GVR METROPOLITAN DISTRICT
Denver County, Colorado

FINANCIAL STATEMENTS
December 31, 2023

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MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the GVR Metropolitan District offers readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2023.

Financial Highlights

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year by $19,379,141.
- There was an increase in the government's total net position of $1,696,524. This is in-line with the previous year.
- As of the close of the current fiscal year, the District's General Fund reported an ending fund balance of $10,086,214, an increase of $1,584,951. Of this total amount, $9,175,688 is available for spending at the government's discretion.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's financial statements. The District's financial statements are comprised of two components: 1) financial statements; and 2) notes to the financial statements. This report also contains other supplementary information in addition to the financial statements.

Financial Statements

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

The District's Auditor's Opinion can be found on page 1 of this report. The District's financial statements can be found on pages 5 through 11 of this report.

The Balance Sheet/Statement of Net Position presents information on all the District's assets and liabilities (both short-term and long-term), with the difference between the two reported as fund balance or net position. The Balance Sheet column presents the financial position focusing on short-term available resources and is reported on a modified accrual basis of accounting. The Statement of Net Position column presents the financial position focusing on long-term economic resources and is reported on a full accrual basis. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Revenues, Expenditures and Changes in Fund Balance/Statement of Activities shows how the government's fund balance and net position changed during the most recent fiscal year. Again, the Statement of Revenues, Expenditures and Changes in Fund Balance focuses on short-term available resources and is reported on a modified accrual basis. The Statement of Activities focuses on long-term economic resources and is reported on a full accrual basis.

Condensed Statement of Net Position
For the Year Ending December 31, 2023

	2023	2022
Current and other assets	$ 13,022,669	$ 12,128,631
Long term assets	8,941,864	8,999,178
Deferred outflows of resources	545,060	122,271
Total assets and deferred outflows of resources	22,509,593	21,250,080
Current liabilities	81,518	159,705
Long term liabilities	1,074,511	51,807
Deferred inflows of resources	1,974,423	3,355,951
Total liabilities and deferred inflows of resources	3,130,452	3,567,463
Net Position:		
Net Investment in Capital Assets	8,941,864	8,932,915
Restricted	946,195	856,106
Unrestricted	8,662,335	7,134,945
Unrestricted-Designated	828,747	758,651
Total Net Position	$ 19,379,141	$ 17,682,617

The restricted portion of the net position represents cash and cash equivalents reserved for emergencies in the General Fund and for expenses in the Conservation Trust Fund. Notes to the financial statements provide additional information on the transfer of capital assets and long-term debt.

Condensed Statements of Activities
And Changes in Net Position
For the Year Ended December 31, 2023

	2023	2022
Revenues:		
General Revenues		
Taxes	$ 2,907,058	$ 2,985,593
Interest Earnings & Other Income	493,920	146,920
Grants & Contributions	112,200	112,560
Program Revenues	127,683	114,341
Total Revenues	3,640,861	3,359,414
Expenses:		
General Government & Programs	1,944,337	1,688,005
Total Expenses	1,944,337	1,688,005
Change in Net Position	1,696,524	1,671,409
Net Position – Beginning	17,682,617	16,011,208
Net Position – Ending	$ 19,379,141	$ 17,682,617

While the Statement of Net Position shows the change in financial position, the Statement of Activities and Changes in Net Position provides answers concerning the nature and source of these changes. It is shown in the table above that the net position increased by $1,696,524 to $19,379,141 in 2023.

Notes to the Financial Statements: Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the financial statements can be found on pages 15 through 42 of this report.

General Fund Budgetary Highlights
Revenues were received as budgeted during 2023 with the addition of $432,905 more in investment income than anticipated. Expenditures were spent $206,264 less in personnel services as well as $626,661 less in capital expenditures. The budgeted emergency and contingency funds were not required to be used. These changes resulted in an excess of revenues over expenditures in the General Fund of $1,586,414 before the transfer out of $1,463.

Capital Assets and Debt Administration

Capital assets: The District's investment in capital assets as of December 31, 2023 amounts to $8,941,864 (net of accumulated depreciation). The major assets owned by the District are common areas. The District owns two buildings, the Administration/Community Center Building, which is located within the District and a facility building for maintenance staff and equipment at the community garden also within the District. The District also owns several vehicles and pieces of equipment for landscape maintenance use. All other capital assets were transferred to another local government after completion. Additional information on the District's capital assets can be found in Note 5.

Long-term debt: At the end of the current fiscal year, the District had no outstanding bond debt. As of December 31, 2023, the District's portion of the net pension liability for PERA's Local Government Division Trust Fund is $926,780 and net pension liability for post-employment benefits is $60,789. Additional information on the District's long-term debt can be found in Note 6. Additional information on the District's pension liability can be found in notes 9 through 10. Additional information on the District's post-employment benefits liability can be found in note 11.

Economic Factors and Next Year's Budgets and Rates

While housing foreclosures for Colorado have slowed, other economic trends in the region compare favorably to national indices (Colorado unemployment rate was 3.3% while the national rate was 3.6%, etc.). The assessed valuation of the District increased by 19%. Property tax remains the primary source of revenue for the District. The 2024 Budget was adopted January 4, 2024. There was no change in the level of services provided in the GVR Metropolitan District's 2024 Budget as adopted.

Requests for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the District's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the District Manager, GVR Metropolitan District, 18650 East 45th Avenue, Denver, Colorado 80249.

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GVR Metropolitan District

Opinions

We have audited the accompanying financial statements of the governmental activities, the major fund, and the aggregate remaining fund information of GVR Metropolitan District as of and for the year ended December 31, 2023 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the major fund, and the aggregate remaining fund information of GVR Metropolitan District, as of December 31, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of GVR Metropolitan District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about GVR Metropolitan District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, general and special revenue funds budget and actual statements, and pension schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements that collectively comprise GVR Metropolitan District's basic financial statements. The supplementary information section is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

The continuing disclosure annual financial information section has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Sincerely,

Haynie & Company

Littleton, Colorado
June 3, 2024

GENERAL PURPOSE FINANCIAL STATEMENTS

GVR Metropolitan District
Statement of Net Position
December 31, 2023

Assets	Governmental Activities
Current Assets:	
Cash Deposits and Investments	$ 11,006,168
Receivable From County Treasurer	1,954,826
Accounts Receivable	25,980
Prepaid Expenses	35,695
Total Current Assets	13,022,669
Long-Term Assets:	
Capital Assets, Net	8,941,864
Total Long-Term Assets	8,941,864
Deferred Outflows of Resources	
Deferred Outflows Related to Pension	532,524
Deferred Outflows Related to OPEB	18,970
Total Deferred Outflows of Resources	551,494
Total Assets	22,516,027
Liabilities	
Current Liabilities:	
Accounts payable	22,530
Credit Cards	3,425
Payroll Liabilities	55,413
Deposits	150
Total Current Liabilities	81,518
Long-Term Liabilities:	
Net Pension Liability	926,780
Net OPEB Liability	60,789
Compensated Absence	86,942
Total Long-Term Liabilities	1,074,511
Total Liabilities	1,156,029
Deferred Inflows of Resources	
Property tax revenue	1,954,826
Deferred Amounts Related to Pension	4,620
Deferred Amounts Related to OPEB	21,410
Total deferred inflows of resources	$ 1,980,856

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

GVR Metropolitan District
Statement of Net Position (continued)
December 31, 2023

Net Position

Net investment in capital assets	$ 8,941,864
Restricted for:	
Conservation Trust Fund	891,364
Emergency Reserve	54,831
Unrestricted	8,662,336
Unrestricted - Designated	828,747
Total Net Position	19,379,142
Total Liabilities, Net Position and Deferred Inflows of Resources	$ 22,516,027

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

GVR Metropolitan District
Statement of Activities
For the Year Ended December 31, 2023

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
					Primary Government
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General Government	$ 1,813,231	$ 7,495	$ -	$ 1,200	$ (1,804,536)
Community Programs	131,106	304	119,884	111,000	100,082
	1,944,337	7,799	119,884	112,200	(1,704,454)
General revenues:					
Property taxes					2,748,522
Specific ownership taxes					158,536
Net investment income					493,920
Total general revenues					3,400,978
Change in net position					1,696,524
Net position - beginning of year					17,682,617
Net position - end of year					$ 19,379,141

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

GVR Metropolitan District
Governmental Funds Balance Sheet
and Reconciliation of Fund Balances to Net Position
December 31, 2023

