

**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 1**  
**Weld County, Colorado**

**FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2024**

# HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 1

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## **INDEPENDENT AUDITORS' REPORT**



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## Independent Auditors' Report

Members of the Board of Directors  
Hunters Overlook Metropolitan District No. 1  
Severance, Colorado

### Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and the major funds of Hunters Overlook Metropolitan District No. 1 (the District) as of and for the year ended December 31, 2024 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and the major funds of Hunters Overlook Metropolitan District No. 1, as of December 31, 2024 and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Hunters Overlook Metropolitan District No. 1 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 opinions.

### Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Hunters Overlook Metropolitan District No. 1'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.

## **Auditors' 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 auditors' 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 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 Hunters Overlook Metropolitan District No. 1'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 Hunters Overlook Metropolitan District No. 1's ability to continue as a going concern for a reasonable period of time.

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

### **Required Supplementary Information**

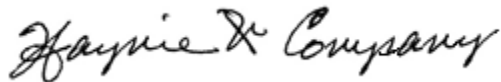
Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Accounting principles generally accepted in the United States of America require that the budgetary comparison schedule for the General Fund on page 19 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Hunters Overlook Metropolitan District No. 1's basic financial statements. The Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Capital Projects Fund, Schedule of Revenues, Expenses and Changes in Funds Available - Budget and Actual - Water Activity Enterprise Fund, and Reconciliation of Budgetary Basis (Non-GAAP) to Statement of Revenues, Expenses and Changes in Net Position (Deficit) - Water Activity Enterprise Fund are presented for purposes of additional analysis and are 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 Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Capital Projects Fund, Schedule of Revenues, Expenses and Changes in Funds Available - Budget and Actual - Water Activity Enterprise Fund, and Reconciliation of Budgetary Basis (Non-GAAP) to Statement of Revenues, Expenses and Changes in Net Position (Deficit) - Water Activity Enterprise Fund are fairly stated, in all material respects, in relation to the basic financial statements as a whole.



Littleton, Colorado  
January 5, 2026

## **BASIC FINANCIAL STATEMENTS**

**Hunters Overlook Metropolitan District No. 1**  
**STATEMENT OF NET POSITION**  
**December 31, 2024**

	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Total</u>
<b>ASSETS</b>			
Cash	\$ 395,509	\$ 381,366	\$ 776,875
Accounts receivable	130,569	79,452	210,021
Due from other entities	1,604	151,412	153,016
Due from other funds	-	358,589	358,589
Prepaid expenses	14,434	-	14,434
Property taxes receivable	304	-	304
Capital assets not depreciated	38,890,444	6,597,879	45,488,323
Total assets	<u>39,432,864</u>	<u>7,568,698</u>	<u>47,001,562</u>
<b>LIABILITIES</b>			
Accounts payable	19,631	1,940	21,571
Due to other entities	33,933	-	33,933
Due to other funds	358,589	-	358,589
Prepaid fees	11,873	11,873	23,746
Long-term liabilities			
Due in more than one year	12,460,559	8,007,021	20,467,580
Total liabilities	<u>12,884,585</u>	<u>8,020,834</u>	<u>20,905,419</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred property tax revenue	304	-	304
Total deferred inflows of resources	<u>304</u>	<u>-</u>	<u>304</u>
<b>NET POSITION</b>			
Restricted			
Emergency reserve (TABOR)	32,318	-	32,318
Unrestricted	26,515,657	(452,136)	26,063,521
Total net position (deficit)	<u>\$ 26,547,975</u>	<u>\$ (452,136)</u>	<u>\$ 26,095,839</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.



