

ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2023

with

Independent Auditor's Report

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Orchard Park Place North Metropolitan District  
Adams County, Colorado

### Opinions

We have audited the accompanying financial statements of the governmental activities, and each major fund of Orchard Park Place North Metropolitan District (the "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, and each major fund of 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 (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 the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Responsibilities of Management for the Financial Statements

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

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

### Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

### **Required Supplemental Information**

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, 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 the financial reporting for placing the basic financial statements in an appropriate operation, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

### **Supplemental Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements as a whole. The Supplemental Information, as listed in the table of contents, is presented for purposes of legal compliance and additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

A handwritten signature in blue ink that reads "Flynn CPA, LLC". The signature is written in a cursive, flowing style and is positioned above a horizontal line.

Castle Pines, Colorado  
August 12, 2024

**ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT**

BALANCE SHEET/STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
December 31, 2023

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	Statement of <u>Net Position</u>
<b>ASSETS</b>						
Cash and investments	\$ 118,449	\$ -	\$ -	\$ 118,449	\$ -	\$ 118,449
Cash and investments - restricted	1,713	306,719	10,882	319,314	-	319,314
Receivable - County Treasurer	1,476	7,383	-	8,859	-	8,859
Property taxes receivable	1,295	10,796	-	12,091	-	12,091
Receivable - WEDA	23,937	119,687	-	143,624	-	143,624
Prepaid expenses	3,145	-	-	3,145	-	3,145
Construction in progress	-	-	-	-	4,529,973	4,529,973
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Assets	<u>\$ 150,015</u>	<u>\$ 444,585</u>	<u>\$ 10,882</u>	<u>\$ 605,482</u>	<u>4,529,973</u>	<u>5,135,455</u>
<b>LIABILITIES</b>						
Accounts payable	\$ 16,319	\$ -	\$ -	\$ 16,319	-	16,319
Accrued interest on bonds	-	-	-	-	277,238	277,238
Long-term liabilities:						
Due within one year	-	-	-	-	45,000	45,000
Due in more than one year	-	-	-	-	3,961,000	3,961,000
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Liabilities	<u>16,319</u>	<u>-</u>	<u>-</u>	<u>16,319</u>	<u>4,283,238</u>	<u>4,299,557</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred property taxes	<u>1,295</u>	<u>10,796</u>	<u>-</u>	<u>12,091</u>	<u>-</u>	<u>12,091</u>
Total Deferred Inflows of Resources	<u>1,295</u>	<u>10,796</u>	<u>-</u>	<u>12,091</u>	<u>-</u>	<u>12,091</u>
<b>FUND BALANCES</b>						
Fund Balances:						
Nonspendable:						
Prepays	3,145	-	-	3,145	(3,145)	-
Restricted:						
Emergencies	1,713	-	-	1,713	(1,713)	-
Debt service	-	433,789	-	433,789	(433,789)	-
Capital projects	-	-	10,882	10,882	(10,882)	-
Unassigned	<u>127,543</u>	<u>-</u>	<u>-</u>	<u>127,543</u>	<u>(127,543)</u>	<u>-</u>
Total Fund Balances	<u>132,401</u>	<u>433,789</u>	<u>10,882</u>	<u>577,072</u>	<u>(577,072)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 150,015</u>	<u>\$ 444,585</u>	<u>\$ 10,882</u>	<u>\$ 605,482</u>		
<b>NET POSITION</b>						
Restricted for:						
Emergencies					1,713	1,713
Debt service					156,551	156,551
Capital projects					10,882	10,882
Unrestricted					<u>654,661</u>	<u>654,661</u>
Total Net Position					<u>\$ 823,807</u>	<u>\$ 823,807</u>

The notes to the financial statements are an integral part of these statements.

**ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT**

STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES  
GOVERNMENTAL FUNDS  
For the Year Ended December 31, 2023

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES</b>						
Legal	\$ 4,419	\$ -	\$ -	\$ 4,419	\$ -	\$ 4,419
Accounting and audit	13,448	-	-	13,448	-	13,448
Insurance	3,331	-	-	3,331	-	3,331
Contract maintenance	16,379	-	-	16,379	-	16,379
Maintenance/snow removal/winter watering	13,430	-	-	13,430	-	13,430
Miscellaneous	1,500	-	-	1,500	-	1,500
Treasurer's fees	24	119	-	143	-	143
Trustee fees	-	7,000	-	7,000	-	7,000
Bond principal	-	40,000	-	40,000	(40,000)	-
Bond interest	-	180,337	-	180,337	62,644	242,981
	<u>52,531</u>	<u>227,456</u>	<u>-</u>	<u>279,987</u>	<u>22,644</u>	<u>302,631</u>
<b>Total Expenditures</b>						
<b>GENERAL REVENUES</b>						
Property taxes	53,802	269,011	-	322,813	-	322,813
Less URA portion of District taxes	(51,627)	(258,134)	-	(309,761)	-	(309,761)
Specific ownership taxes	3,682	18,410	-	22,092	-	22,092
WEDA Revenue	51,627	258,134	-	309,761	-	309,761
Interest and other income	5,055	8,168	669	13,892	-	13,892
	<u>62,539</u>	<u>295,589</u>	<u>669</u>	<u>358,797</u>	<u>-</u>	<u>358,797</u>
<b>Total General Revenues</b>						
<b>NET CHANGES IN FUND BALANCES</b>	10,008	68,133	669	78,810	(78,810)	-
<b>CHANGE IN NET POSITION</b>					56,166	56,166
<b>FUND BALANCES/NET POSITION:</b>						
BEGINNING OF YEAR	<u>122,393</u>	<u>365,656</u>	<u>10,213</u>	<u>498,262</u>	<u>269,379</u>	<u>767,641</u>
END OF YEAR	<u>\$ 132,401</u>	<u>\$ 433,789</u>	<u>\$ 10,882</u>	<u>\$ 577,072</u>	<u>\$ 246,735</u>	<u>\$ 823,807</u>

The notes to the financial statements are an integral part of these statements.

# ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

## STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND

For the Year Ended December 31, 2023

	Original and Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>			
Property taxes	\$ 53,780	\$ 53,802	\$ 22
Less URA portion of District taxes	(51,836)	(51,627)	209
Specific ownership taxes	4,409	3,682	(727)
WEDA Revenue	51,836	51,627	(209)
Interest and other income	<u>200</u>	<u>5,055</u>	<u>4,855</u>
Total Revenues	<u>58,389</u>	<u>62,539</u>	<u>4,150</u>
<b>EXPENDITURES</b>			
Legal	15,000	4,419	10,581
Accounting and audit	9,000	13,448	(4,448)
Insurance	4,000	3,331	669
Contract maintenance	16,800	16,379	421
Maintenance/snow removal/winter watering	8,500	13,430	(4,930)
Westminster admin fee	2,000	-	2,000
Administrative/operations	1,000	1,500	(500)
Treasurer's fees	807	24	783
Contingency	126,710	-	126,710
Emergency reserve	<u>1,713</u>	<u>-</u>	<u>1,713</u>
Total Expenditures	<u>185,530</u>	<u>52,531</u>	<u>132,999</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>(127,141)</b>	<b>10,008</b>	<b>137,149</b>
<b>FUND BALANCE:</b>			
BEGINNING OF YEAR	<u>127,141</u>	<u>122,393</u>	<u>(4,748)</u>
END OF YEAR	<u>\$ -</u>	<u>\$ 132,401</u>	<u>\$ 132,401</u>

The notes to the financial statements are an integral part of these statements.

# ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### Note 1: Summary of Significant Accounting Policies

The accounting policies of the Orchard Park Place North Metropolitan District (the “District”), located in the City of Westminster in Adams County, Colorado, conform to the accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

#### Definition of Reporting Entity

The District was organized on December 3, 2008, as a quasi-municipal corporation established under the State of Colorado Special District Act. The District was established to finance the construction of Public Improvements for the benefit of the residents of the District. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB Pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

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

#### Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

# ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Major individual governmental funds are reported as separate columns in the fund financial statements.

### Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following 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 not accounted for and reported in another fund.

# ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

### Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. The appropriation is at the total fund expenditures level and lapses at year end. The District amended its total appropriations in the Debt Service Fund and the Capital Projects Fund due to additional expected expenditures.

### Assets, Liabilities and Net Position

#### Fair Value of Financial Instruments

The District's financial instruments include cash and investments, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2023, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

#### Deposits and Investments

The District's cash and investments are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at fair value.

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 minimum number of bank accounts. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

#### Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

# ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting under this section at December 31, 2023.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

### Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of three years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated.

### Property Taxes

Property taxes are levied by the District's 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 July or August and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

# ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

### Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

### Fund Balance

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

### Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

The nonspendable fund balance in the General Fund in the amount of \$3,145 represents prepaid expenditures.

### Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$1,713 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$433,789 is restricted for the payment of the debt service costs associated with the Series 2019A and Series 2019B Bonds (see Note 4).

The restricted fund balance in the Capital Projects Fund in the amount of \$10,882 is restricted for the payment of the costs for capital improvements or repayment of the Series 2019A and the Series 2019 B Bonds. within the District.

# ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### Committed Fund Balance

The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a 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

Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

### Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all other funds can report negative amounts.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

### Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District can report three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

Note 2: Cash and Investments

As of December 31, 2023, cash and investments are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and investments	\$ 118,449
Cash and investments – Restricted	<u>319,314</u>
Total	\$ <u>437,763</u>

Cash and investments as of December 31, 2023, consist of the following:

Deposits with financial institutions	\$ 35,932
Investments – COLOTRUST	<u>401,831</u>
	\$ <u>437,763</u>

Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act, (“PDPA”) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. 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 is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks 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.

The District does not have a formal policy for deposits. None of the District’s deposits were exposed to custodial credit risk.

Investments

Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District’s investments are not required to be categorized within the fair value hierarchy. This investments’ values are calculated using the net asset value method (NAV) per share.

# ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

As of December 31, 2023, the District had the following investments:

### COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust (“COLOTRUST”), is rated AAAM by Standard & Poor’s with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of \$1.00. The COLOTRUST offers shares in three portfolios, one of which is COLOTRUST PLUS+. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (NAV) of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian’s internal records identify the investments owned by participating governments. There are no unfunded commitments and there is no redemption notice period. On December 31, 2023, the District had \$401,831 invested in COLOTRUST Plus+.

### Credit Risk

The District has not adopted a formal investment policy, however the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

### Custodial and Concentration of Credit Risk

None of the District’s investments are subject to custodial or concentration of credit risk.

### Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

Note 3: Capital Assets

An analysis of the changes in capital assets for the year ended December 31, 2023, follows:

	Balance 1/1/2023	Additions	Deletions	Balance 12/31/2023
<u>Governmental Type Activities:</u>				
<u>Capital assets not being depreciated:</u>				
Construction in progress	\$ 4,529,973	\$ -	\$ -	\$ 4,529,973
Total capital assets not being depreciated	4,529,973	-	-	4,529,973

Note 4: Long Term Debt

A description of the long-term obligations as of December 31, 2023, is as follows:

\$3,515,000 Limited Tax General Obligation Bonds, Series 2019A

On March 20, 2019, the District issued \$3,515,000 of Limited Tax General Obligation Bonds, Series 2019A (the “Series 2019A Bonds”) for the purpose of paying project costs, funding the Senior Reserve Fund, and paying the cost of issuance of the Series 2019A Bonds. The Series 2019A Bonds bear interest at the rate of 5.25%, payable semiannually on each June 1 and December 1, commencing on December 1, 2019, and mature on December 1, 2048. The Series 2019A Bonds are secured by Senior Pledged Revenues including the Senior property tax revenues, Senior specific ownership taxes attributable to the Senior property tax mill levy, and the property tax revenue generated from the 25 mill debt levy that was imposed by the District in 2018 and to be collected in 2019 and any other legally available moneys which the District determines to credit to the Senior Bond Fund. The Series 2019A Bonds are also secured by the Senior Reserve Fund and the Surplus Fund.