	Governmental Fund Types		
Assets	**General Fund**	**Non Major Governmental Funds**	**2023**
Cash and Investments	$ 10,098,785	$ 907,383	$ 11,006,168
Receivable from County Treasurer	1,954,826	-	1,954,826
Accounts Receivable, net	18,726	7,254	25,980
Prepaid Expenses	35,695	-	35,695
Total Assets	$ 12,108,032	$ 914,637	$ 13,022,669
Liabilities			
Accounts Payable	14,438	8,092	22,530
Credit Cards Payable	2,462	963	3,425
Payroll Liabilities	49,942	5,471	55,413
Deposits Held in Custody	150	-	150
Total Liabilities	66,992	14,526	81,518
Deferred Inflows of Resources			
Deferred Property Tax Revenue	1,954,826	-	1,954,826
Total Deferred Inflows of Resources	1,954,826	-	1,954,826
Fund Balances			
Restricted:			
Conservation Trust Fund	-	891,364	891,364
Emergency Reserves	54,831	-	54,831
Assigned:			
HOA Services	-	8,747	8,747
Capital Outlay	820,000	-	820,000
Unassigned	9,175,688	-	9,175,688
Nonspendable	35,695	-	35,695
Total Fund Balances	10,086,214	900,111	10,986,325
Total Liabilities, Fund Balance and Deferred Inflows of Resources	$ 12,108,032	$ 914,637	$ 13,022,669

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

GVR Metropolitan District
Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
For the Year Ended December 31, 2023

Total Governmental Fund Balances		$ 10,986,325
Amounts reported for governmental activities in the statement of net position are different because:		
Deferred Outflows Related to Pension	532,524	
Deferred Inflows Related to Pension	(4,620)	
Deferred Outflows Related to OPEB	12,536	
Deferred Inflows Related to OPEB	(14,977)	
		525,463
Some liabilities, including net pension liability and compensated absences, are not due and payable in the current period and therefore are not reported in the fund balance sheet:		
Net Pension Liability	(926,780)	
Net OPEB Liability	(60,789)	
Accrued compensated absences	(86,942)	
		(1,074,511)
Capital assets used in governmental activities are not financial resources, and therefore not reported in the funds. However, in the statement of net position the cost of these assets are capitalized and expensed over their estimated lives through annual depreciation expense:		
Cost of Capital Assets	10,070,381	
Less Accumulated Depreciation - General Fund	(1,128,517)	
		8,941,864
Net Position		$ 19,379,141

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

GVR Metropolitan District
Governmental Fund Revenues, Expenditures, and Changes in Fund Balances
For the Year Ended December 31, 2023

	Governmental Fund Types		
	General	Non Major Governmental Funds	2023
Revenues			
Property taxes	$ 2,748,522	$ -	$ 2,748,522
Specific Ownership Taxes	158,536	-	158,536
Contracts & Grants	1,200	111,000	112,200
Conservation Trust Funds	-	119,884	119,884
Recreation Programs	210	304	514
Rental Activities	3,785	-	3,785
Net Investment Income	493,601	319	493,920
Other Income	3,500	-	3,500
Total Revenues	3,409,354	231,507	3,640,861
Expenditures			
Current			
Personnel Services	857,495	98,030	955,525
Contract Services	330,816	3,532	334,348
District Operations	29,661	-	29,661
Administrative Operations	176,867	12,466	189,333
Common Area Operations	301,762	16,997	318,759
Program Operations	-	81	81
Capital Outlay	126,339	-	126,339
Total Expenditures	1,822,940	131,106	1,954,046
Excess of Revenues Over (Under) Expenditures	1,586,414	100,401	1,686,815
Other Financing Sources (Uses)			
Operating Transfers In (Out)	(1,463)	1,463	-
Total Other Financing Sources (Uses)	(1,463)	1,463	-
Net Change in Fund Balances	1,584,951	101,864	1,686,815
Fund Balances:			
Beginning of the Year, as restated	8,501,263	798,247	9,299,510
End of the Year	$ 10,086,214	$ 900,111	$ 10,986,325

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

GVR Metropolitan District

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities

For the Year Ended December 31, 2023

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balance—total governmental funds		$ 1,686,815
Governmental funds report capital outlays as expenditures and capital assets conveyed are not reported.		
However, in the statement of activities, the cost of capital outlays is capitalized and conveyed capital assets are recorded as revenues. The assets are depreciated over their useful lives. This is the difference between depreciation expense and capital outlay in the current period:		
Capital Outlay	126,339	
Depreciation Expense - General Fund	(117,390)	
		8,949
Elimination of transfers between governmental funds:		
Transfer In	1,463	
Transfer Out	(1,463)	
		-
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore are not reported as expenditures in governmental funds:		
Pension Expense	(4,258)	
OPEB Income	9,170	
Change in compensated absences	(4,152)	
		760
Change in net position of governmental activities		$ 1,696,524

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – DEFINITION OF REPORTING ENTITY

The District, a quasi-municipal corporation, is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in the northeastern portion of the City and County of Denver, Colorado (Denver). The District was established to provide financing for construction of streets, water, sanitation, traffic and safety control and parks and recreational improvements. Upon completion of construction, the projects are conveyed to Denver or the Denver Water Department. The District maintains landscape improvements consisting primarily of common areas (open public spaces comprised of both natural vegetation and landscaped areas). The District owns a community/administration building, a maintenance/garden facility and operates Youth, Teen, and Active Adult Community Programs, and a community garden. The District also manages HOA Services through a contract.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity, including the City and County of Denver.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Basis of Presentation

The District's financial statements consist of government-wide statements, including a statement of net position and a statement of activities.

The government-wide financial statements report information for the District as a whole. Individual funds are not displayed at this financial reporting level.

The statement of net position presents the financial position of the governmental activities of the District.

The statement of activities presents a comparison between direct expenses and/or each function of the District's governmental activities. Direct expenses are those that are specifically associated with a function and therefore clearly identifiable to that particular function. The District does not allocate indirect expenses to functions in the statement of activities.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include: (1) charges for services and other charges to users of the District's services; (2) operating grants and contributions which finance annual operating activities including restricted investment income; and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets. These revenues are subject to externally imposed restrictions to these program uses. The determining factor for identifying the related revenue for *charges for services* is which function *generates* the revenue, and for *grants and contributions,* the determining factor is to which function the revenues are *restricted.*

Taxes and other revenue sources not properly included with program revenues are reported as general revenues of the District. The comparison of direct expenses with program revenues identifies the extent to which each governmental function is self-financing or draws from the general revenues of the District.

Fund Financial Statements are designed to present financial information of the District at a more detailed level. Fund Financial Statements are provided for the District's governmental funds.

Fund Accounting
The District uses funds to maintain its financial records during the year. A fund is a fiscal and accounting entity with a self-balancing set of accounts. The District has only governmental fund types.

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

Governmental Fund Types
Government funds are those through which most governmental functions typically are financed. Governmental fund reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Fund liabilities are assigned to the fund from which they will be liquidated. The District reports the difference between governmental fund assets and liabilities as fund balance. The following are the District's major governmental funds:

> General Fund – The General Fund is the general operating fund of the District. It is used to Account for all financial resources except those required to be accounted for in other funds.
>
> Special Revenue Funds – The Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The District has three Special Revenue funds – Community Program Fund, Conservation Trust Fund and HOA Contract Fund.

Account Groups
General Fixed Assets Account Group – This group of accounts is established to account for recorded fixed assets of the District.

General Long-Term Obligation Account Group – This group of accounts is established to account for all long-term obligations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus

The government-wide financial statements are prepared using the economic resources measurement focus. All assets and all liabilities associated with the operation of the District are included on the statement of net position. The statement of activities reports revenues and expenses.

All governmental funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. The statement of revenues, expenditures and changes in fund balances reports the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the governmental fund statements.

Basis of Accounting

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

Property

Property is stated at cost except for those assets contributed which are stated at estimated fair value at the date of contribution or at the developer's cost. Depreciation is computed using the straight-line method over the useful life of the asset. Interest incurred during construction is not capitalized on capital assets.