**Hunters Overlook Metropolitan District No. 1**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**December 31, 2024**

	<b>General Fund</b>	<b>Capital Projects Fund</b>	<b>Total Governmental Funds</b>
<b>ASSETS</b>			
Cash and cash equivalents	\$ 395,509	\$ -	\$ 395,509
Accounts receivable	130,569	-	130,569
Due from other entities	1,604	-	1,604
Prepaid expense	14,434	-	14,434
Property tax receivable	304	-	304
Total assets	\$ 542,420	\$ -	\$ 542,420
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE (DEFICIT)</b>			
Accounts payable	\$ 19,631	\$ -	\$ 19,631
Due to other funds	358,589	-	358,589
Due to other entities	33,933	-	33,933
Prepaid fees	11,873	-	11,873
Total liabilities	424,026	-	424,026
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred property tax revenue	304	-	304
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	304	-	304
<b>FUND BALANCES (DEFICIT)</b>			
Restricted:			
Emergency reserves	32,318	-	32,318
Unassigned	85,772	-	85,772
Total fund balances (deficits)	118,090	-	118,090
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>			
	\$ 542,420	\$ -	

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	
Capital assets not depreciated	38,890,444
Long-term liabilities, including notes payable and accrued interest, are not due and payable in the current period and, therefore, are not included in the fund financial statements, but are included in the governmental activities of the Statement of Net Position:	
Promissory Note - principal and interest	(12,460,559)
Net position of governmental activities	\$ 26,547,975

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**Hunters Overlook Metropolitan District No. 1**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE**  
**IN FUND BALANCE (DEFICITS) - GOVERNMENTAL FUND**  
**Year Ended December 31, 2024**

	<b>General Fund</b>	<b>Capital Projects Fund</b>	<b>Total Governmental Fund</b>
<b>REVENUES</b>			
Property taxes	\$ 358	\$ -	\$ 358
Specific ownership taxes	13	-	13
District fees	328,500	-	328,500
Trash fees	269,238	-	269,238
IGA revenue	428,042	-	428,042
Miscellaneous income	51,113	-	51,113
Total revenue	<u>1,077,264</u>	<u>-</u>	<u>1,077,264</u>
<b>EXPENDITURES</b>			
General government			
District accounting, audit, enforcement and management	\$ 248,657	\$ -	\$ 248,657
Audit	39,200	-	39,200
Treasurer fees	5	-	5
Dues and subscriptions	3,478	-	3,478
Elections	88	-	88
Insurance	17,161	-	17,161
Landscape maintenance	205,027	-	205,027
Legal	46,465	-	46,465
Billing expense	5,703	-	5,703
Miscellaneous	602	-	602
Park restroom, trash and open space maintenance	24,755	-	24,755
Snow removal	8,925	-	8,925
Trash services	269,239	-	269,239
Utilities	21,844	-	21,844
Utilities - restroom	1,409	-	1,409
Website/Support	1,743	-	1,743
Total expenditures	<u>920,880</u>	<u>-</u>	<u>920,880</u>
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<u>156,384</u>	<u>-</u>	<u>156,384</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer Advance reimbursement	-	(19,665)	(19,665)
Transfer from District No. 5	-	19,665	19,665
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>156,384</u>	<u>-</u>	<u>156,384</u>
<b>FUND BALANCES (DEFICITS) - BEGINNING OF YEAR</b>	<u>(38,294)</u>	<u>-</u>	<u>(38,294)</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 118,090</u>	<u>\$ -</u>	<u>\$ 118,090</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**Hunters Overlook Metropolitan District No. 1**  
**RECONCILIATION OF THE STATEMENT OF REVENUES,**  
**EXPENDITURES AND CHANGE IN FUND BALANCES (DEFICIT) - GOVERNMENTAL**  
**FUND TO THE STATEMENT OF ACTIVITIES**  
**Year Ended December 31, 2024**

A reconciliation reflecting the differences between the governmental fund net change in fund balances and change in net position reported for governmental activities in the Statement of Activities as follows:

Net change in fund balances - Total governmental funds	\$	156,384
<p>Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.</p>		
Developer Advance - Interest repayment		19,665
Interest on Developer advance		(1,023,094)
		(1,003,429)
Change in net position - Governmental activities	\$	(847,045)

These financial statements should be read only in connection with the accompanying notes to financial statements.

