

Greenwood Athletic Club Metropolitan District

Financial Statements and Accompanying Supplemental
Information with Independent Auditor's Report

Years Ended December 31, 2023 and 2022



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Greenwood Athletic Club Metropolitan District

Years Ended December 31, 2023 and 2022

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To the Board of Directors
Greenwood Athletic Club Metropolitan District
Greenwood Village, Colorado

Independent Auditor's Report

Opinion

We have audited the accompanying financial statements (the "financial statements") of the business-type activities of Greenwood Athletic Club Metropolitan District (the "District"), as of and for the years ended December 31, 2023 and 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of Greenwood Athletic Club Metropolitan District as of December 31, 2023 and 2022, and the respective changes in financial position, its cash flows and the respective budgetary comparisons for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America ("GAAS"). 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 Greenwood Athletic Club Metropolitan District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Greenwood Athletic Club Metropolitan District's ability to continue as a going concern for one year after the date the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance 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 opinion. 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 GAAS 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 GAAS, 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 Greenwood Athletic Club 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 Greenwood Athletic Club 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.

Other Matters

Required Supplemental Information

Accounting principles generally accepted in the United States of America require that a management's discussion and analysis, 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 Government Auditing 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 financial statements, and other knowledge we obtained during our audit of the 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.

Other Supplemental Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's basic financial statements. The other supplemental information is presented for the purpose of additional analysis and is not a required part of the basic financial statements. The other supplemental information 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.

Wipfli LLP

Wipfli LLP

Lakewood, Colorado

May 22, 2024

Management's Discussion and Analysis

Greenwood Athletic Club Metropolitan District

Management's Discussion and Analysis

The management's discussion and analysis (the "MD&A") is designed to provide an analysis of the Greenwood Athletic Club Metropolitan District's (the "District") financial condition to inform the reader on the District's financial issues and activities for the fiscal years ended December 31, 2023 and 2022.

The MD&A should be read in conjunction with the District's statements of net position; statements of revenue, expenses, and changes in net position; and statements of cash flows and associated notes to the basic financial statements.

Financial Highlights

- The statements of net position shows total assets and deferred outflows of resources of \$30,390,145 and \$30,413,510 and total liabilities and deferred inflows of \$35,023,092 and \$36,015,865 at December 31, 2023 and 2022, respectively.
- In the statements of net position, the liabilities of the District exceeded its assets by \$4,632,947 and \$5,602,355 at December 31, 2023 and 2022, respectively.
- The District's total net position increased (decreased) by \$969,408 and \$(229,617) during the years ended December 31, 2023 and 2022, respectively.

Overview of the Basic Financial Statements

The basic financial statements of the District are presented as a special purpose government engaged in business-type activities - providing health and fitness services and facilities.

The statements of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in the net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statements of revenue, expenses, and changes in net position presents information showing how the District's net position changed during the fiscal period presented. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenue and expenses reported in this statement are for some items that result in cash flows related to prior fiscal periods or will result in cash flows in future fiscal periods (e.g., revenue received in advance and accrued liabilities).

The statements of cash flows presents information showing how the District's cash position changed during the most recent fiscal period through three categories - operating activities, capital and related financing activities, and investing activities.

The basic financial statements include only the District itself and can be found on pages 10 – 13 of this report.

Greenwood Athletic Club Metropolitan District

Management's Discussion and Analysis

The District's Net Position:

<i>December 31,</i>	2023	2022
Assets:		
Current and other assets	\$ 7,282,341	\$ 5,835,980
Property, equipment and improvements, net	22,237,804	22,987,530
Total assets	29,520,145	28,823,510
Deferred outflows of resources	870,000	1,590,000
Liabilities:		
Current liabilities	3,827,536	3,206,577
Lease liability:		
Due within one year	31,391	30,388
Long-term lease liability	24,617	56,008
Bonds payable:		
Due within one year	1,514,100	1,466,100
Long-term bonds payable	28,569,600	30,083,700
Total liabilities	33,967,244	34,842,773
Deferred inflows of resources	1,055,848	1,173,092
Net position	\$ (4,632,947)	\$ (5,602,355)

The District's Changes in Net Position:

<i>Years Ended December 31,</i>	2023	2022
Operating revenue	\$ 13,754,164	\$ 11,614,399
Operating expenses:		
Salaries and employee benefits	6,336,475	5,680,134
Selling, general, and administrative	3,818,780	3,473,629
Depreciation and amortization	2,333,962	2,256,850
Total operating expenses	12,489,217	11,410,613
Nonoperating revenue and expenses	(295,539)	(433,403)
Change in net position	969,408	(229,617)
Net position - beginning of year	(5,602,355)	(5,372,738)
Net position - end of year	\$ (4,632,947)	\$ (5,602,355)

The District currently receives all of its revenue from user fees and charges and lease income. Property taxes are not levied by the District.

Greenwood Athletic Club Metropolitan District

Management's Discussion and Analysis

Budgetary Highlights

The District's total expenditures were less than the budgeted appropriations by \$62,802 in 2023 and the District's total expenditures were the same as the budgeted appropriations in 2022. The District's budgetary comparison schedules can be found in the other supplemental information on pages 32-34.

Capital Assets and Debt Administration

Capital Assets

The District's investment in capital assets for its business-type activities as of December 31, 2023 and 2022 amounts to \$22,337,734 and \$23,170,160, respectively. This investment in capital assets includes office furniture and fixtures, fitness facilities and equipment, vehicles, land and buildings, and other intangible assets.