Historically the District did not record infrastructure (i.e. roads, bridges, medians, etc.). Effective January 1, 2004, the District restated the beginning fixed asset depreciation balances and has continued to record additions to infrastructure at cost and depreciate the asset over its estimated useful life. The District's capitalization threshold is $5,000 and a useful life of more than five years. The exact useful lives are as follows:

Asset Type	Useful Life
Medians and Ponds	Indefinite
Land	Indefinite
Equipment	5 to 7 years
Vehicles	7 years
Buildings	40 years

Interfund Activity

On the fund financial statements, receivables and payables resulting from short-term interfund loans are classified as "interfund receivables/payables." These amounts are eliminated in the governmental activity's column of the statement of net position.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Exchange transactions between funds are reported as revenues in the seller funds and as expenditures/expenses in the purchaser funds. Flows of cash or goods from one fund to another without a requirement for repayment are reported as interfund transfers. Interfund transfers are reported as other financing sources (uses) in governmental funds. Repayments from funds responsible for particular expenditures/expenses to the funds that initially paid for them are not presented on the financial statements. Transfers were made to finance capital expenditures. Transfers between funds reported in the governmental activity's column are eliminated.

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirement. The budget includes each fund on its basis of accounting unless otherwise indicated.

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

Pooled Cash

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Net investment income is allocated periodically to the participating funds based upon each fund's average equity balance in the total cash and investments.

Property Taxes

Property taxes are levied by the District Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are levied in December for the next calendar year's operations, and recorded as taxes receivable and unearned revenue. The projected property tax revenue is recorded as revenue in the year they are available or collected.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Equity

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: non-spendable, restricted, committed, assigned and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

- *Non-spendable fund balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.
- *Restricted fund balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.
- *Committed fund balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.
- *Assigned fund balance* – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.
- *Unassigned fund balance* – The residual portion of fund balance that does not meet any of the criteria described above. If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's policy to use the most restrictive classification first.

The reserve for Conservation Trust Fund represents unspent proceeds from the State lottery restricted for recreation capital and maintenance purposes.

Emergency Reserves have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado. The General Fund has reserved $54,831 from fund balance in compliance with this requirement.

Pensions

The District participates in the Local Government Division Trust Fund (LGDTF), a cost-sharing multiple-employer defined benefit pension fund administered by the Public Employees' Retirement Association of Colorado ("PERA"). The net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position of the LGDTF have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 3 – RESTATEMENT

The District has restated the prior year financial statements to correctly record compensated absences for the General & HOA Funds (presented within Non Major Funds). This was done to properly reflect prior years General & HOA fund liabilities by removing accrued absences that are only reported in Government Wide financial statements. The restatement is summarized as follows:

Restatement to General Fund Balance Sheet and Revenues, Expenditures and Changes in Fund Balance

	December 31, 2022 As Orginially Stated	Restatement	December 31, 2022 As Restated
Compensated Absences	80,528	(80,528)	-
Total expenditures	2,034,291	(80,528)	1,953,763
Net change in fund balance	1,101,714	80,528	1,182,242
Fund balance, End of the year	8,420,735	80,528	8,501,263

Restatement to Non Major Fund Balance Sheet and Revenues, Expenditures and Changes in Fund Balance

	December 31, 2022 As Orginially Stated	Restatement	December 31, 2022 As Restated
Compensated Absences	2,262	(2,262)	-
Total expenditures	158,109	(2,262)	155,847
Net change in fund balance	65,300	2,262	67,562
Fund balance, End of the year	795,985	2,262	798,247

NOTE 4 – CASH AND INVESTMENTS

Cash Deposits

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to the aggregate uninsured deposits.

The State Regulatory Commissions for banks and financial services are required by statute to monitor the naming of eligible depositories and report of the uninsured deposits and assets maintained in the collateral pools.

For deposits, custodial credit risk is the risk that in the event of a bank failure, the District’s deposits may not be returned. The District does not have a deposit policy for custodial credit risk. As of December 31, 2023, the District’s bank balance was not exposed to custodial credit risk. Deposits that are exposed to custodial credit risk are collateralized with securities held by the pledging financial institution through PDPA.

NOTE 4 – CASH AND INVESTMENTS (CONTINUED)

At December 31, 2023, the District's cash deposits had a bank balance and a carrying balance as follows:

	Bank Balance	Carrying Balance
Insured Deposits	$ 1,123,231	$ 1,122,415

At December 31, 2023, the District also had a petty cash account with a balance of $499.

Investments
The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk.

Additionally, the District is not subject to concentration risk disclosure requirements or subject to investment custodial risk for investments that are in the possession of another party.

Colorado Revised Statutes limit investment maturities to five years or less (depending on the type of investment) unless formally approved by the Board of Directors, such actions are generally associated with a debt service reserve or sinking fund requirements.

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

. Obligations of the United States and certain U.S. government agency securities
. Certain international agency securities
. General obligation and revenue bonds of U.S. local government entities
. Banker's acceptances of certain banks
. Commercial paper
. Written repurchase agreements collateralized by certain authorized securities
. Certain money market funds
. Guaranteed investment contracts
* Local government investment pools

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The District invested in COLOTRUST PLUS+ (PLUS), one of the three portfolios offered by COLOTRUST.

PLUS+ operates similarly to a money market fund and each share is equal in value to $1.00. There are no unfunded commitments, the redemption period frequency is daily and there is no redemption period. Allowable investments in the PLUS+ portfolio include U.S. Treasury securities and repurchase agreements collateralized

NOTE 4 – CASH AND INVESTMENTS (CONTINUED)

by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies.

A designated custodial bank serves as custodian for COLOTRUST's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for COLOTRUST's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by COLOTRUST. PLUS+ is rated AAAm by S&P Global Ratings.

Certain investments measured at fair value on a recurring basis are categorized within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted priced in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The Group's investments are not required to be categorized within the fair value hierarchy.

These investments are measured at amortized cost or in certain circumstances the value is estimated using the net asset value (NAV) per share, or its equivalent of the investment. These investments include 2a7-like external investment pools and money market investments. The Group held investments in COLOTRUST at year end for which the investment evaluations were determined as follows.

COLOTRUST determines the NAV of the shares of each portfolio as of the close of business on each day. The NAV per share of each portfolio is computed by dividing the total value of the securities and other assets of the portfolios, less any liabilities, by the total outstanding shares of the portfolios. Liabilities, which include all expenses and fees of COLOTRUST, are accrued daily. The NAV is calculated at fair value using various inputs to determine value in accordance with FASB guidance. It is the goal of PLUS+ to maintain a NAV of $1.00 per share, however changes in interest rates may affect the fair value of the securities held by COLOTRUST and there can be no assurance that the NAV will not vary from $1.00 per share.

As of December 31, 2023, the District had $9,875,718 invested in COLOTRUST PLUS+.

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NOTE 5 – CAPITAL ASSETS

An analysis of the changes in property and equipment for the year ended December 31, 2023 follows:

By Classification	Balance December 31, 2022	Additions	Deletions	Balance December 31, 2023
Non-Depreciable				
Land	$ 530,344	$ -	$ -	$ 530,344
Landscaping	5,718,956	-	-	5,718,956
Total Non-Depreciable	6,249,300	-	-	6,249,300
Depreciable				
Community Center	1,339,512	23,825	-	1,363,337
Equipment	325,876	31,821	(11,019)	346,678
Vehicles	320,053	-	-	320,053
Land Improvements	1,720,321	70,693	-	1,791,014
Total Depreciable	3,705,762	126,339	(11,019)	3,821,082
Less Accumulated Depreciation				
General Fund	(1,022,147)	(117,390)	11,019	(1,128,518)
Net Depreciable	2,683,615	8,949	-	2,692,564
Capital Assets, Net	$ 8,932,915	8,949	-	$ 8,941,864

Common areas include real property, including all associated features located on such property, within GVR Metropolitan District for which the district provides ongoing care, improvement and maintenance.

All other improvements constructed by the District or for benefit of the District have been conveyed to Denver or to Homeowner Sub-Associations.

All of the depreciation expense of $117,390 was charged to General Government functions.

