## Management Budget Report

BOARD OF DIRECTORS  
COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 5

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2023, including the comparative information of the forecasted estimate for the year ending December 31, 2022 and the actual historic information for the year 2021.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

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Pinnacle Consulting Group, Inc.  
January 29, 2024

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<b>COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 5</b>				
<b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>				
<b>GENERAL FUND</b>				
	(a)	(b)	(c)	(d)
	2021	2022	2022	2023
	Unaudited	Adopted	Projected	Adopted
	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
<b>Revenues</b>				
Property Taxes	\$ -	\$ -	\$ -	\$ -
Specific Ownership Taxes	-	-	-	-
Interest & Other	-	-	-	-
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures</b>				
Payment for Services to No. 1	\$ -	\$ -	\$ -	\$ -
Treasurer's Fees	-	-	-	-
Contingency	-	-	-	-
<b>Total Operating Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Revenues over/(under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**COOPER CREEK VILLAGE METROPOLITAN DISTRICT NO. 5**  
**2023 BUDGET MESSAGE**

Cooper Creek Village Metropolitan District No. 5 is a quasi-municipal corporation organized and operated pursuant to the provisions set forth in the Colorado Special District Act. The District was established in August 2022 as part of a community located in the Town of Winter Park, Colorado. The Districts are anticipated to include both residential and nonresidential development. Service District No. 1 and companion District No. 2 are anticipated to serve commercial development. Companion Districts No. 3 and No. 4 are anticipated to serve residential development. District No. 5 is anticipated to be an overlay district to provide for a portion of the costs of certain Public Improvements, such as parks and recreational improvements and services, that serve the entire Project, Town, and surrounding area. The primary purpose of the Districts is to provide for the Public Improvements associated with the Project and provide for regional needs necessitated by the Project. Operational activities may be undertaken by the Districts for all Public Improvements that are not dedicated to, accepted by, or otherwise conveyed to the Town or another public entity. It is currently anticipated that the Districts may operate and maintain open space, parks, landscaping, trails, and ski trails within the Service Area.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2023 budget, the following goals are foremost for the District:

- To provide the level of services desired by the constituents of the District in the most economic manner possible.

**General Fund**

There is no General Fund activity anticipated or budgeted for 2023.