GVR METROPOLITAN DISTRICT
Denver County, Colorado

FINANCIAL STATEMENTS
December 31, 2022

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MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the GVR Metropolitan District offers readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2022.

Financial Highlights

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year by $17,682,617.
- There was an increase in the government's total net position of $1,671,409. This increase can be attributed to the reduction of expenses and increase in property values.
- As of the close of the current fiscal year, the District's General Fund reported an ending fund balance of $8,420,735, an increase of $1,102,099 in comparison with the prior year. This increase was due to budgeted capital projects not being completed. Of this total amount, $7,565,692 is available for spending at the government's discretion.

Overview of the Financial Statements

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

Financial Statements

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

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

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

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

Condensed Statement of Net Position
For the Year Ending December 31, 2022

	2022	2021
Current and other assets	$ 12,120,365	$ 11,014,139
Long term assets	8,999,178	8,732,707
Deferred outflows of resources	122,271	203,658
Total assets and deferred outflows of resources	21,241,814	19,950,504
Current liabilities	151,439	104,242
Long term liabilities	51,807	475,463
Deferred inflows of resources	3,355,951	3,359,591
Total liabilities and deferred inflows of resources	3,559,197	3,939,296
Net Position:		
Net Investment in Capital Assets	8,932,915	8,732,707
Restricted	856,106	788,239
Unrestricted	7,134,945	5,129,817
Unrestricted-Designated	758,651	1,360,445
Total Net Position	$ 17,682,617	$ 16,011,208

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

Condensed Statements of Activities
And Changes in Net Position
For the Year Ended December 31, 2022

	2022	2021
Revenues:		
General Revenues		
Taxes	$ 2,985,593	$ 2,798,333
Interest Earnings & Other Income	146,920	3,822
Program Revenues	226,901	202,080
Total Revenues	3,359,414	3,004,235
Expenses:		
General Government & Programs	1,688,005	1,466,341
Total Expenses	1,688,005	1,466,341
Change in Net Position	1,671,409	1,537,894
Net Position – Beginning	16,011,208	14,473,314
Net Position – Ending	$ 17,682,617	$ 16,011,208

While the Statement of Net Position shows the change in financial position, the Statement of Activities and Changes in Net Position provides answers concerning the nature and source of these changes. It is shown in the table above that the net position increased by $1,671,409 to $17,682,617 in 2022.

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

General Fund Budgetary Highlights

Expenditures and revenues were received and spent as budgeted during 2022. In 2022, investment income rates were higher than anticipated. The budgeted emergency and contingency funds were not required to be used. These changes resulted in an excess of revenues over expenditures of $1,101,714 before the transfer in of $385 to the Community Program Fund. After the transfer in, the General Fund had an excess of revenues over expenditures and other uses of funds of $1,102,099.

Capital Assets and Debt Administration

Capital assets: The District's investment in capital assets as of December 31, 2022 amounts to $8,932,915 (net of accumulated depreciation). The major assets owned by the District are common areas. The District owns two buildings, the Administration/Community Center Building, which is located within the District and a facility building for maintenance staff and equipment at the community garden also within the District. The District also owns several vehicles and pieces of equipment for landscape maintenance use. All other capital assets were transferred to another local government after completion. Additional information on the District's capital assets can be found in Note 4.

Long-term debt: At the end of the current fiscal year, the District had no outstanding bond debt. As of December 31, 2022, the District's portion of the net pension asset for PERA's Local Government Division Trust Fund is $66,263 and net pension liability for post-employment benefits is $51,807. Additional information on the District's long-term debt can be found in Note 5. Additional information on the District's pension liability can be found in notes 9 through 10. Additional information on the District's post-employment benefits liability can be found in note 11.

Economic Factors and Next Year's Budgets and Rates

While housing foreclosures for Colorado have slowed, other economic trends in the region compare favorably to national indices (Colorado unemployment rate was 3.3% while the national rate was 3.7%, etc.). The assessed valuation of the District increased slightly. Property tax remains the primary source of revenue for the District. The 2023 Budget was adopted November 16, 2022. There was no change in the level of services provided in the GVR Metropolitan District's 2023 Budget as adopted.

Requests for Information

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

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Members of the Board of Directors
GVR Metropolitan District

Opinions

We have audited the accompanying financial statements of the governmental activities, the major funds, and the aggregate remaining fund information of GVR Metropolitan District as of and for the year ended December 31, 2022 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the major funds, and the aggregate remaining fund information of GVR Metropolitan District, as of December 31, 2022 and the respective changes in financial position and the budgetary comparison for the General Fund, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our 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, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, general and special revenue funds budget and actual statements, and pension schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, 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.