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NOTE 6 – LONG-TERM OBLIGATIONS

The following is an analysis of changes in general long-term obligations for the year ended December 31, 2023:

	Balance December 31, 2022	Net Change	Balance December 2023	Amount Due in One Year
Net Pension Liability (Asset)	$ (66,263)	$ 993,043	$ 926,780	$ -
Net OPEB Liability	51,807	8,982	60,789	-
Compensated Absences	82,790	4,152	86,942	4,347
	$ 68,334	$ 1,006,177	$ 1,074,511	$ 4,347

On October 11, 1983, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not-to-exceed $31,000,000 at an interest rate not to exceed 18% per annum. At December 31, 2023, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

Purpose	Unissued Indebtedness
Streets	$ 9,365,511
Water	2,504,489
Safety	620,000
Parks and recreation	3,720,000
	$ 16,210,000

NOTE 7 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts, thefts of, damage to or destruction of assets; errors or omissions; injuries to employees, or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2023. The Pool is an organization created by intergovernmental agreement to provide property, liability, public official's liability, boiler and machinery and workers compensation coverage to its members.

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

The District continues to carry commercial insurance coverage for other risks of loss including workers compensation. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

NOTE 8 – TAX, SPENDING AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR) contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary for benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

On November 13, 2007, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under TABOR.

NOTE 9 – DEFINED BENEFIT PENSION PLAN

General information on the Pension Plan

Plan Description. The GVR Metropolitan District participates in the Local Government Division Trust Fund (LGDTF), a cost-sharing multiple-employer defined benefit pension plan as defined in Governmental Accounting Standards Board (GASB) Statement No. 67 and is administered by the Public Employees' Retirement Association of Colorado ("PERA"). PERA issues a publicly available comprehensive annual financial report that can be obtained at www.copera.org/investments/pera-financial-reports.

Brief Description of Benefit Provisions. Plan benefits are specified in Title 24, Article 51 of the Colorado Revised Statutes (C.R.S.), administrative rules set forth at 8 CCR 1502-1, and applicable provisions of the federal Internal Revenue Code. Colorado State law provisions may be amended from time to time by the Colorado General Assembly.

The Trust Fund serves as a defined benefit retirement plan where retirees receive a monthly benefit for their lifetime, and generally, an annual increase each year, as eligible. Members of affiliated employers are eligible to receive a lifetime monthly retirement benefit when certain age and service credit requirements are met. These eligibilities vary by the membership date and consider credited service at key dates. The benefits are based upon a defined or fixed multiplier, age, years of credited service, and highest average salary (HAS).

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

For most employees, HAS, as of December 31, 2022, is one-twelfth of the average of the highest annual salaries that are associated with three periods (five periods, under certain circumstances) of 12 consecutive months under PERA-covered employment. The basic retirement benefit equals 2.5% x HAS x Years of Service. If a member reaches early retirement eligibility and wishes to begin benefit payments prior to achieving the full retirement requirements, then the monthly amount is reduced to consider the early receipt of monthly payments. Alternatively, if greater, a lifetime benefit is available that is calculated by annuitizing the member's account. At benefit commencement, the member can choose from different payment options, some of which can continue after the retiree's death to a named beneficiary, and for which the benefit amount is appropriately adjusted.

In addition to retirement benefits, the Trust Fund provides refund opportunities with matching employer dollars, if eligible, when leaving covered employment, and disability retirement and survivor benefits for those meeting certain criteria.

Basis of Presentation. The Schedule of Employer Allocations and Schedule of Collective Pension Amounts (the Schedules) present amounts that are elements of the financial statements of the Trust Fund or its participating employers. Accordingly, they do not purport to be a complete presentation of the fiduciary net position or changes in fiduciary net position of the Trust Fund or its participating employers. The Schedules are prepared using the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America. Such preparation requires management of PERA to make a number of estimates and assumptions relating to the reported amounts. Due to the inherent nature of these estimates, actual results could differ.

The Schedule of Collective Pension Amounts represents collective amounts for the Trust Fund. This schedule excludes employer-specific deferral amounts that may need to be recognized to comply with GASB Statement No. 68 *Accounting and Financial Reporting for Pensions*. Specifically, this schedule excludes deferral amounts arising from the changes in employer proportion, differences between employer contributions and proportionate share of contributions, and employer contributions subsequent to the measurement date as defined in paragraphs 54, 55 and 57 of GASB Statement No. 68.

Employer Contributions. Employers are required to contribute to the Trust Fund at a rate set by Colorado statute. The contribution requirements are established under C.R.S. § 24-51-401, et seq.

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NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

Employer contribution requirements, as a percentage of salary, are summarized on the following tables:

	January 1, 2022 through June 30, 2022	July 1, 2022 through December 31, 2022
Employer Contribution Rate	10.50%	11.00%
Amount of Employer Contribution apportioned to the Health Care Trust Fund as specified in C.R.S. § 24-51-208(1)(f)	(1.02)%	(1.02)%
Amount Apportioned to the LGDTF	9.48%	9.98%
Amortization Equalization Disbursement (AED) as specified in C.R.S. § 24-51-411	2.20%	2.20%
Supplemental Amortization Equalization Disbursement (SAED) as specified in C.R.S. § 24-51-411	1.50%	1.50%
Defined Contribution Supplement as specified in C.R.S. § 24-51-415	0.03%	0.03%
Total employer contribution rate to the LGDTF	**13.21%**	**13.71%**

Note: Rates are expressed as a percentage of salary as defined in C.R.S. § 24-51-101(42).

Employer Allocation Percentages. GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*, requires participating employers in the Trust Fund to recognize their proportionate share of the collective net pension liability, deferred outflows of resources, deferred inflows of resources, and pension expense in their financial statements. At December 31, 2022, the Districts proportion was 0.0924 percent, which was an increase of 0.01515 percent from its proportion measured as of December 31, 2021.

The proportions are based on employer contributions as a percentage of total employer contributions during the measurement period or reporting months January 1, 2022, through December 31, 2022. Employer contributions are recognized in the period in which the compensation becomes payable to the member and the employer is statutorily committed to pay the contributions to the Trust Fund. Employer contributions recognized by the LGDTF from the District were $101,875 for the year ended December 31, 2022.

Actuarial Valuation Date. The collective total pension liability is based upon the December 31, 2021, actuarial valuation, and generally accepted actuarial techniques were applied to roll forward the collective total pension liability to December 31, 2022. The roll forward calculation includes actual benefits, refunds and disability premiums paid for the plan year, interest on the total pension liability, the annual normal cost (also called service cost), changes of benefit terms, differences between expected and actual experience at the end of year, and changes of assumptions or other inputs.

Net Pension Liability. At December 31, 2023 the District reported a liability of $926,780 for its proportionate share of the net pension liability.

Plan fiduciary net position (FNP) as a percentage of the total pension liability is 82.99%

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

Actuarial assumptions. The December 31, 2021, valuation used the following actuarial cost method, actuarial assumptions and other inputs:

Actuarial cost method	Entry age
Price inflation	2.30%
Real wage growth	0.70%
Wage inflation	3.00%
Salary increases, including wage inflation	3.20% – 11.30%
Long-term investment rate of return, net of pension plan investment expense, including price inflation	7.25%
Discount rate	7.25%
Post-retirement benefit increases:	
PERA Benefit Structure hired prior to 1/1/07	1.00%
PERA Benefit Structure hired after 12/31/06	Financed by the Annual Increase Reserve

The total pension liability for the Trust Fund, as of the December 31, 2022, measurement date, was adjusted to reflect the disaffiliation, as allowable under C.R.S. § 24-51-313, of Tri-County Health Department (Tri-County Health), effective December 31, 2022. As of the close of the 2022 fiscal year, no disaffiliation payment associated with Tri-County Health was received, and therefore no disaffiliation dollars were reflected in the FNP as of the December 31, 2022, measurement date.

The actuarial assumptions used in the December 31, 2021, valuations were based on the 2020 experience analysis, dated October 28, 2020, for the period January 1, 2016, through December 31, 2019. Revised economic and demographic assumptions were adopted by PERA's Board on November 20, 2020.

The mortality tables are generational mortality tables developed on a benefit-weighted basis.

Pre-retirement mortality assumptions were based upon the PubG-2010 Employee Table with generational projection using scale MP-2019.

Post-retirement non-disabled mortality assumptions were based upon the PubG-2010 Healthy Retiree Table, adjusted as follows:

- Males: 94% of the rates prior to age 80 and 90% of the rates for ages 80 and older, with generational projection using scale MP-2019.
- Females: 87% of the rates prior to age 80 and 107% of the rates for ages 80 and older, with generational projection using scale MP-2019.

Post-retirement non-disabled beneficiary mortality assumptions were based upon the Pub-2010 Contingent Survivor Table, adjusted as follows:

- Males: 97% of the rates for all ages, with generational projection using scale MP-2019.
- Females: 105% of the rates for all ages, with generational projection using scale MP-2019.