**Hunters Overlook Metropolitan District No. 1**  
**STATEMENT OF NET POSITION (DEFICIT)**  
**PROPRIETARY FUND**  
**December 31, 2024**

	<u>Water Activity Enterprise Fund</u>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 381,366
Accounts receivable	79,452
Due from other funds	358,589
Due from other entities	151,412
Capital assets, net of accumulated depreciation	6,597,879
<b>Total assets</b>	<u>7,568,698</u>
<b>LIABILITIES AND NET POSITION</b>	
Non-current liabilities:	
Accounts payable	1,940
Prepaid fees	11,873
Long-term debt:	
Due in more than one year	8,007,021
<b>Total liabilities</b>	<u>8,020,834</u>
<b>NET POSITION (DEFICIT)</b>	
Unrestricted	(452,136)
<b>Total net position (deficit)</b>	<u>\$ (452,136)</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**Hunters Overlook Metropolitan District No. 1**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (DEFICIT)**  
**PROPRIETARY FUND**  
**Year Ended December 31, 2024**

	<u>Water Activity Enterprise Fund</u>
<b>OPERATING REVENUES</b>	
Water fees	\$ 765,568
Total operating revenues	<u>765,568</u>
<b>OPERATING EXPENSES</b>	
Operating expenses	<u>244,716</u>
Total operating expenses	<u>244,716</u>
<b>OPERATING INCOME</b>	<u>520,852</u>
<b>NONOPERATING REVENUE (EXPENSE)</b>	
Interest and fiscal charges	<u>(694,851)</u>
Total nonoperating revenue, net	<u>(694,851)</u>
<b>CHANGE IN NET POSITION</b>	<u>(173,999)</u>
<b>NET POSITION (DEFICIT) - BEGINNING OF YEAR, restated</b>	<u>(278,137)</u>
<b>NET POSITION (DEFICIT) - END OF YEAR</b>	<u><u>\$ (452,136)</u></u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**Hunters Overlook Metropolitan District No. 1**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUND**  
**Year Ended December 31, 2024**

	<b>Water Activity Enterprise Fund</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Cash received from customers	\$ 790,774
Cash payments to suppliers for goods and services	(245,288)
Net cash provided by operating activities	545,486
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>	
Cash due to other funds/entities	(236,871)
Net cash uses by noncapital financing activities	(236,871)
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Developer advance - repayment	(600,000)
Net cash used in capital and related financing activities	(600,000)
<b>NET DECREASE IN CASH AND CASH EQUIVALENTS</b>	(291,385)
<b>CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR</b>	672,751
<b>CASH AND CASH EQUIVALENTS - END OF YEAR</b>	\$ 381,366
 <b>RECONCILIATION OF OPERATING INCOME TO CASH FLOWS PROVIDED BY OPERATING ACTIVITIES</b>	
Operating income	\$ 520,852
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:	
Effects of changes in operating assets and liabilities:	
Accounts receivable	18,968
Prepaid fees	5,094
Accounts payable	572
Total adjustments	24,634
Net cash provided by operating activities	\$ 545,486

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

## **NOTES TO BASIC FINANCIAL STATEMENTS**

**1. DEFINITION OF REPORTING ENTITY**

Hunters Overlook Metropolitan District No. 1 (the "District") is a quasi-municipal political subdivision of the State of Colorado organized on November 14, 2017. The District, along with Hunters Overlook Metropolitan District Nos. 2-8 (the "Districts") were organized to provide for the construction and financing of street, safety control, non-potable water and landscaping improvements. The Districts' service area is located entirely within the Town of Severance in Weld County, Colorado, commonly known as "Overlook". The District is the "Coordinating District" and expected to coordinate the financing, construction and maintenance of all public improvements. District Nos. 2-8, as "Financing Districts", are expected to contain residential development, include future development and provide revenue to support the District's activities. The District derives its revenue principally from District fees, non-potable water fees, trash fees, intergovernmental revenue and property taxes.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the 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 District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

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

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**Government-Wide and Fund Financial Statements** — The government-wide financial statements (i.e. the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the government. Eliminations have been made to minimize the double counting of internal activities. These statements include all of the activities of the District. Governmental activities are normally supported by taxes and intergovernmental revenues. The statement of net position reports all of the financial and capital resources of the District. The difference between the assets and the liabilities and deferred inflows is reported as net position.