Other Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements that collectively comprise GVR Metropolitan District's financial statements as a whole. The supplementary information section is presented for purposes of additional analysis and is not a required part of the financial statements.

The other supplementary information, as listed in the table of contents, 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. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

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

Sincerely,

Haynie & Company

Littleton, Colorado
September 26, 2023

GENERAL PURPOSE FINANCIAL STATEMENTS

GVR Metropolitan District
Statement of Net Position
December 31, 2022

	Governmental Activities
Assets	
Current Assets:	
Cash Deposits and Investments	$ 9,305,610
Receivable From County Treasurer	2,752,206
Accounts Receivable	24,948
Prepaid Expenses	36,271
Undeposited Funds	9,596
Total Current Assets	12,128,631
Long-Term Assets:	
Capital Assets, Net	8,932,915
Net Pension Asset	66,263
Total Long-Term Assets	8,999,178
Deferred Outflows of Resources	
Deferred Outflows Related to Pension	113,413
Deferred Outflows Related to OPEB	8,858
Total Deferred Outflows of Resources	122,271
Total Assets	21,250,080
Liabilities	
Current Liabilities:	
Accounts payable	18,498
Credit Cards	5,563
Payroll Liabilities	52,704
Deposits	150
Compensated Absence	82,790
Total Current Liabilities	159,705
Long-Term Liabilities:	
Net OPEB Liability	51,807
Total Long-Term Liabilities	51,807
Total Liabilities	211,512
Deferred Inflows of Resources	
Property tax revenue	2,752,206
Deferred Amounts Related to Pension	574,294
Deferred Amounts Related to OPEB	29,451
Total deferred inflows of resources	$ 3,355,951

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

GVR Metropolitan District
Statement of Net Position (continued)
December 31, 2022

Net Position

Net investment in capital assets	8,932,915
Restricted for:	
Conservation Trust Fund	790,334
Emergency Reserve	65,772
Community Programs	-
Unrestricted	7,134,945
Unrestricted - Designated	758,651
Total Net Position	17,682,617
Total Liabilities, Net Position and Deferred Inflows of Resources	$ 21,250,080

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

GVR Metropolitan District
Statement of Activities
For the Year Ended December 31, 2022

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position — Primary Government: Governmental Activities
Primary government:					
Governmental activities:					
General Government	$ 1,529,896	$ 116,610	$ -	$ -	$ (1,413,286)
Community Programs	158,109	358	109,933	-	(47,818)
	$ 1,688,005	$ 116,968	$ 109,933	$ -	$ (1,461,104)
General revenues:					
Property taxes					2,841,188
Specific ownership taxes					144,405
Net investment income					146,920
Total general revenues					3,132,513
Change in net position					1,671,409
Net position - beginning of year					16,011,208
Net position - end of year					$ 17,682,617

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

GVR Metropolitan District
Governmental Funds Balance Sheet
and Reconciliation of Fund Balances to Net Position
December 31, 2022

	Governmental Fund Types		
Assets	**General Fund**	**Non Major Governmental Funds**	**2021**
Cash and Investments	$ 8,507,456	$ 798,154	$ 9,305,610
Receivable from County Treasurer	2,752,206	-	2,752,206
Accounts Receivable, net	16,527	8,421	24,948
Prepaid Expenses	36,271	-	36,271
Undeposited Funds	3	9,593	9,596
Total Assets	$ 11,312,463	$ 816,168	$ 12,128,631
Liabilities			
Accounts Payable	$ 8,053	$ 10,445	$ 18,498
Credit Cards Payable	3,314	2,249	5,563
Payroll Liabilities	47,477	5,227	52,704
Deposits Held in Custody	150	-	150
Compensated Absence	80,528	2,262	82,790
Total Liabilities	139,522	20,183	159,705
Deferred Inflows of Resources			
Deferred Property Tax Revenue	2,752,206	-	2,752,206
Total Deferred Inflows of Resources	2,752,206	-	2,752,206
Fund Balances			
Restricted:			
Conservation Trust Fund	-	790,334	790,334
Emergency Reserves	65,772	-	65,772
Assigned:			
HOA Services	-	5,651	5,651
Capital Outlay	753,000	-	753,000
Community Program	-	-	-
Unassigned	7,565,692	-	7,565,692
Nonspendable	36,271	-	36,271
Total Fund Balances	8,420,735	795,985	9,216,720
Total Liabilities, Fund Balance and Deferred Inflows of Resources	$ 11,312,463	$ 816,168	$ 12,128,631