Disabled mortality assumptions were based upon the PubNS-2010 Disabled Retiree Table with generational projection using scale MP-2019.

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

The long-term expected return on plan assets is reviewed as part of regularly scheduled experience studies performed at least every five years, and asset/liability studies, performed every three to five years for PERA. The most recent analyses were outlined in the Experience Study report dated October 28, 2020.

Several factors are considered in evaluating the long-term rate of return assumption, including long-term historical data, estimates inherent in current market data, and a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected return, net of investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentages and then adding expected inflation.

The PERA Board first adopted the 7.25% long-term expected rate of return as of November 18, 2016. Following an asset/liability study, the Board reaffirmed the assumed rate of return at the Board's November 15, 2019, meeting, to be effective January 1, 2020. As of the most recent reaffirmation of the long-term rate of return, the target asset allocation and best estimates of geometric real rates of return for each major asset class are summarized in the table as follows:

Asset Class	Target Allocation	30 Year Expected Geometric Real Rate of Return
Global Equity	54.00%	5.60%
Fixed Income	23.00%	1.30%
Private Equity	8.50%	7.10%
Real Estate	8.50%	4.40%
Alternatives	6.00%	4.70%
Total	100.00%	

Note: In setting the long-term expected rate of return, projections employed to model future returns provide a range of expected long-term returns that, including expected inflation, ultimately support a long-term expected rate of return assumption of 7.25%.

Discount rate. The discount rate used to measure the total pension liability was 7.25%. The basis for the projection of liabilities and the FNP used to determine the discount rate was an actuarial valuation performed as of December 31, 2021, and the financial status of the Trust Fund as of the prior measurement date (December 31, 2021). In addition, the following methods and assumptions were used in the projection of cash flows:

- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent projection years, total covered payroll was assumed to increase annually at a rate of 3.00%.
- Employee contributions were assumed to be made at the member contribution rates in effect for each year and the required adjustments resulting from the 2018 and 2020 AAP assessments. Employee contributions for future plan members were used to reduce the estimated amount of total service costs for future plan members. Employee contributions for future plan members were used to reduce the estimated amount of total service costs for future plan members.
- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law for each year, including the required adjustments resulting from the 2018 and the 2020 AAP assessments. Employer contributions also include current and estimated future AED and SAED, until the actuarial value funding ratio reaches 103%, at which point the AED and SAED will each drop 0.50% every year until they are zero. Additionally, estimated employer contributions reflect reductions

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

for the funding of the AIR and retiree health care benefits. For future plan members, employer contributions were further reduced by the estimated amount of total service costs for future plan members not financed by their member contributions.

- Employer contributions and the amount of total service costs for future plan members were based upon a process to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.
- The AIR balance was excluded from the initial FNP, as, per statute, AIR amounts cannot be used to pay benefits until transferred to either the retirement benefits reserve or the survivor benefits reserve, as appropriate. AIR transfers to the FNP position and the subsequent AIR benefit payments were estimated and included in the projections.
- Benefit payments and contributions were assumed to be made at the middle of the year.

Based on the above assumptions and methods, the Trust Fund's FNP was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return of 7.25% on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate determination does not use the municipal bond index rate, and therefore, the discount rate is 7.25%. There was no change in the discount rate from the prior measurement date.

Sensitivity of the District's proportionate share of the net pension liability to changes in the discount rate. The following presents the proportionate share of the net pension liability calculated using the discount rate of 7.25 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.25 percent) or 1-percentage-point higher (8.25 percent) than the current rate:

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Proportionate share of the net pension liability (asset)	$ 1,556,830	$ 926,780	$ 400,161

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2023, the District recognized pension expense of $109,844.

At December 31, 2022, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ -	$4,620
Changes of assumptions or other inputs	-	-
Net difference between projected and actual earnings on pension plan investments	378,356	-
Changes in proportion and differences between contributions recognized and proportionate share of contributions	48,582	-
Contributions subsequent to the measurement date	105,586	-
Total	$532,524	$4,620

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

$105,586 reported as deferred outflows of resources related to pensions, resulting from contributions subsequent to the measurement date, will be recognized as a reduction of the net position liability in the year ended December 31, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	
2024	$ (1,652)
2025	63,782
2026	138,496
2027	221,691
Total	$ 422,318

NOTE 10 – DEFINED CONTRIBUTION PENSION PLANS

Voluntary Investment Program

Plan Description - Employees of the District that are also members of the LGDTF may voluntarily contribute to the Voluntary Investment Program, and Internal Revenue Code Section 401(k) defined contribution plan administered by PERA. Title 24, Article 51, Part 14 of the C.R.S., as amended, assigns the authority to establish the Plan provisions to the PERA Board of Trustees. PERA issues a publicly available comprehensive annual financial report for the Program. That report can be obtained at www.copera.org/investments/pera-financial-reports.

Funding Policy - The Voluntary Investment Program is funded by voluntary member contributions up to the maximum limits set by the Internal Revenue Service, as established under Title 24, Article 51, Section 1402 of the C.R.S., as amended. In addition, the District has agreed to match employee contributions at 50 percent up to 5 percent of covered salary as determined by the Internal Revenue Service. Employees are immediately vested in their own contributions, employer contributions and investment earnings. For the year ended December 31, 2023, program members contributed $47,016 to the plan and the District recognized pension expense $23,509 for the Voluntary Investment Program.

NOTE 11 – DEFINED BENEFIT OTHER POST-EMPLOYMENT BENEFIT (OPEB) PLAN

Summary of Significant Accounting Policies

Plan Description. The District participates in the Health Care Trust Fund (HCTF), a cost-sharing multiple-employer defined benefit other postemployment benefit (OPEB) plan as defined in Governmental Accounting Standards Board (GASB) Statement No. 74 and is administered by the Public Employees' Retirement Association of Colorado ("PERA"). PERA issues a publicly available comprehensive annual financial report that can be obtained at www.copera.org/investments/pera-financial-reports.

Brief Description of Benefits. The Trust Fund is established under Title 24, Article 51, Part 12 of the Colorado Revised Statutes (C.R.S.), as amended. Colorado State law provisions may be amended from time to time by the Colorado General Assembly. Title 24, Article 51, Part 12 of the C.R.S., as amended, sets forth a framework that grants authority to the PERA Board to contract, self-insure, and authorize disbursements necessary in order to carry out the purposes of the PERACare program, including the administration of the premium subsidies.

NOTE 11 – DEFINED BENEFIT OTHER POST-EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

The Trust Fund provides a health care premium subsidy to eligible participating PERA benefit recipients and retirees who choose to enroll in one of the PERA health care plans, however, the subsidy is not available if only enrolled in the dental and/or vision plan(s). The health care premium subsidy is based upon the benefit structure under which the member retires and the member's years of service credit.

C.R.S. § 24-51-1202 et seq. specifies the eligibility for enrollment in the health care plans offered by PERA and the amount of the premium subsidy. The law governing a benefit recipient's eligibility for the subsidy and the amount of the subsidy differs slightly depending under which benefit structure the benefits are calculated. All benefit recipients under the PERA benefit structure are eligible for a premium subsidy, if enrolled in a health care plan under PERACare. Eligibility to enroll in PERACare is voluntary and includes, among others, benefit recipients and their eligible dependents, as well as certain surviving spouses, divorced spouses and guardians. Eligible benefit recipients may enroll into the program upon retirement, upon the occurrence of certain life events, or on an annual basis during an open enrollment period.

PERA Benefit Structure

The maximum service-based premium subsidy is $230 (actual dollars) per month for benefit recipients who are under 65 years of age and who are not entitled to Medicare; the maximum service-based subsidy is $115 (actual dollars) per month for benefit recipients who are 65 years of age or older or who are under 65 years of age and entitled to Medicare. The maximum service-based subsidy, in each case, is for benefit recipients with retirement benefits based on 20 or more years of service credit. There is a 5% reduction in the subsidy for each year less than 20. The benefit recipient pays the remaining portion of the premium to the extent the subsidy does not cover the entire amount.