The statement of activities demonstrates the degree to which 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) fees and 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. Revenues that are not classified as program revenues, including all taxes, are reported as general revenues.

HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 1  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2024

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**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 flow.

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 period or soon enough thereafter to pay liabilities of the current fiscal period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Those revenues susceptible to accrual are property taxes and are recognized as revenue by the District. All other revenue items, including developer advances, are considered to be measurable and available only when cash is received by the District.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of long-term debt and acquisitions under capital leases are reported as other financing sources.

The District reports the following major governmental funds:

*General Fund* – The general fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

*Capital Projects Fund* – The capital projects fund accounts for the financial resources to be used for the acquisition and construction of capital infrastructure.

The District reports the following major proprietary fund:

*Water Activity Fund* – The water activity fund (an enterprise fund) is used to account for those operations financed and operated in a manner similar to private business or where the board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. The intent of the District is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges. As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's water activity fund are charges for services. Operating expenses for the water activity fund includes cost of sales and services and administrative expenses. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the District's policy to apply restricted resources first, then unrestricted resources as they are needed.

# HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 1

## NOTES TO FINANCIAL STATEMENTS

December 31, 2024

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**Budget Information** – In accordance with the State Budget Law, 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 appropriation is at the total fund expenditures level and lapses at year-end. The District’s Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated and represents actual and amended amounts.

**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 taxes are payable by April or if in equal installments, at the taxpayer’s election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows of resources in the year they are levied and measurable. The property tax revenues are recorded as revenue in the year they are available or collected.

**Cash Equivalents** – For purposes of the statement of cash flows, the District considers cash deposits and highly liquid investments (including restricted assets) with a maturity of three months or less when purchased, to be cash equivalents.

**Capital Assets** — Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, sidewalks, and similar items) are reported 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. All purchased capital assets are valued at cost where historical records are available and at an estimated historical cost where no historical records exist. Donated capital assets are valued at their acquisition value on the date received. Major outlays for capital assets and improvements are capitalized as projects are constructed. Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress, and are not included in the calculation of the net investment in capital assets of the District’s net position.

The costs of normal maintenance and repairs that do not add to the value of the asset, or materially extend asset lives, are not capitalized. Improvements are capitalized and are depreciated over the remaining useful lives of the related capital assets, as applicable.

**Deferred Inflows of Resources** - In addition to liabilities, the statement of net position and balance sheets 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 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. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 1  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2024

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**Fund Balance Classification** — The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy based on the extent to which the District is bound to honor constraints on the specific purposes for which can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Non-spendable* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid expenses) or is legally or contractually required to be maintained intact.

*Restricted* – The portion of fund balance constrained to being used for a specific purpose by external parties (such as grantors or bondholders), constitutional provisions or enabling legislation.

*Committed* – The portion of fund balance constrained for specific purposes according to limitations imposed by the District’s highest level of decision making authority, the Board of Directors, prior to the end of the current fiscal year. The constraint may be removed or changed only through formal action of the Board of Directors.

*Assigned* – The portion of fund balance that is constrained by the government’s intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned* – The residual portion of fund balance that does not meet any of the above criteria.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s policy to use the most restrictive classification first.

**Estimates** — The preparation of financial statements in conformity with generally accepted accounting principles in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

### 3. CASH

**Deposits with financial institutions** — The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. As of December 31, 2024, the federal insurance limit was \$250,000. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits.

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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.

At December 31, 2024, the District’s cash deposits had a bank balance of \$824,898 and a carrying balance of \$776,875.