Major capital asset events during the current fiscal period included the following:

- Resurface outdoor pool
- Pool furniture and starting blocks
- Various weight room equipment
- New lockers for women's locker room
- Women's and men's locker room carpet
- AC unit for outdoor cabana
- LED lighting control panel system for indoor tennis and parking lot lights
- Lockers for Yoga/Barre studios common area
- IT hardware upgrades
- High capacity washing machine

<i>Year Ended December 31,</i>	2023	2022
Building and building improvements	\$ 31,698,876	\$ 31,400,423
Land	4,685,127	4,685,127
Construction in process	51,102	-
Outdoor pool and landscaping	3,032,945	3,032,945
Equipment	4,103,244	3,795,449
Other intangible assets	1,551,105	1,556,580
Total capital assets	45,122,399	44,470,524
Less accumulated depreciation and amortization	(22,784,665)	(21,300,364)
Total capital assets, net	\$ 22,337,734	\$ 23,170,160

Additional information on the District's capital assets can be found in Notes 6 and 7.

Greenwood Athletic Club Metropolitan District

Management's Discussion and Analysis

The history of capital improvements at the District are as follows:

	Total Capital Improvements	Required per IGA (Note 14)	Over (Under)
2005	\$ 1,204,138	\$ 150,000	\$ 1,054,138
2006	2,703,797	150,000	2,553,797
2007	651,420	150,000	501,420
2008	2,213,382	150,000	2,063,382
2009	933,100	150,000	783,100
2010	287,087	150,000	137,087
2011	3,865,360	150,000	3,715,360
2012	367,802	150,000	217,802
2013	521,812	150,000	371,812
2014	1,759,412	150,000	1,609,412
2015	847,577	150,000	697,577
2016	1,036,500	150,000	886,500
2017	982,321	150,000	832,321
2018	721,469	498,000	223,469
2019	534,156	498,000	36,156
2020	248,245	498,000	(249,755)
2021	98,751	498,000	(399,249)
2022	790,937	498,000	292,937
2023	781,536	498,000	283,536
Total	\$ 20,548,802	\$ 4,938,000	\$ 15,610,802
Average capital improvements per year	\$ 1,081,516		

Debt Administration

The District's issuance of debt for its business-type activities and purchase of the fitness facilities as of December 31, 2023 and 2022 amounts to \$30,083,700 and \$31,549,800, respectively.

	2023	2022
Bonds payable, related party	\$ 21,544,000	\$ 21,544,000
Bonds payable	10,005,800	11,424,700
Total	31,549,800	32,968,700
Less payments on bonds payable	(1,466,100)	(1,418,900)
Total debt	\$ 30,083,700	\$ 31,549,800

Additional information on the District's debt can be found in Notes 9 and 10.

Greenwood Athletic Club Metropolitan District Management's Discussion and Analysis

Requests for Further 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:

Greenwood Athletic Club Metropolitan District
5801 South Quebec Street
Greenwood Village, CO 80111
303-770-2582

Greenwood Athletic Club Metropolitan District

Statements of Net Position

<i>December 31,</i>	2023	2022
Assets:		
Current assets:		
Cash and cash equivalents	\$ 5,875,658	\$ 4,234,535
Accounts receivable, net	204,511	205,990
Interest receivable	2,977	3,276
Current portion of lease receivable	253,677	268,212
Total current assets	6,336,823	4,712,013
Noncurrent assets:		
Property, equipment and improvements, net	22,237,804	22,987,530
Intangible assets, net	99,930	182,630
Lease receivable, net of current portion	845,588	941,337
Total noncurrent assets	23,183,322	24,111,497
Total assets	29,520,145	28,823,510
Deferred outflows of resources: Goodwill, net	870,000	1,590,000
Liabilities:		
Current liabilities:		
Accounts payable	359,481	494,610
Accrued liabilities and other	515,009	514,658
Accrued subordinate interest, related party	511,876	-
Revenue received in advance	2,441,170	2,197,309
Current portion of bonds payable	1,514,100	1,466,100
Current portion of lease liability	31,391	30,388
Total current liabilities	5,373,027	4,703,065
Noncurrent liabilities:		
Bonds payable, net of current portion	7,025,600	8,539,700
Bonds payable, related party	21,544,000	21,544,000
Lease liability, net of current portion	24,617	56,008
Total noncurrent liabilities	28,594,217	30,139,708
Total liabilities	33,967,244	34,842,773
Deferred inflows of resources: Deferred lease revenue	1,055,848	1,173,092
Net position:		
Net investment in capital assets	18,441,261	18,583,515
Unrestricted	(23,074,208)	(24,185,870)
Total net position	\$ (4,632,947)	\$ (5,602,355)

See accompanying notes to the financial statements.

Greenwood Athletic Club Metropolitan District

Statements of Revenue, Expenses and Changes in Net Position

<i>Years Ended December 31,</i>	2023	2022
Operating revenue:		
Membership dues	\$ 8,537,138	\$ 7,152,974
Fitness revenue	1,687,680	1,354,307
Sports revenue	1,787,271	1,607,055
Lease revenue	302,033	291,922
Initiation fees	328,893	298,485
Other revenue	1,111,149	909,656
Total operating revenue	13,754,164	11,614,399
Operating expenses:		
Salaries and employee benefits	6,336,475	5,680,134
Selling, general, and administrative	3,818,780	3,473,629
Depreciation and amortization	2,333,962	2,256,850
Total operating expenses	12,489,217	11,410,613
Operating income	1,264,947	203,786
Nonoperating revenue (expense):		
Subordinate bond interest expense	(1,703,876)	(292,000)
Other interest expense	(307,659)	(355,125)
Interest expense on leases	(2,276)	(3,166)
Other income - Employee Retention Tax Credits	1,619,465	162,458
Interest income	94,314	44,930
Gain on disposal of capital assets	4,493	9,500
Total nonoperating revenue (expense)	(295,539)	(433,403)
Change in net position	969,408	(229,617)
Net position - beginning of year	(5,602,355)	(5,372,738)
Net position - end of year	\$ (4,632,947)	\$ (5,602,355)

See accompanying notes to the financial statements.