The Series 2019A Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2020. The Series 2019A Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity, and in whole or partial maturities, on June 1, 2024 and on any date thereafter, upon payment of par, accrued interest and a redemption premium as follows:

- 3% of the amount redeemed between June 1, 2024, and May 31, 2025
  - 2% of the amount redeemed between June 1, 2025 and May 31, 2026
  - 1% of the amount redeemed between June 1, 2026, and May 31, 2027
- Redemptions on and after June 1, 2027, are at par

ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

\$611,000 Subordinate Limited Tax General Obligation Bonds, Series 2019B

On March 20, 2019, the District issued \$611,000 of Subordinate Limited Tax General Obligation Bonds, Series 2019B (the “Series 2019B Bonds”), for the purpose of paying additional project costs and paying the cost of issuance of the Series 2019B Bonds. The Series 2019B Bonds bear interest at 7.750% and mature on December 15, 2048. The Series 2019B Bonds are cash flow bonds with annual payments anticipated to be made on December 15, subject to available Subordinate Pledged Revenue. Unpaid interest compounds annually on December 15 at the rate of 7.750%. The Series 2019B Bonds are subordinate limited tax general obligation bonds secured by the Subordinate Pledged Revenue, consisting of Subordinate property tax revenues, Subordinate specific ownership tax revenues, any amounts in the Series 2019A Bonds Surplus Fund upon the termination of such fund and any other legally available moneys which the District determines to credit to the Subordinate Bonds Fund.

Events of Default as defined in the Series 2019A Bond Indenture are 1) the failure of the District to impose the Senior Required Mill levy, or to apply the Pledged Revenue as required by the Indenture, 2) the default by the District in the performance or observance of any other of the covenants, agreements, or conditions of the Indenture or the Bond Resolution, and failure to remedy the same after notice thereof pursuant to the Indenture and 3) the filing of a petition under the federal bankruptcy laws or other applicable laws seeking to adjust the obligations represented by the Bonds. Failure to pay the principal of or interest on the Series 2019A Bonds when due shall not, of itself, constitute an Event of Default under the Indenture. Remedies available in the Event of Default include 1) receivership, 2) suit for judgment, and 3) other suits. Acceleration of the Series 2019A Bonds is not an available remedy for an Event of Default.

Events of Default as defined in the Series 2019B Bond Indenture are 1) the failure of the District, to impose the Subordinate Required Mill levy, or to apply the Subordinate Pledged Revenue as required by the Indenture, 2) the default by the District in the performance or observance of any other of the covenants, agreements, or conditions of the Subordinate Indenture or the Subordinate Bond Resolution, and failure to remedy the same after notice thereof pursuant to the Indenture and 3) the filing of a petition under the federal bankruptcy laws or other applicable laws seeking to adjust the obligations represented by the Bonds. Failure to pay the principal of or interest on the Series 2019B Bonds when due shall not, of itself, constitute an Event of Default under the Indenture. Remedies available in the Event of Default include 1) receivership, 2) suit for judgment, and 3) other suits. Acceleration of the Series 2019B Bonds is not an available remedy for an Event of Default.

ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2019A Bonds:

	Principal	Interest	Total
2024	\$ 45,000	\$ 178,238	\$ 223,238
2025	45,000	175,875	220,875
2026	55,000	173,513	228,513
2027	55,000	170,625	225,625
2028	65,000	167,738	232,738
2029-2033	405,000	783,038	1,188,038
2034-2038	595,000	656,775	1,251,775
2039-2043	835,000	477,488	1,312,488
2044-2048	1,295,000	226,010	1,521,010
	\$ 3,395,000	\$ 3,009,300	\$ 6,404,300

Because of the uncertainty of the timing of payments under the Series 2019B Bonds, no related schedule of expected principal and interest payments is presented.