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

GVR Metropolitan District
Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
For the Year Ended December 31, 2022

Total Governmental Fund Balances		$ 9,216,720
Amounts reported for governmental activities in the statement of net position are different because:		
Deferred Outflows Related to Pension	113,413	
Deferred Inflows Related to Pension	(574,294)	
Deferred Outflows Related to OPEB	8,858	
Deferred Inflows Related to OPEB	(29,451)	
		(481,474)
Some liabilities, including net pension liability and assets, are not due and payable in the current period and therefore are not reported in the fund balance sheet:		
Net Pension Asset	66,263	
Net OPEB Liability	(51,807)	
		14,456
Capital assets used in governmental activities are not financial resources, and therefore not reported in the funds. However, in the statement of net position the cost of these assets are capitalized and expensed over their estimated lives through annual depreciation expense:		
Cost of Capital Assets	9,955,062	
Less Accumulated Depreciation - General Fund	(1,022,147)	
		8,932,915
Net Position		$ 17,682,617

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

GVR Metropolitan District
Governmental Fund Revenues, Expenditures, and Changes in Fund Balances
For the Year Ended December 31, 2022

	Governmental Fund Types		
	General	Non Major Governmental Funds	2022
Revenues			
Property taxes	$ 2,841,188	$ -	$ 2,841,188
Specific Ownership Taxes	144,405	-	144,405
Contracts & Grants	-	112,560	112,560
Conservation Trust Funds	-	109,933	109,933
Recreation Programs	-	358	358
Rental Activities	3,565	-	3,565
Net Investment Income	146,847	73	146,920
Other Income	-	485	485
Total Revenues	3,136,005	223,409	3,359,414
Expenditures			
Current			
Personnel Services	846,643	93,988	940,631
Contract Services	335,057	6,630	341,687
District Operations	30,781	-	30,781
Administrative Operations	181,419	19,303	200,722
Common Area Operations	313,904	37,866	351,770
Program Operations	-	322	322
Capital Outlay	326,487	-	326,487
Total Expenditures	2,034,291	158,109	2,192,400
Excess of Revenues Over (Under) Expenditures	1,101,714	65,300	1,167,014
Other Financing Sources (Uses)			
Operating Transfers In (Out)	385	(385)	-
Total Other Financing Sources (Uses)	385	(385)	-
Net Change in Fund Balances	1,102,099	64,915	1,167,014
Fund Balances:			
Beginning of the Year	7,318,636	731,070	8,049,706
End of the Year	$ 8,420,735	$ 795,985	$ 9,216,720

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

GVR Metropolitan District

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

For the Year Ended December 31, 2022

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

Net change in fund balance—total governmental funds		$ 1,167,014
Governmental funds report capital outlays as expenditures and capital assets conveyed are not reported.		
However, in the statement of activities, the cost of capital outlays is capitalized and conveyed capital assets are recorded as revenues. The assets are depreciated over their useful lives. This is the difference between depreciation expense and capital outlay in the current period:		
Capital Outlay	326,487	
Loss on capital asset disposals	(3,647)	
Depreciation Expense - General Fund	(122,632)	
		200,208
Elimination of transfers between governmental funds:		
Transfer In	(385)	
Transfer Out	385	
		-
Pension expenses and income do not use current financial resources and are excluded from the funds:		
Pension Income	292,688	
OPEB Income	11,499	
		304,187
Change in net position of governmental activities		$ 1,671,409

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – DEFINITION OF REPORTING ENTITY

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Basis of Presentation

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

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

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

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Budgets

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

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

Pooled Cash

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

Property Taxes

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

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

Emergency Reserves have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado. The General Fund has reserved $65,772 from fund balance in compliance with this requirement.

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

NOTE 3 – CASH AND INVESTMENTS

Cash Deposits

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

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

For deposits, custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned. The District does not have a deposit policy for custodial credit risk. As of December 31, 2022, the District's bank balance was not exposed to custodial credit risk. Deposits that are exposed to custodial credit risk are collateralized with securities held by the pledging financial institution through PDPA.

At December 31, 2022, the District's cash deposits had a bank balance and a carrying balance as follows:

	Bank Balance	Carrying Balance
Insured Deposits	$ 1,173,017	$ 1,169,252

At December 31, 2022, the District also had a petty cash account with a balance of $498.