For benefit recipients who have not participated in Social Security and who are not otherwise eligible for premium-free Medicare Part A for hospital-related services, C.R.S. § 24-51-1206(4) provides an additional subsidy. According to the statute, PERA cannot charge premiums to benefit recipients without Medicare Part A that are greater than premiums charged to benefit recipients with Part A for the same plan option, coverage level, and service credit. Currently, for each individual PERACare enrollee, the total premium for Medicare coverage is determined assuming plan participants have both Medicare Part A and Part B and the difference in premium cost is paid by the Trust Fund or the DPS HCTF on behalf of benefit recipients not covered by Medicare Part A.

Basis of Presentation. The Schedule of Employer Allocations and Schedule of Collective OPEB Amounts (the Schedules) present amounts that are elements of the financial statements of the Trust Fund or its participating employers. Accordingly, they do not purport to be a complete presentation of the fiduciary net position or changes in fiduciary net position of the Trust Fund or its participating employers. The Schedules are prepared using the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America. Such preparation requires management of PERA to make a number of estimates and assumptions relating to the reported amounts. Due to the inherent nature of these estimates, actual results could differ.

The Schedule of Collective OPEB Amounts represents collective amounts for the Trust Fund. This schedule excludes employer-specific deferral amounts that may need to be recognized to comply with GASB Statement No. 75 *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. Specifically, this schedule excludes deferral amounts arising from the changes in employer proportion, differences between

NOTE 11 – DEFINED BENEFIT OTHER POST-EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

employer contributions and proportionate share of contributions, and employer contributions subsequent to the measurement date as defined in paragraphs 64, 65 and 68 of GASB Statement No. 75.
Employer Contributions. Pursuant to Title 24, Article 51, Section 208(1)(f) of the C.R.S., as amended, certain contributions are apportioned to the Trust Fund. PERA-affiliated employers of the State, School, Local Government, and Judicial Division are required to contribute at a rate of 1.02% of PERA-includable salary into the Trust Fund.

Employer Allocation Percentages. GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, requires participating employers in the Trust Fund to recognize their proportionate share of the collective net OPEB liability, deferred outflows of resources, deferred inflows of resources, and OPEB expense in their financial statements. At December 31, 2022, the Districts proportion was 0.007445 percent, which was an increase of 0.001437 percent from its proportion measured as of December 31, 2021.

The proportions presented are based on employer contributions as a percentage of total employer contributions during the measurement period or reporting months January 1, 2022, through December 31, 2022. Employer contributions are recognized in the period in which the compensation becomes payable to the member and the employer is statutorily committed to pay the contributions to the Trust Fund. Employer contributions recognized by the LGDTF from the District were $7,706 for the year ended December 31, 2022.

Actuarial Valuate Date. The collective total OPEB liability is based upon the December 31, 2021, actuarial valuation, and generally accepted actuarial techniques were applied to roll forward the collective total OPEB liability to December 31, 2022. The roll forward calculation includes actual benefits, interest on the total OPEB liability, the annual normal cost (also called service cost), changes of benefit terms, differences between expected and actual experience at the end of year, and changes of assumptions or other inputs.

Net Pension Liability. As of December 31, 2023 the District reported a liability of $60,789 for its proportionate share of the net pension liability.

Plan fiduciary net position (FNP) as a percentage of the total pension liability is 38.57%

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NOTE 11 – DEFINED BENEFIT OTHER POST-EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

Actuarial assumptions. The December 31, 2021, valuation used the following actuarial cost method, actuarial assumptions and other inputs:

Actuarial cost method	Entry age
Price inflation	2.30%
Real wage growth	0.70%
Wage inflation	3.00%
Salary increases, including wage inflation	3.20% - 11.30%
Long-term investment rate of return, net of OPEB plan investment expenses, including price inflation	7.25%
Discount rate	7.25%
Health care cost trend rates	
PERA Benefit Structure:	
Service-based premium subsidy	0.00%
PERACare Medicare plans	6.5% in 2022 gradually decreasing to 4.50% in 2030
Medicare Part A premiums	3.75% in 2022, gradually increasing to 4.50% in 2029

The total OPEB liability for the Trust Fund, as of the December 31, 2022, measurement date, was adjusted to reflect the disaffiliation, allowable under C.R.S. § 24-51-313, of Tri-County Health Department (Tri- County Health), effective December 31, 2022. As of the close of the 2022 fiscal year, no disaffiliation payment associated with Tri-County Health was received, and therefore no disaffiliation dollars were reflected in the FNP as of the December 31, 2022, measurement date.

Beginning January 1, 2022, the per capita health care costs are developed by plan option; based on 2022 premium rates for the UnitedHealthcare Medicare Advantage Prescription Drug (MAPD) PPO plan #1, the UnitedHealthcare MAPD PPO plan #2, and the Kaiser Permanente MAPD HMO plan. Actuarial morbidity factors are then applied to estimate individual retiree and spouse costs by age, gender, and health care cost trend. This approach applies for all members and is adjusted accordingly for those not eligible for premium-free Medicare Part A for the PERA benefit structure.

AGE-RELATED MORBIDITY ASSUMPTIONS

Participant Age	Annual Increase (Male)	Annual Increase (Female)
65-69	3.0%	1.5%
70	2.9%	1.6%
71	1.6%	1.4%
72	1.4%	1.5%
73	1.5%	1.6%
74	1.5%	1.5%
75	1.5%	1.4%
76	1.5%	1.5%
77	1.5%	1.5%
78	1.5%	1.6%
79	1.5%	1.5%
80	1.4%	1.5%
81 and older	0.0%	0.0%

NOTE 11 – DEFINED BENEFIT OTHER POST-EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

The 2022 Medicare Part A premium is $499 (actual dollars) per month.

All costs are subject to the health care cost trend rates, as discussed below.

Health care cost trend rates reflect the change in per capita health costs over time due to factors such as medical inflation, utilization, plan design, and technology improvements. For the PERA benefit structure, health care cost trend rates are needed to project the future costs associated with providing benefits to those PERACare enrollees not eligible for premium-free Medicare Part A.

Health care cost trend rates for the PERA benefit structure are based on published annual health care inflation surveys in conjunction with actual plan experience (if credible), building block models, and industry methods developed by health plan actuaries and administrators. In addition, projected trends for the Federal Hospital Insurance Trust Fund (Medicare Part A premiums) provided by the Centers for Medicare & Medicaid Services are referenced in the development of these rates.
Effective December 31, 2021, the health care cost trend rates for Medicare Part A premiums were revised to reflect the current expectation of future increases in rates of inflation applicable to Medicare Part A premiums.

The PERA benefit structure health care cost trend rates used to measure the total OPEB liability are summarized in the table below:

Year	PERACare Medicare Plans	Medicare Part A Premiums
2022	6.50%	3.75%
2023	6.25%	4.00%
2024	6.00%	4.00%
2025	5.75%	4.00%
2026	5.50%	4.25%
2027	5.25%	4.25%
2028	5.00%	4.25%
2029	4.75%	4.50%
2030+	4.50%	4.50%

Mortality assumptions used in the December 31, 2021, valuation for the State Division, School Division, Local Government Division, and Judicial Division Trust Funds as shown below, reflect generational mortality and were applied, as applicable, in the December 31, 2021, valuation for the Trust Fund, but developed on a headcount-weighted basis. Affiliated employers of these Division Trust Funds participate in the Trust Fund.

Pre-retirement mortality assumptions for the State and Local Government Divisions were based upon the PubG-2010 Employee Table with generational projection using scale MP-2019.

NOTE 11 – DEFINED BENEFIT OTHER POST-EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

Post-retirement non-disabled mortality assumptions for the State and Local Government Divisions were based upon the PubG-2010 Healthy Retiree Table, adjusted as follows:

- Males: 94% of the rates prior to age 80 and 90% of the rates for ages 80 and older, with generational projection using scale MP-2019.
- Females: 87% of the rates prior to age 80 and 107% of the rates for ages 80 and older, with generational projection using scale MP-2019.

Post-retirement non-disabled beneficiary mortality assumptions were based upon the Pub-2010 Contingent Survivor Table, adjusted as follows:

- Males: 97% of the rates for all ages, with generational projection using scale MP-2019.
- Females: 105% of the rates for all ages, with generational projection using scale MP-2019.

Disabled mortality assumptions were based upon the PubNS-2010 Disabled Retiree Table using 99% of the rates for all ages with generational projection using scale MP-2019.