Greenwood Athletic Club Metropolitan District

Statements of Cash Flows

<i>Years Ended December 31,</i>	2023	2022
Cash flows from operating activities:		
Cash received from customers and tenants	\$ 13,850,473	\$ 12,144,469
Cash paid to vendors and employees	(10,178,051)	(8,899,340)
Net cash and cash equivalents provided by operating activities	3,672,422	3,245,129
Cash flows from non-capital financing activities:		
Proceeds from ERTC funds	1,619,465	162,458
Net cash and cash equivalents provided by non-capital financing activities	1,619,465	162,458
Cash flows from capital and related financing activities:		
Acquisition of property, equipment and leasehold improvements	(781,536)	(790,937)
Proceeds from sale of property, equipment and leasehold improvements	4,493	9,500
Repayments on bonds payable, bank	(1,466,100)	(1,418,900)
Interest paid	(1,501,935)	(650,291)
Net cash and cash equivalents used in capital and related financing activities	(3,745,078)	(2,850,628)
Cash flows provided by investing activities - interest received	94,314	44,930
Net increase in cash and cash equivalents	1,641,123	601,889
Cash and cash equivalents, beginning of year	4,234,535	3,632,646
Cash and cash equivalents, end of year	\$ 5,875,658	\$ 4,234,535

See accompanying notes to the financial statements.

Greenwood Athletic Club Metropolitan District

Statements of Cash Flows

<i>Years Ended December 31,</i>	2023	2022
Reconciliation of operating income to net cash from operating activities:		
Operating income	\$ 1,264,947	\$ 203,786
Adjustments to reconcile operating income to net cash from operating activities:		
Depreciation	1,500,835	1,423,401
Amortization	802,700	802,700
Bad debt expense	32,086	7,601
Noncash lease revenue	(310,764)	(272,620)
Noncash lease amortization	30,427	30,749
Changes in net position and liabilities:		
Accounts receivable	(30,607)	(75,222)
Interest receivable	299	700
Inventory	-	17,314
Lease receivable	303,804	258,650
Accounts payable	(135,129)	4,045
Accrued liabilities and other	351	(3,365)
Revenue received in advance	243,861	877,212
Lease liabilities	(30,388)	(29,822)
Total adjustments	2,407,475	3,041,343
Net cash and cash equivalents provided by operating activities	\$ 3,672,422	\$ 3,245,129
Supplemental non-cash information:		
Accrued subordinate interest, related party	\$ 511,876	\$ -

See accompanying notes to the financial statements.

Greenwood Athletic Club Metropolitan District

Notes to the Financial Statements

December 31, 2023 and 2022

Note 1: Nature of Business

Greenwood Athletic Club Metropolitan District (the "District") is a quasi-municipal organization created by an Order and Decree of the District Court in Arapahoe County, Colorado on November 13, 2003. The purpose of the District is to provide and maintain a health and fitness facility through Club Greenwood (the "Club") for the Club's members. The Club's members primarily live in the Denver metropolitan area.

Note 2: Summary of Significant Accounting Policies

Accounting and Reporting Principles

The District follows accounting principles generally accepted in the United States of America ("GAAP"), as applicable to governmental units. Accounting and financial reporting pronouncements are promulgated by the Governmental Accounting Standards Board ("GASB"). The following is a summary of the significant accounting policies used by the District:

Reporting Entity

The District is governed by an elected board of directors. As required by GAAP, the accompanying statements of net position presents the financial position of the District (the primary government), which has no component units. The District is not financially responsible for any other organization.

Report Presentation

This report includes the fund-based statements of the District. In accordance with government accounting principles, a government-wide presentation with program and general revenue is not applicable to special purpose governments engaged only in business-type activities.

Basis of Accounting

The District's records are maintained on the accrual basis of accounting and economic resource measurement focus in accordance with GAAP, including all applicable statements of the GASB. Revenue is recognized when earned, and expenses are recognized when the liability is incurred. Depreciation is computed and recorded as an operating expense. Expenditures for property and equipment are shown as increases in assets.

Greenwood Athletic Club Metropolitan District

Notes to the Financial Statements

December 31, 2023 and 2022

Note 2: Summary of Significant Accounting Policies (Continued)

Specific Balances and Transactions

Cash and Cash Equivalents

For the purpose of the accompanying financial statements, the District considers all highly liquid investments purchased with original maturities of three months or less to be cash equivalents. The statements of net position includes both unrestricted and restricted cash and cash equivalents. The carrying amount reported in the statements of net position for unrestricted and restricted cash and cash equivalents approximates fair value due to the short-term nature of these investments.

The District continually monitors its positions with, and the credit quality of, the financial institutions with which it invests. As of the statement of net position date, and periodically throughout the year, the District has maintained balances in various operating accounts in excess of federally insured limits. Management does not believe that the District is exposed to any significant risk related to cash and cash equivalents.

Accounts Receivable

Accounts receivable for membership dues, services, and initiation fees are shown net of sales discounts. An allowance for uncollectible accounts is established on an aggregate basis by using historical write-off rate factors and management's analysis. Management anticipates all receivables will be collected, based on experience with similar types of accounts, and a minimal allowance for doubtful accounts has been established. Uncollectible amounts are written off against the allowance for doubtful accounts in the period they are determined to be uncollectible.

Capital Assets

Capital assets include property, equipment, improvements and intangible assets.

Property, equipment and improvements are recorded at cost. The straight-line method is used for computing depreciation and amortization. Assets are depreciated over their estimated useful lives ranging from 1 to 40 years. Costs of maintenance and repairs are charged to expense when incurred. During the period of construction, all assets are capitalized.