Investments

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

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

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

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

NOTE 3 – CASH AND INVESTMENTS (CONTINUED)

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

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

COLOTRUST

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

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to $1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a $10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAm by Standard & Poor's. COLOTRUST EDGE is rated AAAf/S1 by Fitch Ratings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

As of December 31, 2022, the District had $8,119,331 invested in COLOTRUST PLUS+.

NOTE 4 – CAPITAL ASSETS

An analysis of the changes in property and equipment for the year ended December 31, 2022 follows:

By Classification	Balance December 31, 2021	Additions	Deletions	Balance December 31, 2022
Non-Depreciable				
Land	$ 530,344	$ -	$ -	$ 530,344
Landscaping	5,718,956	-	-	5,718,956
Total Non-Depreciable	6,249,300	-	-	6,249,300
Depreciable				
Community Center	1,324,422	22,722	(7,632)	1,339,512
Equipment	325,876	-	-	325,876
Vehicles	320,053	-	-	320,053
Land Improvements	1,416,556	303,765	-	1,720,321
Total Depreciable	3,386,907	326,487	(7,632)	3,705,762
Less Accumulated Depreciation				
General Fund	(903,500)	(122,632)	3,985	(1,022,147)
Net Depreciable	2,483,407	203,855	(3,647)	2,683,615
Capital Assets, Net	$ 8,732,707	203,855	(3,647)	$ 8,932,915

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

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

All of the depreciation expense of $122,632 was charged to General Government functions.

NOTE 5 – LONG-TERM OBLIGATIONS

The following is an analysis of changes in general long-term obligations for the year ended December 31, 2022:

	Balance December 31, 2021	Additions	Deletions	Balance December 31, 2022	Amount Due in One Year
Net Pension Liability (Asset)	$ 417,399	$ -	$ (483,662)	$ (66,263)	$ -
Net OPEB Liability	58,064	-	(6,257)	51,807	-
	$ 475,463	$ -	$ (489,919)	$ (14,456)	$ -

On October 11, 1983, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not-to-exceed $31,000,000 at an interest rate not to exceed 18% per annum. At December 31, 2022, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

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

NOTE 6 – RISK MANAGEMENT

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

The District is one of approximately 1,392 special districts which are members of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2021. The Pool is an organization created by intergovernmental agreement to provide property, liability, public official's liability, boiler and machinery and workers compensation coverage to its members. The Pool provides coverage for property claims up to $100,000,000 and liability coverage for claims up to $500,000. Employment related wrongful termination claims are shared 50% with the Pool up to $200,000 ($100,000 Pool and $100,000 District). The District is responsible for all claims in excess of $200,000. Settled claims have not exceeded this coverage in any of the past three fiscal years.

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

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

NOTE 7 – ECONOMIC DEPENDENCE

The majority of the system development charges relate to the commercial properties building in the District.

NOTE 8 – TAX, SPENDING AND DEBT LIMITATIONS

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

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

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

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

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

NOTE 9 – DEFINED BENEFIT PENSION PLAN

Summary of Significant Accounting Policies

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

General information on the Pension Plan

Plan description. Eligible employees of the District are provided with pensions through the Local Government Division Trust Fund (LGDTF)-a cost-sharing multiple-employer defined benefit pension plan administered by PERA. Plan benefits are specified in Title 24, Article 51 of the Colorado Revised Statutes (C.R.S.), administrative rules set forth at 8 C.C.R. 1502-1, and applicable provisions of the federal Internal Revenue Code. Colorado State law provisions may be amended from time to time by the Colorado General Assembly. PERA issues a publicly available comprehensive annual financial report that can be obtained at www.copera.org/investments/pera-financial-reports.

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

Benefits provided as of December 31, 2021. PERA provides retirement, disability, and survivor benefits. Retirement benefits are determined by the amount of service credit earned and/or purchased, highest average salary, the benefit structure(s) under which the member retires, the benefit option selected at retirement, and age at retirement. Retirement eligibility is specified in tables set forth at C.R.S. § 24-51-602, 604, 1713, and 1714.

The lifetime retirement benefit for all eligible retiring employees under the PERA Benefit Structure is the greater of the:

- Highest average salary multiplied by 2.5 percent and then multiplied by years of service credit.
- The value of the retiring employee's member contribution account plus a 100 percent match on eligible amounts as of the retirement date. This amount is then annuitized into a monthly benefit based on life expectancy and other actuarial factors.

The service retirement benefit is limited to 100 percent of highest average salary and also cannot exceed the maximum benefit allowed by federal Internal Revenue Code.