The following health care costs assumptions were updated and used in the roll-forward calculation for the Trust Fund:

- Per capita health care costs in effect as of the December 31, 2021, valuation date for those PERACare enrollees under the PERA benefit structure who are expected to be age 65 and older and are not eligible for premium-free Medicare Part A benefits have been updated to reflect costs for the 2022 plan year.
- The December 31, 2021, valuation utilizes premium information as of January 1, 2022, as the initial per capita health care cost. As of that date, PERACare health benefits administration is performed by UnitedHealthcare. In that transition, the costs for the Medicare Advantage Option #2 decreased to a level that is lower than the maximum possible service-related subsidy as described in the plan provisions.
- The health care cost trend rates applicable to health care premiums were revised to reflect the then-current expectation of future increases in those premiums. Medicare Part A premiums continued with the prior valuation trend pattern.

Actuarial assumptions pertaining to per capita health care costs and their related trend rates are analyzed and updated annually by PERA Board's actuary, as discussed above.

Effective for the December 31, 2022, measurement date, the timing of the retirement decrement was adjusted to middle-of-year within the valuation programming used to determine the total OPEB liability, reflecting a recommendation from the 2022 actuarial audit report, dated October 14, 2022, summarizing the results of the actuarial audit performed on the December 31, 2021, actuarial valuation.

The actuarial assumptions used in the December 31, 2021, valuations were based on the 2020 experience analysis, dated October 28, 2020, and November 4, 2020, for the period January 1, 2016, through December 31, 2019. Revised economic and demographic assumptions were adopted by PERA's Board on November 20, 2020.

NOTE 11 – DEFINED BENEFIT OTHER POST-EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

The long-term expected return on plan assets is reviewed as part of regularly scheduled experience studies performed at least every five years, and asset/liability studies, performed every three to five years for PERA. The most recent analyses were outlined in the Experience Study report dated October 28, 2020.

Several factors are considered in evaluating the long-term rate of return assumption, including long-term historical data, estimates inherent in current market data, and a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected return, net of investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentages and then adding expected inflation.

The PERA Board first adopted the 7.25% long-term expected rate of return as of November 18, 2016. Following an asset/liability study, the Board reaffirmed the assumed rate of return at the Board's November 15, 2019, meeting, to be effective January 1, 2020. As of the most recent reaffirmation of the long-term rate of return, the target asset allocation and best estimates of geometric real rates of return for each major asset class are summarized in the table as follows:

Asset Class	**Target Allocation**	**30 Year Expected Geometric Real Rate of Return**
Global Equity	54.00%	5.60%
Fixed Income	23.00%	1.30%
Private Equity	8.50%	7.10%
Real Estate	8.50%	4.40%
Alternatives	6.00%	4.70%
Total	100.00%	

Note: In setting the long-term expected rate of return, projections employed to model future returns provide a range of expected long-term returns that, including expected inflation, ultimately support a long-term expected rate of return assumption of 7.25%.

Sensitivity of the District proportionate share of the Net OPEB liability to changes in Health Care Cost Trend Rates

The following presents the net OPEB liability using the current health care cost trend rates applicable to the PERA benefit structure, as well as if it were calculated using health care cost trend rates that are one percentage point lower or one percentage point higher than the current rates:

	1% Decrease in Trend Rates	Current Trend Rates	1% Increase in Trend Rates
Initial PERACare Medicare trend rate	5.25%	6.25%	7.25%
Ultimate PERACare Medicare trend rate	3.50%	4.50%	5.50%
Initial Medicare Part A trend rate	3.00%	4.00%	5.00%
Ultimate Medicare Part A trend rate	3.50%	4.50%	5.50%
Net OPEB Liability	$59,068	$60,789	$62,661

NOTE 11 – DEFINED BENEFIT OTHER POST-EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

Discount Rate

The discount rate used to measure the total OPEB liability was 7.25%. The basis for the projection of liabilities and the FNP used to determine the discount rate was an actuarial valuation performed as of December 31, 2021, and the financial status of the Trust Fund as of the prior measurement date (December 31, 2021). In addition, the following methods and assumptions were used in the projection of cash flows:

- Updated health care cost trend rates for Medicare Part A premiums as of the December 31, 2022, measurement date.
- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent projection years, total covered payroll was assumed to increase annually at a rate of 3.00%.
- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law and effective as of the measurement date.
- Employer contributions and the amount of total service costs for future plan members were based upon a process to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.
- Estimated transfers of dollars into the Trust Fund representing a portion of purchase service agreements intended to cover the costs associated with OPEB benefits.
- Benefit payments and contributions were assumed to be made at the middle of the year.

Based on the above assumptions and methods, the Trust Fund's FNP was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return of 7.25% on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability. The discount rate determination does not use the municipal bond index rate, and therefore, the discount rate is 7.25%. There was no change in the discount rate from the prior measurement date.

Sensitivity of the District's proportionate share of the net OPEB liability to changes in the discount rate

The following presents the proportionate share of the net OPEB liability calculated using the discount rate of 7.25% as of the measurement date, as well as what the proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.25%) or 1-percentage-point higher (8.25%):

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Proportionate share of the net OPEB liability	$ 70,471	$ 60,789	$ 52,507

NOTE 11 – DEFINED BENEFIT OTHER POST-EMPLOYMENT BENEFIT (OPEB) PLAN (CONTINUED)

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2023, the District recognized OPEB income of $1,331. At December 31, 2023, the District reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$8	$14,701
Changes of assumptions or other inputs	977	6,709
Net difference between projected and actual earnings on pension plan investments	3,713	-
Changes in proportion and differences between contributions recognized and proportionate share of contributions	6,434	-
Contributions subsequent to the measurement date	7,838	-
Total	$18,970	$21,410

$7,838 reported as deferred outflows of resources related to OPEB, resulting from contributions subsequent to the measurement date, will be recognized in as a reduction of the net OPEB liability in the year ended December 31, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended December 31,	
2024	$ (7,143)
2025	(6,105)
2026	(379)
2027	2,040
2028	1,032
Thereafter	276
Total	$ (10,279)

REQUIRED SUPPLEMENTAL INFORMATION

GVR Metropolitan District
Statement of Revenue, Expenditures and Changes in Fund Balance—Actual and Budget Governmental Fund Type—General Fund For the Year Ended December 31, 2023

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
Revenue			
Property taxes	$ 2,752,207	$ 2,748,522	$ (3,685)
Specific ownership taxes	137,610	158,536	20,926
Contracts & Grants	-	1,200	1,200
Recreation Programs	-	210	210
Rental Activities	3,500	3,785	285
Net Investment Income	60,696	493,601	432,905
Other Income	-	3,500	3,500
Total Revenue	2,954,013	3,409,354	455,341
Expenditures			
Current			
Personnel Services	1,063,759	857,495	206,264
Contract Services	418,292	330,816	87,476
District Operations	57,471	29,661	27,810
Administrative Operations	318,539	176,867	141,672
Common Area Operations	341,250	301,762	39,488
Capital Outlay	753,000	126,339	626,661
Contingency	1,702	-	1,702
Total Expenditures	2,954,013	1,822,940	1,131,073
Excess Revenue Over (Under) Expenditures	-	1,586,414	1,586,414
Other financing sources (uses)			
Interfund transfers	-	(1,463)	(1,463)
Total other financing sources (uses)	-	(1,463)	(1,463)
Net change in fund balances	-	1,584,951	1,584,951
Fund Balance—Beginning of year	7,999,792	8,501,263	501,471
Fund Balance—End of Year	$ 7,999,792	$10,086,214	$ 2,086,422

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

GVR Metropolitan District
Statement of Revenue, Expenditures
and Changes in Fund Balance—Actual and Budget
Governmental Fund Type—Community Program Fund
For the Year Ended December 31, 2023

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
Revenue:			
Donations	$ -	$ -	$ -
Recreation Programs	1,100	304	(796)
Other Income	-	-	-
Total Revenue	1,100	304	(796)
Expenditures:			
Personnel Services	-	-	-
Contract Services	-	-	-
Administrative Operations	600	966	(366)
Program Operations	500	81	419
Total Expenditures	1,100	1,047	53
Excess Revenue Over (Under) Expenditures	-	(743)	(743)
Other financing sources (uses)			
Interfund transfers	-	743	743
Total other financing sources (uses)	-	743	743
Net change in fund balances	-	-	-
Fund Balance—Beginning of year	336	-	1
Fund Balance—End of Year	$ 336	$ -	$ 1

GVR Metropolitan District

Statement of Revenue, Expenditures and Changes in Fund Balance—Actual and Budget Governmental Fund Type—Conservation Trust Fund For the Year Ended December 31, 2023