Greenwood Athletic Club Metropolitan District

Notes to the Financial Statements

December 31, 2023 and 2022

Note 2: Summary of Significant Accounting Policies (Continued)

Capital Assets (Continued)

Acquired intangible assets subject to amortization are stated at cost and are amortized using the straight-line method over the estimated useful lives of the assets. Intangible assets that are subject to amortization are reviewed for potential impairment whenever events or circumstances indicate that carrying amounts may not be recoverable. Assets not subject to amortization are tested for impairment at least annually. Goodwill and intangible assets with indefinite useful lives are amortized over 20 years.

Deferred Outflows and Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to future periods and will not be recognized as an outflow of resources (expense/expenditure) until then. The District reports deferred outflows related to the deferred charge from the excess acquisition cost over fair value of net tangible and identifiable intangible assets of the net position acquired in the purchase transaction, which is reflected as goodwill on the statements of net position.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represent an acquisition of net position that applies to future periods and will not be recognized as an inflow of resources (revenue) until then. The District reports deferred inflows related to deferred lease revenue. This amount is recognized over the life of the lease.

Net Position

Net position of the District is classified in two components. Net investment in capital assets consists of capital assets net of accumulated depreciation and is reduced by the current balances of any outstanding borrowings used to finance the purchase or construction of those assets. Unrestricted net position is the remaining net position that does not meet the definition of invested in capital or restricted.

Revenue Recognition

Initiation fees are nonrefundable and are recognized as revenue as of the effective date of membership. Membership dues are recorded as income on a monthly basis. Membership dues collected in advance are recorded as revenue over the applicable period. Revenue from services and programs is recorded on a monthly basis and recognized as earned.

Budget and Property Taxes

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 budget may be amended by action of the board of directors upon proper publication. Property taxes are not levied.

Greenwood Athletic Club Metropolitan District

Notes to the Financial Statements

December 31, 2023 and 2022

Note 2: Summary of Significant Accounting Policies (Continued)

Advertising Expense

Advertising expense is charged to expense during the year in which it is incurred. Advertising expense was \$233,083 and \$216,051 for the years ended December 31, 2023 and 2022, respectively.

Income Taxes

The District is a political subdivision and body corporate of Arapahoe County, Colorado; as such, the income generated by the District in the exercise of its essential government function is exempt from federal income tax under Section 115 of the Internal Revenue Code. The District has no unrelated business income tax liability recorded as of December 31, 2023 and 2022. The District has evaluated tax positions taken, and, as none are considered to be uncertain, no amounts have been recognized.

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

Greenwood Athletic Club Metropolitan District

Notes to the Financial Statements

December 31, 2023 and 2022

Note 3: Cash Deposits and Investments

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (the "PDPA") requires that all political subdivisions of the State 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. The PDPA allows the institution to create a single collateral pool for all public funds. The pool for all 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 102 percent of the aggregate uninsured deposits. The Colorado Divisions of Banking and Financial Services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

<i>December 31,</i>	2023	
	Bank Balance	Carrying Balance
UMB deposits	\$ 5,248,528	\$ 5,874,858
Petty cash	800	800
Total	\$ 5,249,328	\$ 5,875,658

<i>December 31,</i>	2022	
	Bank Balance	Carrying Balance
UMB deposits	\$ 3,666,339	\$ 4,233,735
Petty cash	800	800
Total	\$ 3,667,139	\$ 4,234,535

The local government investment pool, which includes COLOTRUST, is rated AAAM by Standard & Poor's.

Greenwood Athletic Club Metropolitan District

Notes to the Financial Statements

December 31, 2023 and 2022

Note 3: Cash Deposits and Investments (Continued)

Custodial Credit Risk of Bank Deposits

Custodial credit risk is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a deposit policy for custodial credit risk. At year end, the District had no uninsured or uncollateralized deposits. The District believes that due to the dollar amounts of cash deposits and the limits of FDIC insurance, it is impractical to insure all deposits. As a result, the District evaluates each financial institution with which it deposits funds and assesses the level of risk of each institution; only those institutions with an acceptable estimated risk level are used as depositories.

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments. Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest, which include the following:

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

Note 4: Accounts Receivable

The following is the detail of accounts receivable at December 31, 2023 and 2022:

	2023	2022
Accounts receivable	\$ 206,027	\$ 207,506
Allowance for doubtful accounts	(1,516)	(1,516)
Accounts receivable, net	\$ 204,511	\$ 205,990

Greenwood Athletic Club Metropolitan District

Notes to the Financial Statements

December 31, 2023 and 2022

Note 5: Lease Receivable - Lessor

The District leases space to unrelated entities under four separate noncancelable operating lease agreements expiring in various years through 2029, of which two of the lease agreements were entered into during 2023, subject to termination at the discretion of the City of Greenwood (the "City") pursuant to Intergovernmental Agreement between the City and the District dated August 27, 2004, as amended, upon conveyance of the Club to the City on March 17, 2030 or upon retirement of all District debt, whichever occurs earlier. In addition, in May 2023, the District terminated one existing lease which originally required monthly payments of \$2,500.

The District also leases space for a spa to an affiliate under an operating lease. The initial lease was for a term of 10 years, which was extended through December 2030, subject to termination at the discretion of the City pursuant to Intergovernmental Agreement between the City and the District dated August 27, 2004, as amended, upon conveyance of the Club to the City on March 17, 2030 or upon retirement of all District debt, whichever occurs earlier. Along with the renewal, the lease was amended to require minimum annual base rent of \$121,992 per year and provide one massage room rental for \$6,592 per year.

Total lease revenue under these agreements was \$294,533 and \$284,422 for the years ended December 31, 2023 and 2022, respectively.