Members may elect to withdraw their member contribution accounts upon termination of employment with all PERA employers; waiving rights to any lifetime retirement benefits earned. If eligible, the member may receive a match of either 50 percent or 100 percent on eligible amounts depending on when contributions were remitted to PERA, the date employment was terminated, whether 5 years of service credit has been obtained and the benefit structure under which contributions were made.

Upon meeting certain criteria, benefit recipients who elect to receive a lifetime retirement benefit generally receive post-retirement cost-of-living adjustments, referred to as annual increases in the C.R.S. Subject to the automatic adjustment provision (AAP) under C.R.S. § 24-51-413, eligible benefit recipients under the PERA benefit structure who began membership before January 1, 2007, will receive the maximum annual increase (AI) or AI cap of 1.00% unless adjusted by the AAP. Eligible benefit recipients under the PERA benefit structure who began membership on or after January 1, 2007, will receive the lesser of an annual increase of the 1.00% AI cap or the average increase of the Consumer Price Index for Urban Wage Earners and Clerical Workers for the prior calendar year, not to exceed a determined increase that would exhaust 10% of PERA's Annual Increase Reserve (AIR) for the LGDTF. The AAP may raise or lower the aforementioned AI cap by up to 0.25% based on the parameters specified in C.R.S. § 24-51-413.

Disability benefits are available for eligible employees once they reach five years of earned service credit and are determined to meet the definition of disability. The disability benefit amount is based on the lifetime retirement benefit formula(s) shown above considering a minimum 20 years of service credit, if deemed disabled.

Survivor benefits are determined by several factors, which include the amount of earned service credit, highest average salary of the deceased, the benefit structure(s) under which service credit was obtained, and the qualified survivor(s) who will receive the benefits.

Contributions provisions as of December 31, 2022. Eligible employees of the Authority are required to contribute to the LGDTF at a rate set by Colorado statute. The contribution requirements for the LGDTF are established under C.R.S. § 24-51-401, et seq. and § 24-51-413. Employee contribution rates for the period of January 1, 2021 through December 31, 2022 are summarized in the table below:

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

	January 1, 2021 through December 31, 2021	January 1, 2022 through June 30, 2022	July 1, 2022 through December 31, 2022
Employee contribution	8.50%	8.50%	9.00%

	January 1, 2021 through December 31, 2021	January 1, 2022 through June 30, 2022	July 1, 2022 through December 31, 2022
Employer Contribution Rate	10.50%	10.50%	11.00%
Amount of Employer Contribution apportioned to the Health Care Trust Fund as specified in C.R.S. § 24-51-208(1)(f)	(1.02)%	(1.02)%	(1.02)%
Amount Apportioned to the LGDTF	9.48%	9.48%	9.98%
Amortization Equalization Disbursement (AED) as specified in C.R.S. § 24-51-411[1]	2.20%	2.20%	2.20%
Supplemental Amortization Equalization Disbursement (SAED) as specified in C.R.S. § 24-51-411	1.50%	1.50%	1.50%
Defined Contribution Supplement as specified in C.R.S. § 24-51-415	0.02%	0.03%	0.023
Total employer contribution rate to the LGDTF	**13.20%**	**13.21%**	**13.71%**

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

Employer contributions are recognized by the LGDTF in the period in which the compensation becomes payable to the member and the District is statutorily committed to pay the contributions to the LGDTF. Employer contributions recognized by the LGDTF from the District were $101,875 for the year ended December 31, 2022.

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

At December 31, 2022 the District reported an asset of $66,263 for its proportionate share of the net pension asset. The net pension asset for the LGDTF was measured as of December 31, 2021, and the total pension asset used to calculate the net pension asset was determined by an actuarial valuation as of December 31, 2020. Standard update procedures were used to roll-forward the total pension liability to December 31, 2021. The District's proportion of the net pension asset was based on the District's contributions to the LGDTF for the calendar year 2021 relative to the total contributions of participating employer to the LGDTF.

At December 31, 2021, the Districts proportion was 0.077 percent, which was a decrease of 0.03 percent from its proportion measured as of December 31, 2020.

For the year ended December 31, 2022, the District recognized pension income of $292,688.