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
Revenue:			
Conservation Trust Funds	$ 100,000	$ 119,884	$ 19,884
Net Investment Income	60	319	259
Total Revenue	100,060	120,203	20,143
Expenditures:			
Personnel Services	$ 59,653	$ -	$ 59,653
Contract Services	22,200	2,176	20,024
Administrative Operations	4,500	-	4,500
Common Area Operations	318,000	16,997	301,003
Capital Outlay	75,000	-	75,000
Total Expenditures	479,353	19,173	460,180
Excess Revenue Over (Under) Expenditures	(379,293)	101,030	480,323
Other financing sources (uses)			
Interfund transfers	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(379,293)	101,030	480,323
Fund Balance—Beginning of year	778,202	790,334	12,132
Fund Balance—End of Year	$ 398,909	$ 891,364	$ 492,455

GVR Metropolitan District

Statement of Revenue, Expenditures and Changes in Fund Balance—Actual and Budget Governmental Fund Type—HOA Contract Fund For the Year Ended December 31, 2023

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
Revenue:			
Contracts & Grants	$ 111,000	$ 111,000	$ -
Other Income	-	-	-
Total Revenue	111,000	111,000	-
Expenditures:			
Personnel Services	$ 97,826	$ 98,030	$ (204)
Contract Services	1,356	1,356	-
Administrative Operations	15,537	11,500	4,037
Common Area Operations	-	-	-
Total Expenditures	114,719	110,886	3,833
Excess Revenue Over (Under) Expenditures	(3,719)	114	3,833
Other financing sources (uses)			
Interfund transfers	-	720	720
Total other financing sources (uses)	-	720	720
Net change in fund balances	(3,719)	834	3,833
Fund Balance—Beginning of year	3,719	7,913	4,194
Fund Balance—End of Year	$ -	$ 8,747	$ 8,027

GVR Metropolitan District

Retirement Plan Supplemental Information

For the Year Ended December 31, 2023

Schedule of Proportionate Share of the Net Pension Liability and Related Ratios

Year Ending*	Proportion of the Net Pension Liability	Proportionate Share of the Net Pension Liability (Asset)	Actual Covered Payroll	Net Pension Liability as a Percentage of Covered Payroll	Fiduciary Net Position as a Percentage of Total Pension Liability
12/31/2015	0.120%	$ 1,084,449	$ 681,053	159.23%	80.72%
12/31/2016	0.119%	$ 1,317,965	$ 622,283	211.80%	76.87%
12/31/2017	0.103%	$ 1,395,684	$ 626,477	222.78%	73.65%
12/31/2018	0.099%	$ 1,104,580	$ 626,075	176.43%	73.65%
12/31/2019	0.100%	$ 1,197,860	$ 553,300	216.49%	73.65%
12/31/2020	0.080%	$ 583,621	$ 565,070	103.28%	86.26%
12/31/2021	0.080%	$ 417,399	$ 575,077	72.58%	90.88%
12/31/2022	0.077%	$ (66,263)	$ 755,520	-8.77%	101.49%
12/31/2023	0.092%	$ 926,780	$ 768,458	120.60%	82.99%

Schedule of Employer Contributions

Year Ending	Statutorily Required Contributions	Actual Employer Contributions	Contribution Excess/ (Deficiency)	Actual Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2014	$ 90,827	$ 90,827	-	$ 675,451	13.4%
12/31/2015	93,088	93,088	-	681,053	13.7%
12/31/2016	85,827	85,827	-	622,283	13.8%
12/31/2017	85,703	85,703	-	626,477	13.7%
12/31/2018	79,355	79,355	-	626,075	12.7%
12/31/2019	75,401	75,401	-	553,300	13.6%
12/31/2020	73,720	73,720	-	565,072	13.0%
12/31/2021	76,137	76,137	-	575,077	13.2%
12/31/2022	101,875	101,875	-	755,520	13.5%
12/31/2023	105,586	105,586	-	768,458	13.7%

Note: These schedules are intended to show information for ten years. Additional years will be displayed as they become available.

** The data provided in these schedules are based as of the measurement date of the District's net pension liability, which is as of the beginning of the year.*

OTHER SUPPLEMENTARY INFORMATION

GVR Metropolitan District
Combining Balance Sheet
Non-Major Funds
December 31, 2023

Assets	Community Program Fund	Conservation Trust Fund	HOA Contract Fund	Total 2023
Cash and Investments	$ 340	$ 891,364	$ 15,679	$ 907,383
Accounts Receivable (net)	7,254	-	-	7,254
Undeposited Funds	-	-	-	-
Total assets	$ 7,594	$ 891,364	$ 15,679	$ 914,637
Liabilities				
Accounts payable	7,536	-	556	8,092
Credit Cards Payable	58	-	905	963
Payroll Liabilities	-	-	5,471	5,471
Total liabilities	7,594	-	6,932	14,526
Fund Balances				
Restricted	-	891,364	-	891,364
Assigned	-	-	8,747	8,747
Total Fund Balances	-	891,364	8,747	900,111
Total Liabilities, Fund Balance and Deferred Inflows of Resources	$ 7,594	$ 891,364	$ 15,679	$ 914,637

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

GVR Metropolitan District
Governmental Fund Revenues, Expenditures, and Changes in Fund Balances
For the Year Ended December 31, 2023

	Community Program Fund	Conservation Trust Fund	HOA Contract Fund	Total 2023
Revenues				
Contracts and Grants	$ -	$ -	$ 111,000	$ 111,000
Conservation Trust Funds	-	119,884	-	119,884
Recreation Programs	304	-	-	304
Investment Income	-	319	-	319
Total General Revenues	304	120,203	111,000	231,507
Expenditures				
Personnel Services	-	-	98,030	98,030
Contract Services	-	2,176	1,356	3,532
Administrative Operations	966	-	11,500	12,466
Common Area Operations	-	16,997	-	16,997
Program Operations	81	-	-	81
Total Expenditures	1,047	19,173	110,886	131,106
Excess of revenues over (under) expenditures	(743)	101,030	114	100,401
Other financing sources (uses)				
Interfund transfers	743	-	720	1,463
Total other financing sources (uses)	743	-	720	1,463
Net change in fund balances	-	101,030	834	101,864
Fund balances:				
Beginning of the year, as restated	-	790,334	7,913	798,247
End of the year	$ -	$ 891,364	$ 8,747	$ 900,111

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

GVR Metropolitan District
Summary of Assessed Valuation,
Mill Levy, and Property Taxes Collected
December 31, 2023

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Taxes		Percent Collected to Levied
		General	Debt Service	Levied	Collected	
2019	$ 133,104,590	20.094	0.000	$ 2,674,603	$ 2,657,561	99.36%
2020	$ 135,450,160	20.094	0.000	$ 2,721,735	$ 2,707,135	99.46%
2021	$ 134,589,840	20.094	0.000	$ 2,704,447	$ 2,651,566	98.04%
2022	$ 134,589,840	20.094	0.000	$ 2,704,447	$ 2,841,188	105.06%
2023	$ 136,966,600	20.094	0.000	$ 2,752,206	$ 2,748,522	99.87%
Estimated for the year ending 12/31/2024	$ 162,902,200	12.000	0.000	$ 1,954,825		

Note:

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year or levy.

CONTINUING DISCLOSURE

ANNUAL FINANCIAL INFORMATION

GVR Metropolitan District
Continuing Disclosure Annual Financial Information
December 31, 2023

AD VALOREM PROPERTY TAX DATA

A ten year history of the District's assessed valuation and mill levies is set forth in the following chart:

HISTORY OF ASSESSED VALUATION IN THE DISTRICT

Levy Year/ Collection Year	Assessed Valuation	Percent Increase (Decrease)	Total Mill Levy
2014/2015	$ 61,464,870	0.81%	20.094
2015/2016	$ 87,241,500	41.94%	20.094
2016/2017	$ 87,241,500	0.97%	20.094
2017/2018	$ 108,103,300	22.83%	20.094
2018/2019	$ 133,104,590	23.13%	20.094
2019/2020	$ 135,450,160	1.76%	20.094
2020/2021	$ 134,589,840	-0.64%	20.094
2021/2022	$ 142,340,580	5.45%	20.094
2022/2023	$ 136,966,600	-3.92%	20.094
2023/2024	$ 162,902,200	15.92%	12.000