The implicit rate on the leases was 3.25%. Future minimum rent on noncancelable leases as of December 31, 2023 for each of the next five years, and in the aggregate, are as follows:

<i>Years Ending December 31:</i>	Related Party		
	Principal	Interest	Total
2024	\$ 103,991	\$ 24,311	\$ 128,302
2025	107,422	20,871	128,293
2026	110,965	17,318	128,283
2027	114,626	13,647	128,273
2028	118,407	9,856	128,263
Thereafter	248,662	7,832	256,494
Total	\$ 804,073	\$ 93,835	\$ 897,908

<i>Years Ending December 31:</i>	Third Party		
	Principal	Interest	Total
2024	\$ 149,686	\$ 6,795	\$ 156,481
2025	34,786	4,120	38,906
2026	35,934	2,969	38,903
2027	34,460	1,797	36,257
2028	29,121	801	29,922
Thereafter	11,205	54	11,259
Total	\$ 295,192	\$ 16,536	\$ 311,728

Greenwood Athletic Club Metropolitan District

Notes to the Financial Statements

December 31, 2023 and 2022

Note 6: Acquired Intangible Assets and Goodwill

Intangible assets of the District at December 31, 2023 are summarized as follows:

	Gross Carrying Amount	Accumulated Amortization	Net Carrying Amount
Amortized intangible assets:			
Start-up costs	\$ 1,544,488	\$ (1,451,175)	\$ 93,313
Closing costs and prepaid fees	109,512	(102,895)	6,617
Total amortized intangible assets	\$ 1,654,000	\$ (1,554,070)	\$ 99,930

Intangible assets of the District at December 31, 2022 are summarized as follows:

	Gross Carrying Amount	Accumulated Amortization	Net Carrying Amount
Amortized intangible assets:			
Start-up costs	\$ 1,544,488	\$ (1,373,950)	\$ 170,538
Closing costs and prepaid fees	109,512	(97,420)	12,092
Total amortized intangible assets	\$ 1,654,000	\$ (1,471,370)	\$ 182,630

Amortization expense for intangible assets totaled \$82,700 for both years ended December 31, 2023 and 2022. Amortization expense for the intangible assets will be \$82,700 annually through 2024 and \$17,230 for 2025.

The net carrying value of goodwill is reported as a deferred outflow in the statements of net position. The recorded amount of goodwill at December 31, 2023 and 2022 are as follows:

	2023	2022
Goodwill	\$ 14,400,000	\$ 14,400,000
Accumulated amortization	(13,530,000)	(12,810,000)
Net carrying value	\$ 870,000	\$ 1,590,000

Goodwill amortization expense totaled \$720,000 for both years ended December 31, 2023 and 2022. Amortization expense for goodwill will be \$720,000 annually through 2024 and \$150,000 for 2025.

Greenwood Athletic Club Metropolitan District

Notes to the Financial Statements

December 31, 2023 and 2022

Note 7: Capital Assets

Capital asset balances and activity for the year ended December 31, 2023 were as follows:

Governmental Activities:	Balance January 1, 2023	Additions	Disposals and Adjustments	Balance December 31, 2023
Capital assets, not being depreciated:				
Land	\$ 4,685,127	\$ -	\$ -	\$ 4,685,127
Construction in process	-	51,102	-	51,102
Subtotal	\$ 4,685,127	\$ 51,102	\$ -	\$ 4,736,229
Capital assets, being depreciated:				
Building	17,012,650	-	-	17,012,650
Indoor tennis building	5,740,295	-	-	5,740,295
Building improvements	7,714,736	298,453	-	8,013,189
Equipment	3,653,528	431,981	(124,186)	3,961,323
Right of use leased equipment	141,921	-	-	141,921
Outdoor pool	2,345,473	-	-	2,345,473
Fixtures	932,742	-	-	932,742
Landscaping	687,472	-	-	687,472
Subtotal	38,228,817	730,434	(124,186)	38,835,065
Accumulated depreciation:				
Building	(7,003,841)	(425,316)	-	(7,429,157)
Indoor tennis building	(2,559,214)	(143,507)	-	(2,702,721)
Building improvements	(3,699,389)	(504,179)	-	(4,203,568)
Equipment	(3,113,054)	(301,668)	124,186	(3,290,536)
Right of use leased equipment	(57,887)	(30,427)	-	(88,314)
Outdoor pool	(1,886,153)	(117,274)	-	(2,003,427)
Fixtures	(932,742)	-	-	(932,742)
Landscaping	(674,134)	(8,891)	-	(683,025)
Subtotal	(19,926,414)	(1,531,262)	124,186	(21,333,490)
Net capital assets being depreciated	\$ 18,302,403	\$ (800,828)	\$ -	\$ 17,501,575
Net capital assets	\$ 22,987,530	\$ (749,726)	\$ -	\$ 22,237,804

Greenwood Athletic Club Metropolitan District

Notes to the Financial Statements

December 31, 2023 and 2022

Note 7: Capital Assets (Continued)

Capital asset balances and activity for the year ended December 31, 2022 were as follows:

Governmental Activities:	Balance January 1, 2022	Additions	Disposals and Adjustments	Balance December 31, 2022
Capital assets, not being depreciated:				
Land	\$ 4,685,127	\$ -	\$ -	\$ 4,685,127
Subtotal	\$ 4,685,127	\$ -	\$ -	\$ 4,685,127
Capital assets, being depreciated:				
Building	17,012,650	-	-	17,012,650
Indoor tennis building	5,740,295	-	-	5,740,295
Building improvements	7,269,344	445,392	-	7,714,736
Equipment	4,127,876	345,545	(819,893)	3,653,528
Right of use leased equipment	139,695	6,286	(4,060)	141,921
Outdoor pool	2,345,473	-	-	2,345,473
Fixtures	932,742	-	-	932,742
Landscaping	687,472	-	-	687,472
Subtotal	38,255,547	797,223	(823,953)	38,228,817
Accumulated depreciation:				
Building	(6,578,524)	(425,317)	-	(7,003,841)
Indoor tennis building	(2,415,707)	(143,507)	-	(2,559,214)
Building improvements	(3,289,987)	(409,402)	-	(3,699,389)
Equipment	(3,613,937)	(319,010)	819,893	(3,113,054)
Right of use leased equipment	(31,198)	(30,749)	4,060	(57,887)
Outdoor pool	(1,768,879)	(117,274)	-	(1,886,153)
Fixtures	(932,742)	-	-	(932,742)
Landscaping	(665,243)	(8,891)	-	(674,134)
Subtotal	(19,296,217)	(1,454,150)	823,953	(19,926,414)
Net capital assets being depreciated	\$ 18,959,330	\$ (656,927)	\$ -	\$ 18,302,403
Net capital assets	\$ 23,644,457	\$ (656,927)	\$ -	\$ 22,987,530