At December 31, 2021, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$3,238	$1,107
Changes of assumptions or other inputs	22,462	-
Net difference between projected and actual earnings on pension plan investments	-	573,187
Changes in proportion and differences between contributions recognized and proportionate share of contributions	(14,162)	-
Contributions subsequent to the measurement date	101,875	-
Total	$113,413	$574,294

$101,875 reported as deferred outflows of resources related to pensions, resulting from contributions subsequent to the measurement date, will be recognized as a reduction of the net position liability in the year ended December 31, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	
2023	(134,677)
2024	(220,228)
2025	(138,298)
2026	(69,555)
Total	(562,756)

Actuarial assumptions. The total pension liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions and other inputs:

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

The TPL as of December 31, 2021, includes the anticipated adjustments to contribution rates and the AI cap, resulting from the 2020 AAP assessment, statutorily recognized July 1, 2021, and effective July 1, 2022.

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

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

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

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

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

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

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

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

The actuarial assumptions used in the December 31, 2020 valuation were based on the results of the 2020 experience analysis for the period January 1, 2016 through December 31, 2019 and were reviewed and adopted by the PERA Board at their November 20, 2020 meeting.

The long-term expected return on plan assets is reviewed as part of regular experience studies prepared every four to five years for PERA. Recently this assumption has been reviewed more frequently. The most recent analyses were outlined in the Experience Study report dated October 28, 2020.

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

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

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

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

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

Discount rate. The discount rate used to measure the total pension liability was 7.25%. The projection of cash flows used to determine the discount rate applied the actuarial cost method and assumptions shown above. In addition, the following methods and assumptions were used in the projection of cash flows:

- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent projection years, total covered payroll was assumed to increase annually at a rate of 3.00%.
- Employee contributions were assumed to be made at the member contribution rates in effect for each year, including the required adjustments resulting from the 2018 AAP assessment, and the additional 0.50% resulting from the 2020 AAP assessment, statutorily recognized July 1, 2021, and effective July 1, 2022. Employee contributions for future plan members were used to reduce the estimated amount of total service costs for future plan members.
- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law for each year, including the required adjustments resulting from the 2018 AAP assessment, and the additional 0.50% resulting from the 2020 AAP assessment, statutorily recognized July 1, 2021, and effective July 1, 2022. Employer contributions also include current and estimated future AED and SAED, until the actuarial value funding ratio reaches 103%, at which point the AED and SAED will each drop 0.50% every year until they are zero. Additionally, estimated employer contributions reflect reductions for the funding of the AIR and retiree health care benefits. For future plan members, employer contributions were further reduced by the estimated amount of total service costs for future plan members not financed by their member contributions.
- Employer contributions and the amount of total service costs for future plan members were based upon a process used by the plan to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.
- The AIR balance was excluded from the initial FNP, as, per statute, AIR amounts cannot be used to pay benefits until transferred to either the retirement benefits reserve or the survivor benefits reserve, as appropriate. AIR transfers to the fiduciary net position and the subsequent AIR benefit payments were estimated and included in the projections.
- The projected benefit payments reflect the lowered AI cap, from 1.25% to 1.00%, resulting from the 2020 AAP assessment, statutorily recognized July 1, 2021, and effective July 1, 2022.
- Benefit payments and contributions were assumed to be made at the middle of the year.

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

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

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

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Proportionate share of the net pension liability (asset)	454,337	(66,263)	(501,722)

Pension plan fiduciary net position. Detailed information about the LGDTF's fiduciary net position is available in PERA's comprehensive annual financial report which can be obtained at www.copera.org/investments/pera-financial-reports.

NOTE 10 – DEFINED CONTRIBUTION PENSION PLANS

Voluntary Investment Program

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

Funding Policy - The Voluntary Investment Program is funded by voluntary member contributions up to the maximum limits set by the Internal Revenue Service, as established under Title 24, Article 51, Section 1402 of the C.R.S., as amended. In addition, the District has agreed to match employee contributions at 50 percent up to 5 percent of covered salary as determined by the Internal Revenue Service. Employees are immediately vested in their own contributions, employer contributions and investment earnings. For the year ended December 31, 2022, program members contributed $32,580 to the plan and the District recognized pension expense $16,290 for the Voluntary Investment Program.

Defined Contribution Retirement Plan (PERA DC Plan)

Plan Description – Employees of the LGDTF that were hired on or after January 1, 2019 which were eligible to participate in the LGDTF, a cost-sharing multiple-employer defined benefit pension plan, have the option to participate in the LGDTF or the Defined Contribution Retirement Plan (PERA DC Plan).

The PERA DC Plan is an Internal Revenue Code Section 401(a) governmental profit-sharing defined contribution plan. Title 24, Article 51, Part 15 of the C.R.S., as amended, assigns the authority to establish Plan provisions to the PERA Board of Trustees. The DC Plan is also included in PERA's CAFR as referred to above.