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

The District generally limits its investments to those which are believed to have minimal interest rate risk and no foreign currency risk. Additionally, the district is not subject to concentration risk disclosure requirements or subject to investment custodial credit risk for investments that are in the possession of another party. Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

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

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

As of December 31, 2024, the District had no investments.

**4. CAPITAL ASSETS**

Capital assets activity for the year ended December 31, 2024 was as follows:

	<b>Balance at December 31, 2023</b>	<b>Additions</b>	<b>Reductions</b>	<b>Balance at December 31, 2024</b>
<b>Governmental activities:</b>				
Capital assets, not being depreciated:				
Construction in progress	\$ 38,890,444	\$ -	\$ -	\$ 38,890,444
Total capital assets, not being depreciated	<u>\$ 38,890,444</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 38,890,444</u>

All or a majority of the governmental capital assets will be conveyed to another governmental entity.

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	<b>Balance at December 31, 2023</b>	<b>Additions</b>	<b>Reductions</b>	<b>Balance at December 31, 2024</b>
<b>Business-type activities:</b>				
Capital assets, not being depreciated:				
Construction in progress	\$ 6,597,879	\$ -	\$ -	\$ 6,597,879
Total capital assets not being depreciated	<u>\$ 6,597,879</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,597,879</u>

5. **LONG-TERM LIABILITIES**

	<b>Balance at December 31, 2023</b>	<b>Additions</b>	<b>Reductions</b>	<b>Balance at December 31, 2024</b>	<b>Due Within One Year</b>
<b>Governmental activities:</b>					
Promissory note - capital	\$ 9,647,784	\$ -	\$ -	\$ 9,647,784	\$ -
Promissory note - operating	71,740	-	-	71,740	-
Accrued interest on promissory notes	1,740,150	1,020,550	19,665	2,741,035	-
	<u>\$ 11,459,674</u>	<u>\$ 1,020,550</u>	<u>\$ 19,665</u>	<u>\$ 12,460,559</u>	<u>\$ -</u>

	<b>Balance at December 31, 2023</b>	<b>Additions</b>	<b>Reductions</b>	<b>Balance at December 31, 2024</b>	<b>Due Within One Year</b>
<b>Business-type activities:</b>					
Promissory note - operations	\$ 124,298	\$ -	\$ 124,298	\$ -	\$ -
Promissory note - capital - restated	6,597,879	-	-	6,597,879	-
Accrued interest on promissory notes - restated	1,189,993	694,851	475,702	1,409,142	-
	<u>\$ 7,912,170</u>	<u>\$ 694,851</u>	<u>\$ 600,000</u>	<u>\$ 8,007,021</u>	<u>\$ -</u>

**Funding and Reimbursement Agreement** – On November 16, 2017 the Districts, collectively, entered into a Funding and Reimbursement Agreement with Severance Overlook Investments, LLC (“the Developer”). Under the terms of the agreement, the Developer agreed to advance to the Districts amounts not to exceed \$500,000. The funds advanced under the agreement shall be applied to costs associated with formation, administration, operations and maintenance of public facilities and for other budgeted general fund expenditures during the term of the Agreement. The term of the agreement is annually renewable for one year terms to be considered at the time of the budget approval of the Districts. Upon request of the developer, the Districts agreed to issue Promissory Notes to evidence the repayment obligation of the existing loan advances. Amounts advanced under the terms of the agreement shall bear an interest rate of 2% plus the current Federal Reserve board prime rate.

Under the terms of the agreement, on November 16, 2017 District Nos. 1-8 executed a Revenue and Limited Tax Obligation Promissory Note of up to \$500,000 registered to the Developer. The note bears an interest rate of 2% plus the current Federal Reserve Board prime rate and matures on November 16, 2018. During 2024, the Enterprise note was paid in full and the General Fund note was renewed according to the terms of the agreement. At December 31, 2024, the outstanding principal and accrued interest on the promissory note is \$71,040 and \$32,384, respectively.