Greenwood Athletic Club Metropolitan District

Notes to the Financial Statements

December 31, 2023 and 2022

Note 8: Accrued Liabilities and Other

The following is the detail of accrued liabilities at December 31, 2023 and 2022:

	2023	2022
Compensation	\$ 388,654	\$ 404,395
Other	51,464	48,637
Vacation	74,891	61,626
Total	\$ 515,009	\$ 514,658

Note 9: Long-Term Debt

On June 30, 2021, the District issued \$12,000,000 Series 2021 bonds. The bond proceeds were used to pay off the outstanding balances on two previous notes payable, as well as to fund District capital improvements. The Series 2021 bonds bear interest at 3.25%, with a maximum ceiling interest rate authorized of 10% per annum, and mature on March 1, 2029. The Series 2021 bonds are collateralized by substantially all of the assets of the District and are subject to certain restrictive covenants as defined in the agreement.

Long-term debt activity for the year ended December 31, 2023 and 2022 can be summarized as follows:

	Balance January 1, 2023		Additions	Deletions	Balance December 31, 2023	Due Within One Year
Bonds payable:						
Series 2021 bonds	\$ 10,005,800	\$ -	\$ (1,466,100)	\$ 8,539,700	\$ 1,514,100	
Total	\$ 10,005,800	\$ -	\$ (1,466,100)	\$ 8,539,700	\$ 1,514,100	

	Balance January 1, 2022		Additions	Deletions	Balance December 31, 2022	Due Within One Year
Bonds payable:						
Series 2021 bonds	\$ 11,424,700	\$ -	\$ (1,418,900)	\$ 10,005,800	\$ 1,466,100	
Total	\$ 11,424,700	\$ -	\$ (1,418,900)	\$ 10,005,800	\$ 1,466,100	

Greenwood Athletic Club Metropolitan District

Notes to the Financial Statements

December 31, 2023 and 2022

Note 9: Long-Term Debt (Continued)

Debt Service Requirements to Maturity

Annual debt service requirements to maturity for the above bonds payable are as follows:

<i>Years Ending December 31:</i>	Principal	Interest	Total
2024	\$ 1,514,100	\$ 259,388	\$ 1,773,488
2025	1,565,800	207,964	1,773,764
2026	1,618,400	155,576	1,773,976
2027	1,672,400	101,438	1,773,838
2028	1,728,000	45,666	1,773,666
Thereafter	441,000	2,431	443,431
Total	\$ 8,539,700	\$ 772,463	\$ 9,312,163

Note 10: Bonds Payable - Related Party

Pursuant to an election held on November 4, 2003 authorizing the District to issue up to \$49,370,000 of bonds, on March 17, 2005, the District issued \$23,786,000 of Series 2005B Bonds ("Series 2005B bonds") to former owners and members of the board of directors. The Series 2005B bonds bear interest from 3.73 to 13.50 percent per annum or at an amount determined by the board of directors (13.50 percent as of December 31, 2023); mature on March 1, 2030; and are subordinate to the senior Series 2021 bonds described in Note 9.

Interest is paid to the Series 2005B bond holders to the extent of net revenue available per the Series 2005B bond agreement. At the beginning of the year, the board of directors approves the amount that will be available for the Series 2005B bond interest expense based on the operating budget. The difference between the approved annual interest payments and the interest calculated using the rates set forth in the Series 2005B bond agreement results in accrued interest. The actual payments of accumulated interest are contingent on the availability of such funds, as set forth below. During the years ended December 31, 2023 and 2022, the District paid \$0 of accrued accumulated interest and recorded \$511,876 of accrued interest as of December 31, 2023 as result of surplus funds, which was paid subsequent to year-end. Total cumulative accrued interest of \$13,279,624 and \$11,563,184 at December 31, 2023 and 2022, respectively, is not reported in the statements of net position, as the District will be fully discharged of all debt under the Series 2005B bonds at the end of the Series 2005B bonds' term. During the years ended December 31, 2023 and 2022, the District paid \$1,192,000 and \$292,000 of current year interest expense.

The Series 2005B bonds were subject to optional early redemption premiums of 2 percent through February 28, 2014. There were no redemptions during 2023 or 2022.

Greenwood Athletic Club Metropolitan District

Notes to the Financial Statements

December 31, 2023 and 2022

Note 10: Bonds Payable - Related Party (Continued)

Principal on the Series 2005B bonds is payable only after all of the following are paid:

- First, all amounts due on the senior Series 2021 bonds described in Note 9
- Second, the amount necessary to replenish the senior loan reserve fund
- Third, to the capital replacement reserve, the lesser of \$500,000 per year or all net revenue remaining after one and two above
- Fourth, the amount due for the current year Series 2005B bond interest payment
- Fifth, any amount available to optionally redeem the Series 2005B bonds and any premium due
- Sixth, the balance of net revenue, if any, will be applied to the principal bonds balance for the senior Series 2021 bonds described in Note 9 or deposited into the capital replacement reserve, at the District's discretion.