Funding Polity – All participating employees in the PERA DC Plan and the District are required to contribute a percentage of the participating employees' PERA-includable salary to the PERA DC Plan. The employee and employer contribution rates for the period 01/01/2021 through 12/31/2022 are summarized in the tables below:

NOTE 10 – DEFINED CONTRIBUTION PENSION PLANS (CONTINUED)

	January 1, 2021 Through December 31, 2021	January 1, 2022 Through June 30, 2022	July 1, 2022 Through December 31, 2022
Employee contribution Rates:	8.50%	8.50%	9.00%
Employer Contribution Rates (On behalf of participating employees):	10.00%	10.00%	10.00%

Additionally the employers are required to contribute AED and SAED to the LGDTF as follows:

	January 1, 2021 Through December 31, 2021	January 1, 2022 Through June 30, 2022	July 1, 2022 Through December 31, 2022
Amortization Equalization Disbursement (AED) as specified in C.R.S. § 24-51-411	2.20%	2.20%	2.20%
Supplemental Amortization Equalization Disbursement (SAED) as specified in C.R.S. § 24-51-411	1.50%	1.50%	1.50%
Automatic Adjustment Provision (AAP), as specified in C.R.S. § 24-51-4131	0.50%	0.50%	1.00%
Defined Contribution Supplement as specified in C.R.S. § 24-51-415	0.02%	0.03%	0.03%
Total employer contribution rate to the LGDTF	**4.22%**	**4.23%**	**4.73%**

Contribution rates for the DC Plan are expressed as a percentage of salary as defined in C.R.S. § 24-51-101(42).

Contribution requirements are established under Title 24, Article 51, Section 1505 of the C.R.S., as amended. Participating employees of the PERA DC Plan are immediately vested in their own contributions and investment earnings and are immediately 50 percent bested in the amount of employer contributions made on their behalf. For each full year of participation, vesting of employer contributions increases by 10 percent. Forfeitures are used to pay expenses of the PERA DC Plan in accordance with PERA Rule 16.80 as adopted by the PERA Board of Trustees in accordance with Title 24, Article 4, Section 204 of the C.R.S. As a result, forfeitures do not reduce pension expense. Participating employees in the PERA DC Plan contributed $0.00 and the District recognized pension expense and a liability of $0.00 and $0.00, respectively, for the PERA DC Plan.

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

Summary of Significant Accounting Policies

The District participates in the Health Care Trust Fund (HCTF), a cost-sharing multiple-employer defined benefit OPEB fund administered by the Public Employees' Retirement Association of Colorado ("PERA"). The net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, OPEB expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position of the HCTF have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefits paid on behalf of health care participants are recognized when due and/or payable in accordance with the benefit terms. Investments are reported at fair value.

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

General Information about the OPEB Plan

Eligible employees of the District are provided with OPEB through the HCTF – a cost sharing multiple-employer defined benefit OPEB plan administered by PERA. The HCTF is established under Title 24, Article 51, Part 12 of the C.R.S., as amended. Colorado State law provisions may be amended from time to time by the Colorado General Assembly. Title 24, Article 51, Part 12 of the C.R.S., as amended, sets forth a framework that grants authority to the PERA Board to contract, self-insure, and authorize disbursements necessary in order to carry out the purposes of the PERACare program, including the administration of health care subsidies. Colorado State law provisions may be amended from time to time by the Colorado General Assembly. PERA issues a publicly available comprehensive annual financial report that can be obtained at www.copera.org/investments/pera-financial-reports.

Benefits Provided

The HCTF provides a health care premium subsidy to eligible participating PERA benefit recipients and retirees who choose to enroll in one of the PERA health care plans, however, the subsidy is not available if only enrolled in the dental and/or vision plan(s). The health care premium subsidy is based upon the benefit structure under which the member retires and the member's years of service credit. For members who retire having service credit with employers in the Denver Public Schools (DPS) Division and one or more of the other four Divisions (State, School, Local Government and Judicial), the premium subsidy is allocated between the HCTF and the Denver Public Schools Health Care Trust Fund (DPS HCTF). The basis for the amount of the premium subsidy funded by each trust fund is the percentage of the member contribution account balance from each division as it relates to the total member contribution account balance from which the retirement benefit is paid.

C.R.S. § 24-51-1202 et seq. specifies the eligibility for enrollment in the health care plans offered by PERA and the amount of the premium subsidy. The law governing a benefit recipient's eligibility for the subsidy and the amount of the subsidy differs slightly depending under which benefit structure the benefits are calculated. All benefit recipients under the PERA benefit structure and all retirees under the DPS benefit structure are eligible for a premium subsidy, if enrolled in a health care plan under PERACare.