The following is an analysis of changes in long-term debt for the period ending December 31, 2023:

	Balance 1/1/2023	Additions	Deletions	Balance 12/31/2023	Current Portion
<i><u>General Obligation Bonds</u></i>					
Limited Tax GO Bonds,					
Series 2019A	\$ 3,435,000	\$ -	\$ 40,000	\$ 3,395,000	\$ 45,000
Subordinate Limited Tax GO Bonds,					
Series 2019B	611,000	-	-	611,000	-
Total	\$ 4,046,000	\$ -	\$ 40,000	\$ 4,006,000	\$ 45,000

Note 5: Other Agreements

Management Services Agreement

On June 18, 2015, the District entered into a Management Services Agreement with AZG Westminster LLC (“AZG”) whereby AZG is responsible for the maintenance and repair of landscaped areas within the District. AZG is paid a fee equal to 15% of actual costs.

# ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### Intergovernmental Cooperation Agreement Regarding Tax Increment Revenues

On January 27, 2015, the District and Westminster Economic Development Authority (“WEDA”) entered into an Intergovernmental Cooperation Agreement Regarding Tax Increment Revenues. This agreement recognized that the property in the District is also within the North Huron Urban Renewal Area. Pursuant to State law, property tax revenue generated by the District’s mill levy on incremental assessed valuation is payable to WEDA for a period of 25 years from the date of adoption of the urban renewal plan. WEDA adopted the urban renewal plan on January 26, 2004; accordingly, the tax increment period expires in 2029. In the agreement, WEDA agrees that the portion of revenues it received as tax increment revenues that are attributable to the District’s ad valorem taxes on the property in the District shall be remitted to the District monthly.

The agreement details the process whereby the District will invoice WEDA on a monthly basis for these revenues and WEDA will remit such revenues back to the District. WEDA will invoice the District an annual collection fee of \$1,000 from 2014 to 2020, and \$1,500 from 2021 to 2028. In consideration, the District agrees to provide certain improvements which include water, sanitation, street and safety protection and park and recreation improvements. The District has completed the improvements as agreed.

### Note 6: Related Party

All of the Board of Directors are employees, owners or are otherwise associated with the developers of the property within the District’s service area and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed by the Board.

### Note 7: Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer 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 or benefit increases.

# ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

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 4, 2008, 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 Article X, Section 20 of the Colorado Constitution.

### Note 8: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool ("Pool") which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

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

### Note 9: Debt Authorization

On November 4, 2008, the District's eligible electors authorized the District to issue up to \$132,000,000 in general obligation debt for public infrastructure. As of December 31, 2023, the remaining authorization was \$127,874,000. The District's Service Plan provides that the District shall not issue debt in excess of \$7,000,000. As of December 31, 2023, the remaining authorization under the Service Plan was \$2,874,000.

### Note 10: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Government Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements:

- 1) Capital assets used in government activities are not financial resources and, therefore are not reported in the funds; and
- 2) long-term liabilities such as bonds payable and accrued bond interest payable, are not due and payable in the current period and, therefore, are not in the funds.

ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

The Statement of Governmental Fund Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have the following elements:

- 1) Governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets is allocated over the asset life as depreciation expense;
- 2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities; and.
- 3) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

**ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT**

STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -  
DEBT SERVICE FUND

For the Year Ended December 31, 2023

	Original <u>Budget</u>	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>				
Property taxes	\$ 268,898	\$ 268,898	\$ 269,011	\$ 113
Less URA portion of District taxes	(259,175)	(259,175)	(258,134)	1,041
Specific ownership taxes	21,512	21,512	18,410	(3,102)
WEDA Revenue	259,175	259,175	258,134	(1,041)
Interest and other income	<u>2,000</u>	<u>2,000</u>	<u>8,168</u>	<u>6,168</u>
Total Revenues	<u>292,410</u>	<u>292,410</u>	<u>295,589</u>	<u>3,179</u>
<b>EXPENDITURES</b>				
Bond principal	40,000	40,000	40,000	-
Debt service-interest series 2019 A	180,338	180,338	180,337	1
Debt service-interest series 2019 B	65,532	73,382	-	73,382
Paying agent fee	2,500	2,500	7,000	(4,500)
Treasurer's fees	<u>4,041</u>	<u>4,041</u>	<u>119</u>	<u>3,922</u>
Total Expenditures	<u>292,411</u>	<u>300,261</u>	<u>227,456</u>	<u>72,805</u>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(1)</b>	<b>(7,851)</b>	<b>68,133</b>	<b>75,984</b>
<b>FUND BALANCE:</b>				
BEGINNING OF YEAR	<u>315,181</u>	<u>315,181</u>	<u>365,656</u>	<u>50,475</u>
END OF YEAR	<u>\$ 315,180</u>	<u>\$ 307,330</u>	<u>\$ 433,789</u>	<u>\$ 126,459</u>

The notes to the financial statements are an integral part of these statements.

# ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

## STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - CAPITAL PROJECTS FUND

For the Year Ended December 31, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<b>REVENUES</b>				
Interest and other income	\$ -	\$ -	\$ 669	\$ 669
Total Revenues	<u>-</u>	<u>-</u>	<u>669</u>	<u>669</u>
<b>EXPENDITURES</b>				
Miscellaneous	<u>-</u>	<u>10,213</u>	<u>-</u>	<u>10,213</u>
Total Expenditures	<u>-</u>	<u>10,213</u>	<u>-</u>	<u>10,213</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	-	(10,213)	669	10,882
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers (to)/from other funds	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	(10,213)	669	10,882
<b>FUND BALANCE:</b>				
BEGINNING OF YEAR	<u>-</u>	<u>10,213</u>	<u>10,213</u>	<u>-</u>
END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,882</u>	<u>\$ 10,882</u>

The notes to the financial statements are an integral part of these statements.

ORCHARD PARK PLACE NORTH METROPOLITAN DISTRICT

SUMMARY OF ASSESSED VALUATION, MILL LEVY  
AND PROPERTY TAXES COLLECTED  
December 31, 2023

Year Ended <u>December 31,</u>	Prior Year Total Assessed Valuation for Current Year Property Tax Levy	Prior Year Increment Assessed Valuation (2)	Mills Levied		Total Property Tax		Percent Collected to Levied
			General Fund	Debt Service	Levied	Collected (1,3)	
2015	\$ 3,928,980	\$ 3,739,980	10.000	0.000	\$ 1,890	\$ 1,891	100.05%
2016	\$ 3,026,700	\$ 2,891,080	10.000	0.000	\$ 1,356	\$ 1,352	99.69%
2017	\$ 5,910,730	\$ 5,637,870	10.000	0.000	\$ 2,729	\$ 1,473	53.98%
2018	\$ 5,932,000	\$ 5,669,180	10.000	0.000	\$ 2,628	\$ 2,628	100.00%
2019	\$ 9,839,220	\$ 9,447,250	5.000	25.000	\$ 11,759	\$ 11,693	99.44%
2020	\$ 11,169,850	\$ 10,730,890	5.000	25.000	\$ 13,169	\$ 13,096	99.45%
2021	\$ 11,626,160	\$ 11,177,520	5.000	25.000	\$ 13,459	\$ 5,969	44.35%
2022	\$ 10,411,540	\$ 10,033,370	5.000	25.000	\$ 11,346	\$ 13,040	114.93%
2023	\$ 10,755,920	\$ 10,367,010	5.000	25.000	\$ 11,668	\$ 13,052	111.86%

Estimated for  
year ending  
December 31,

2024	\$ 12,277,340	\$ 11,845,502	3.000	25.000	\$ 12,091		
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**NOTE**

(1) Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.

(2) The District receives tax revenues from the total assessed valuation less the assessed valuation on the increment. The taxes from the increment are available from the intergovernmental agreement with the Westminster Economic Development Authority.

(3) Total Property Tax collected is shown here net of the amount paid to Westminster Economic Development Authority.