**Advance and Reimbursement Agreement** – On November 16, 2017 the Districts, collectively, entered into an Advance and Reimbursement Agreement with the Developer. Under the terms of the agreement, the Developer agreed to advance to the Districts amounts not to exceed \$46,858,382 in installments available to the Districts through December 1, 2018. The funds advanced under the agreement shall be applied to capital costs of the Districts as established in the District’s annual budgets. Amounts advanced under the terms of the agreement shall bear an interest rate of 2% plus

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the current Federal Reserve board prime rate.

Under the terms of the agreement, on November 16, 2017, the Districts executed a Revenue and Limited Tax Obligation Subordinate Promissory Note of up to \$46,858,382 registered to the Developer. The note bears an interest rate of 2% plus the current Federal Reserve Board prime rate and matures on December 16, 2025. During 2024, the District reimbursed the developer \$495,367 in interest. District No. 7 issued bonds on March 15, 2022. \$3,238,900 of the bond proceeds were transferred to District No. 1 to pay on the note. On November 15, 2024, the notes were renewed according to the terms of the agreement. At December 31, 2024, the outstanding principal and accrued interest on the subordinate promissory notes is \$16,245,663 and \$4,117,794, respectively. Of the \$16,245,663, \$9,647,784 is reflected in the Governmental activities and \$6,597,879 is reflected in the Enterprise activities.

**Debt Authorization** – On November 7, 2017, the electors of the Districts, collectively, authorized the issuance of indebtedness in an amount not to exceed \$468,583,820 for improvements, \$45,858,382 for operations and maintenance, and \$93,716,764 for refunding, refinancing or defeasing district debt and other financial obligations. Pursuant to the Service Plan, the Districts are permitted to issue indebtedness of up to \$46,859,382. As of December 31, 2024, the Districts had \$7,973,382 remaining authority under the Service Plan.

## 6. AGREEMENTS

**Intergovernmental Agreement** – On November 16, 2017, the Districts entered into an Intergovernmental Agreement (the "IGA") in order to implement the Service Plan. According to the Service Plan, the District is the coordinating district and is expected to coordinate the financing, construction and maintenance of all public improvements. District Nos. 2-8 are financing districts and contain residential development. The financing districts are expected to include development and provide revenue to support the Districts' activities. The IGA provides that the District shall be the owner and operator of district owned improvements and may provide for the funding of construction, operation and maintenance of the public improvements through further and future indebtedness. District Nos. 2-8 shall impose and collect any property taxes, remit the proceeds of any indebtedness, taxes or otherwise provide for the funding of the construction, operation or maintenance of the public improvements. The IGA stipulates the obligations and limitations of the district as the "operator" of the public improvements.

The IGA also engages the District as the "district administrator" for all the Districts. District administration includes preparation of annual budgets, engagement of legal counsel and other consultants and statutory compliance measures.

**Improvement Acquisition Agreement** – On November 16, 2017, the Districts, collectively, entered into an Improvement Acquisition Agreement with the Developer. The Developer has designed and constructed certain improvements on behalf of the Districts. Pursuant to the agreement, the Districts agreed to acquire from the Developer completed improvements or improvements under construction and improvements constructed in the future. The purchase price shall be equal to the Developer's costs. As of the date of the agreement, the Districts did not have funds available to pay for the acquisition of improvements. The Districts agreed to pay for the improvements from bond proceeds and subordinate obligations issued by the Districts.

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**7. NET POSITION**

The District's net position includes two components: restricted and unrestricted.

Restricted assets which have restrictions placed on the use of the assets through external constraints imposed by creditors (such as through debt covenants), contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation. Net position includes:

Restricted:

Emergency reserve (TABOR)	\$ <u>32,318</u>
Total restricted net position	\$ <u>32,318</u>

Unrestricted net position consists of the net amount of assets, liabilities and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component of net position. The District utilizes unrestricted net position before using restricted net position. As of December 31, 2024, the District had unrestricted net position of \$26,095,839.