During the years ended December 31, 2023 and 2022, the District paid \$0 of the principal balance due on the Series 2005B bonds.

Note 11: Employee Retention Tax Credit

Other Income – Employee Retention Tax Credit

In March 2020, the CARES Act created and funded the Employee Retention Tax Credit ("ERTC") to aid employers that were negatively impacted by the COVID-19 pandemic. The ERTC was designed to provide an incentive to retain employees throughout the pandemic. The District and its facilities are operated, managed, and staffed through a contractual arrangement with a related party, as further described in Note 13. The related party qualified for the credit in various quarters of 2020 and 2021 through a partial or full government-mandated shutdown and a significant decline in revenue for the Club.

The related party received a credit in the amount of \$1,619,465 and \$162,458 during the years ended December 31, 2023 and 2022, respectively, that was then transferred to the District. The District has accounted for the ERTC proceeds as grant income, by analogizing to guidance in IAS 20, Accounting for Government Grants and Disclosure of Government Assistance. The District has recognized \$1,619,465 and \$162,458 as other income in the accompanying statements of revenue, expenses and changes in net position as of December 31, 2023 and 2022, respectively.

Laws and regulations concerning government programs, including the ERTC established by the CARES Act, are complex and subject to varying interpretations. Claims made under the CARES Act may also be subject to retroactive audit and review. There can be no assurance that regulatory authorities will not challenge the claim to the ERTC, and it is not possible to determine the impact (if any) this would have upon the District.

Greenwood Athletic Club Metropolitan District

Notes to the Financial Statements

December 31, 2023 and 2022

Note 12: Leases - Lessee

The terms and expiration dates of the District's leases payable at December 31, 2023, follows:

The District is obligated under leases primarily for office equipment, expiring at various dates through 2026. The interest on the right of use liabilities is 3.25%. Equipment is collateralized by leased equipment (asset).

Total rent expense under these leases was \$32,746 and \$33,051 for the years ended December 31, 2023 and 2022, respectively.

Future minimum annual commitments under these leases are as follows:

<i>Years Ending December 31:</i>	Principal	Interest	Total
2024	\$ 31,391	\$ 1,270	\$ 32,661
2025	24,081	332	24,413
2026	536	1	537
Total	\$ 56,008	\$ 1,603	\$ 57,611

Note 13: Related Party Transactions

Sales and Purchases

Each director of the District complies with the Colorado statutes regarding conflicts of interest, including written disclosures to the Secretary of State and to the board of directors and abstention from voting when required. In addition, the first item on the board of directors' agenda at each meeting is an inquiry by the chairman as to whether any member has any other conflict to disclose.

One or more members of the board of directors hold ownership interests in the entity that sold the Club. These same owners are the holders of the Series 2005B bonds that were issued to finance the purchase of the Club.

A related party provides the District with management services and personnel to operate the Club. The contract requires monthly payments of approximately \$38,600 plus the personnel costs.

Greenwood Athletic Club Metropolitan District

Notes to the Financial Statements

December 31, 2023 and 2022

Note 13: Related Party Transactions (Continued)

Related party balances and transactions consists of the following for the years ended December 31, 2023 and 2022:

	2023	2022
Subordinated revenue bond holders	\$ 21,544,000	\$ 21,544,000
Interest expense on bonds	\$ 1,703,876	\$ 292,000
Management fees	\$ 462,844	\$ 449,363
Rental income	\$ 128,584	\$ 128,584

Note 14: Intergovernmental Agreements

City of Greenwood Village, Colorado

The District entered into an intergovernmental agreement ("IGA") with the City of Greenwood Village, Colorado (the "City"). The IGA approved the purchase price of the Club and authorized the issuance of revenue bonds to finance the purchase.

In March 2030 or when all the District's debt is redeemed, whichever is earlier, the District will convey ownership of the Club to the City.

The debt shall not be refinanced without the prior written permission of the City. The structure of any bonded indebtedness shall be subject to the reasonable approval of the City. The Club must be open to the public on a financial basis to pay the debt when due. The City agrees that city residents who join the Club are eligible for the City's Recreational Reimbursement Program (currently \$500 per year per family).

Other operational matters included in the IGA include the commitment to spend at least \$498,000, as amended, per year on capital maintenance, subject to availability of revenue, and terms of contracts and operational leases may not extend beyond the date of conveyance to the City. The District will be governed by a five-member board of directors. To the fullest extent permitted by law, the District shall cooperate in and take steps to arrange the qualification and appointment of two individuals selected by the City to serve as members of the board of directors of the District and one individual selected by the City who is a current member of the Club, a resident of the City at the time of selection, and having no relation to any subordinate bondholder of the District. The intent is for the board to be composed of no more than two subordinate bondholders.

Greenwood Athletic Club Metropolitan District

Notes to the Financial Statements

December 31, 2023 and 2022

Note 14: Intergovernmental Agreements (Continued)

Greenwood Metropolitan District

The District is a party to an IGA with the Greenwood Metropolitan District to provide for a fee to be paid in lieu of taxes. The fee for the years ended December 31, 2023 and 2022 was \$11,430 and \$10,549, respectively, and is subject to annual adjustment based on factors such as the Consumer Price Index. The final year for this fee was in 2023.

Note 15: Property Tax and TABOR

The District does not currently certify a mill levy, and it is anticipated that it will not do so in the future.

TABOR Amendment

On November 3, 1992, the state of Colorado passed the Taxpayer's Bill of Rights ("TABOR") Amendment. This is a tax, spending, revenue, and debt limitation amendment. This amendment affects the ability of governmental entities to increase property taxes. The District believes it is in substantial compliance with this amendment.