**8. RELATED PARTY**

The Developer of the property which constitutes the District is Severance Overlook Investments, LLC. The members of the Board of Directors are employees, owners or are otherwise associated with the Developer and its affiliates and may have conflicts of interest dealing with the District.

**9. RISK MANAGEMENT**

The District is exposed to various risks of losses related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by an intergovernmental agreement to provide property, liability, public officials liability, boiler and machinery and workers compensation insurance to its members.

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

**10. TAX, SPENDING AND DEBT LIMITATIONS**

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

Enterprises, defined as government-owned businesses authorized to issue revenue bonds and receiving less than 10% of annual revenues in grants from all state and local governments combined, are excluded from the provisions of TABOR. The District's management believes the Water Activity Fund of the District qualifies for this provision.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending

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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.

On November 7, 2017, a majority of District electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and other revenue of the District for 2017 and any year thereafter, without regard to limitations under TABOR.

The Amendment is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of the amendment. However, the District has made certain interpretations of the amendment's language in order to determine its compliance.

**11. RESTATEMENT**

During the year ended December 31, 2023, the District identified and corrected errors in the reporting of the Promissory Note—Capital and related accrued interest within the business-type activities. Specifically, the District determined that the principal and accrued interest on the Capital Promissory Note in the Enterprise Fund had not been properly stated as of December 31, 2023. The Promissory Note—Capital was understated by \$250,000, while accrued interest was overstated by \$234,058. This error resulted from misapplication of a developer reimbursement that was not in accordance with the Developer Advance and Reimbursement Agreement. This Restatement corrects the misapplication.

In accordance with GASB Statement No. 100, “Accounting Changes and Error Corrections,” the District has restated the beginning net position as of December 31, 2023, to properly reflect these balances. The net effect of these adjustments was a decrease of \$15,942 in the change in net position:

<b>Reporting Units Affected by Adjustments to and Restatements of Beginning Balances</b>	
	<b>Funds</b>
	<b>Business-type activities</b>
<b>12/31/2023, as previously reported</b>	<b>\$ (262,195)</b>
Change in promissory note- capital	(250,000)
Change in accrued interest	234,058
<b>12/31/2023, as restated</b>	<b>\$ (278,137)</b>

**12. SUBSEQUENT EVENTS**

The District has evaluated subsequent events through the date in which the financial statements were issued.

**REQUIRED SUPPLEMENTAL INFORMATION**

**Hunters Overlook Metropolitan District No. 1**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCE (DEFICIT) - BUDGET AND ACTUAL**  
**GENERAL FUND**  
**For the Year Ended December 31, 2024**

	<b>Budgeted Amounts</b>		<b>Variance with Final Budget - Positive (Negative)</b>
	<b>Original &amp; Final</b>	<b>Actual</b>	
<b>REVENUES</b>			
Property taxes	\$ 349	\$ 358	\$ 9
Specific ownership taxes	3	13	10
District fees	328,800	328,500	(300)
Trash fees	260,300	269,238	8,938
IGA Revenue	413,610	428,042	14,432
Miscellaneous income	55,000	51,113	(3,887)
Total Revenue	<u>1,058,062</u>	<u>1,077,264</u>	<u>19,202</u>
<b>EXPENDITURES</b>			
General government:			
District accounting, management and enforcement services	240,000	248,657	(8,657)
Audit	25,000	39,200	(14,200)
County treasurer fees	5	5	-
Dues and subscriptions	2,500	3,478	(978)
Election	-	88	(88)
Insurance	12,300	17,161	(4,861)
Landscape maintenance/projects	204,000	205,027	(1,027)
Legal	40,000	46,465	(6,465)
Billing expense	5,000	5,703	(703)
Meeting expense	1,500	120	1,380
Miscellaneous expense/projects	20,000	602	19,398
Newsletter/PR	3,000	-	3,000
Park restroom, open space, trash maintenance	29,000	24,755	4,245
Snow removal	20,000	8,925	11,075
Supplies and signage	1,500	-	1,500
Trash service	260,300	269,239	(8,939)
Utilities	22,000	21,844	156
Utilities - restroom	1,300	1,409	(109)
Contingency/projects	75,000	26,459	48,541
Website/Support	1,500	1,743	(243)
Total Expenditures	<u>963,905</u>	<u>920,880</u>	<u>43,025</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>94,157</u>	<u>156,384</u>	<u>62,227</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>94,157</u>	<u>156,384</u>	<u>62,227</u>
<b>FUND BALANCE (DEFICIT) - BEGINNING OF YEAR</b>	<u>7,830</u>	<u>(38,294)</u>	<u>(46,124)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 101,987</u>	<u>\$ 118,090</u>	<u>\$ 16,103</u>

These financial statements should be read only in connection with the  
accompanying notes to financial statements.

## **SUPPLEMENTAL INFORMATION**

**Hunters Overlook Metropolitan District No. 1**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGE IN**  
**FUND BALANCE - BUDGET AND ACTUAL**  
**CAPITAL PROJECTS FUND**  
**For the Year Ended December 31, 2024**

	<u>Budgeted Amounts Original</u>	<u>Budgeted Amounts Final</u>	<u>Actual</u>	<u>Variance with Final Budget - Positive (Negative)</u>
<b>REVENUES</b>				
Developer Advance	\$ -	\$ -	\$ -	\$ -
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>				
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advance reimbursement	-	(19,665)	(19,665)	-
Transfer from District No. 5	<u>-</u>	<u>19,665</u>	<u>19,665</u>	<u>-</u>
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE - BEGINNING OF YEAR</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

These financial statements should be read only in connection with the the accompanying notes to financial statements.

**Hunters Overlook Metropolitan District No. 1**  
**SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN FUNDS AVAILABLE - (BUDGET TO ACTUAL)**  
**WATER ACTIVITY ENTERPRISE FUND**  
**For the Year Ended December 31, 2024**

	<u>Budgeted Amounts</u>		<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original &amp; Final</u>	<u>Actual</u>	
<b>REVENUES</b>			
Water fees	\$ 595,640	\$ 593,700	\$ (1,940)
Water fees - Other entities	144,180	145,005	825
Miscellaneous Income	12,000	26,863	14,863
Total Revenues	<u>751,820</u>	<u>765,568</u>	<u>13,748</u>
<b>EXPENSES</b>			
Water operations	569,000	244,716	324,284
Contingency	100,000	-	100,000
Total Expenditures	<u>669,000</u>	<u>244,716</u>	<u>424,284</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENSES</b>	<u>82,820</u>	<u>520,852</u>	<u>438,032</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Repayment of developer advance	(250,000)	(600,000)	(350,000)
Total other financing sources (uses)	<u>(250,000)</u>	<u>(600,000)</u>	<u>(350,000)</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>(167,180)</u>	<u>(79,148)</u>	<u>88,032</u>
<b>FUNDS AVAILABLE - BEGINNING OF YEAR</b>	<u>824,709</u>	<u>1,036,154</u>	<u>211,445</u>
<b>FUNDS AVAILABLE - END OF YEAR</b>	<u>\$ 657,529</u>	<u>\$ 957,006</u>	<u>\$ 299,477</u>

**Hunters Overlook Metropolitan District No. 1**  
**RECONCILIATION OF BUDGETARY BASIS (NON-GAAP) TO STATEMENT OF**  
**REVENUES, EXPENSES AND CHANGES IN NET POSITION (DEFICIT)**  
**WATER ACTIVITY ENTERPRISE FUND**  
**Year Ended December 31, 2024**

Excess of revenue over expenses	<u>\$ (79,148)</u>
Reconciling Items:	
Expenses and revenues included under budgetary basis, but not included in statement of revenues, expenses and changes in net position	
Developer advance reimbursement - Interest	600,000
Change in Accrued Interest	<u>(694,851)</u>
Change in net position per statement of revenues, expenses and changes in net position	<u><u>\$ (173,999)</u></u>