Note 16: Risk Management - Colorado Special District's Property and Liability Pool

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 one of approximately 2,226 special districts who are members of the Colorado Special Districts Property and Liability Pool (the "Pool") as of December 31, 2023. The Pool is an organization created by an IGA to provide property, general liability, automobile liability, automobile physical damage, public officials' liability, workers' compensation, crime, excess liability, and equipment breakdown coverage to its members. The Pool's retention is \$300,000 per occurrence on all other peril property claims and \$1,000,000 per occurrence on wind and/or hail property claims and is reinsured up to \$350,000,000 per occurrence and annual aggregate. The Pool has an annual stop-loss aggregate deductible under the property coverage, which limits its retentions to \$3,168,458 for all other perils and \$8,970,023 for wind/hail claim. Additionally, the Pool has entered into reinsurance contracts that offer reinsurance coverage for general, automobile, and public officials' liability coverage for amounts in excess of the first \$1,200,000 with reinsurance coverage of a maximum of \$8,800,000.

The District pays annual contributions to the Pool for property, general liability, public officials' liability, auto liability, auto physical damage, excess liability, equipment breakdown, and crime. 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's members. Any excess funds the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula. However, the Pool has retained these excess funds in order to maintain stable contribution levels, rather than return the funds to the members. The District continues to carry commercial insurance coverage for other risks of loss. Settled claims have not exceeded this commercial coverage since the District's inception.

Greenwood Athletic Club Metropolitan District

Notes to the Financial Statements

December 31, 2023 and 2022

Note 17: Subsequent Events

Subsequent events have been evaluated by management through May 22, 2024. This date represents the date the financial statements were available to be issued.

Other Supplemental Information

Greenwood Athletic Club Metropolitan District

Other Supplemental Information Budgetary Comparison Schedule

Year Ended December 31, 2023:

	Original Budget	Amended and Final Budget	Actual	(Under) Over Final Budget
Revenue:				
Membership dues and initiation fees	\$ 8,184,935	\$ 8,184,935	\$ 8,866,031	\$ 681,096
Lease revenue	364,837	364,837	302,033	(62,804)
Other revenue	4,139,798	5,759,263	6,205,565	446,302
Interest income	857	857	94,314	93,457
Total revenue	12,690,427	14,309,892	15,467,943	1,158,051
Expenditures:				
Salaries and employee benefits	6,152,930	6,152,930	6,336,475	(183,545)
Selling, general and administrative	3,525,024	3,525,024	3,818,780	(293,756)
Capital expenditures	1,046,714	1,866,179	781,536	1,084,643
Capital lease interest	-	-	2,276	(2,276)
Capital lease principal	-	-	30,388	(30,388)
Subordinated bond payments - interest	392,000	1,192,000	1,703,876	(511,876)
Senior debt - interest	307,659	307,659	307,659	-
Senior debt - principal	1,466,100	1,466,100	1,466,100	-
Total expenditures	12,890,427	14,509,892	14,447,090	62,802
Excess of revenue over (under) expenditures	(200,000)	(200,000)	1,020,853	1,220,853
Funds available - beginning of year	200,000	200,000	1,264,183	1,064,183
Funds available - end of year	\$ -	\$ -	\$ 2,285,036	\$ 2,285,036

See Independent Auditor's Report.

Greenwood Athletic Club Metropolitan District

Other Supplemental Information Budgetary Comparison Schedule

Year Ended December 31, 2022:

	Original Budget	Amended and Final Budget	Actual	(Under) Over Final Budget
Revenue:				
Membership dues and initiation fees	\$ 6,822,516	\$ 7,451,459	\$ 7,451,459	\$ -
Lease revenue	304,559	291,922	291,922	-
Other revenue	3,502,247	4,033,476	4,033,476	-
Interest income	810	1,731	1,731	-
Interest income - leases	-	43,199	43,199	-
Total revenue	10,630,132	11,821,787	11,821,787	-
Expenditures:				
Salaries and employee benefits	5,465,953	5,680,134	5,680,134	-
Selling, general and administrative	3,098,154	3,473,629	3,473,629	-
Capital expenditures	500,000	790,937	790,937	-
Capital lease interest	-	3,166	3,166	-
Capital lease principal	-	29,822	29,822	-
Subordinated bond payments - interest	292,000	292,000	292,000	-
Senior debt - interest	355,125	355,125	355,125	-
Senior debt - principal	1,418,900	1,418,900	1,418,900	-
Total expenditures	11,130,132	12,043,713	12,043,713	-
Excess of revenue over (under) expenditures	(500,000)	(221,926)	(221,926)	-
Funds available - beginning of year	1,016,445	1,486,109	1,486,109	-
Funds available - end of year	\$ 516,445	\$ 1,264,183	\$ 1,264,183	\$ -

See Independent Auditor's Report.

Greenwood Athletic Club Metropolitan District

Notes to Other Supplemental Information

December 31, 2023 and 2022

Budgetary Information

In accordance with the State Budget Law, the District's board of directors holds public hearing 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 budget may be amended by action of the board of directors upon proper publication. Property taxes are not levied.

A reconciliation of the budgetary comparison schedules to the statements of revenue, expenses, and changes in net position is as follows:

<i>Years Ended December 31,</i>	2023	2022
Excess of revenue and other financing sources over (under) expenditures and other financing uses	\$ 1,020,853	\$ (221,926)
Adjustments to reconcile to GAAP:		
Additions:		
Capital expenditures	781,536	790,937
Gain on disposal of capital assets	4,493	9,500
Principal payments on capital leases	30,388	29,822
Principal payments on senior debt	1,466,100	1,418,900
Total	2,282,517	2,249,159
Subtractions:		
Depreciation	(1,500,835)	(1,423,401)
Amortization - leases	(30,427)	(30,749)
Amortization	(802,700)	(802,700)
Total	(2,333,962)	(2,256,850)
Change in net position	\$ 969,408	\$ (229,617)