Enrollment in the PERACare health benefits program is voluntary and is available to benefit recipients and their eligible dependents, certain surviving spouses, and divorced spouses and guardians, among others. Eligible benefit recipients may enroll into the program upon retirement, upon the occurrence of certain life events, or on an annual basis during an open enrollment period.

PERA Benefit Structure

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

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

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

Contributions
Pursuant to Title 24, Article 51, Section 208(1)(f) of the C.R.S., as amended, certain contributions are apportioned to the HCTF. PERA-affiliated employers of the State, School, Local Government, and Judicial Division are required to contribute at a rate of 1.02 percent of PERA-includable salary into the HCTF.

Employer contributions are recognized by the HCTF in the period in which the compensation becomes payable to the member and the District is statutorily committed to pay the contributions. Employer contributions recognized by the HCTF from the District were $7,706 for the year ended December 31, 2022.

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB
At December 31, 2022, the District reported a liability of $51,807 for its proportionate share of the net OPEB liability. The net OPEB liability for the HCTF was measured as of December 31, 2021, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of December 31, 2020. Standard update procedures were used to roll-forward the total OPEB liability to December 31, 2021. The District's portion of the net OPEB was based on District contributions to the HCTF for the calendar year 2021 relative to the total contributions of participating employers to the HCTF.

At December 31, 2021 and 2020, the District's portion was .006%, respectively.

For the year ended December 31, 2022, the District recognized OPEB income of $11,499. At December 31, 2022, the District reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$79	$12,284
Changes of assumptions or other inputs	1,073	2,810
Net difference between projected and actual earnings on pension plan investments	-	3,207
Changes in proportion and differences between contributions recognized and proportionate share of contributions	-	11,149
Contributions subsequent to the measurement date	7,706	-
Total	$8,858	$29,451

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

$7,706 reported as deferred outflows of resources related to OPEB, resulting from contributions subsequent to the measurement date, will be recognized in as a reduction of the net OPEB liability in the year ended December 31, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended December 31,	
2023	(8,329)
2024	(8,758)
2025	(7,791)
2026	(2,653)
2027	(667)
Thereafter	(102)
Total	(28,299)

Actuarial Assumptions

The total OPEB liability in the December 31, 2020 actuarial valuation was determined using the following actuarial cost method, actuarial assumptions and other inputs:

Actuarial cost method	Entry age
Price inflation	2.30%
Real wage growth	0.70%
Wage inflation	3.00%
Salary increases, including wage inflation	3.20% - 11.30%
Long-term investment Rate of Return, net of OPEB plan investment expense, including price inflation	7.25%
Discount rate	7.25%
Health care cost trend rates	
PERA Benefit Structure:	
Service-based premium subsidy	0.00%
PERACare Medicare plans	4.50% in 2021, 6% in 2022 gradually decreasing to 4.50% in 2029
Medicare Part A premiums	3.75% in 2021, gradually increasing to 4.50% in 2029

Calculations are based on the benefits provided under the terms of the substantive plan in effect at the time of each actuarial valuation and on the pattern of sharing of costs between employers of each fund to that point.

In determining the additional liability for PERACare enrollees who are age sixty-five or older and who are not eligible for premium-free Medicare Part A in the December 31, 2020 valuation, the following monthly costs/premiums are assumed for 2021 for the PERA Benefit Structure:

	Initial Costs for Members without Medicare Part A		
Medicare Plan	**Monthly Cost**	**Monthly Premium**	**Monthly Cost Adjusted to Age 65**
Medicare Advantage/Self-Insured Prescription	$633	$230	$591
Kaiser Permanente Medicare Advantage HMO	$596	$199	$562

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

The 2021 Medicare Part A premium is $471 per month.

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

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

Health care cost trend rates for the PERA benefit structure are based on published annual health care inflation surveys in conjunction with actual plan experience (if credible), building block models and industry methods developed by health plan actuaries and administrators. In addition, projected trends for the Federal Hospital Insurance Trust Fund (Medicare Part A premiums) provided by the Centers for Medicare & Medicaid Services are referenced in the development of these rates. Effective December 31, 2020, the health care cost trend rates for Medicare Part A premiums were revised to reflect the current expectation of future increases in rates of inflation applicable to Medicare Part A premiums.

The PERA benefit structure health care cost trend rates that were used to measure the TOL are summarized in the table below:

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

Year	PERACare Medicare Plans	Medicare Part A Premiums
2021	4.50%	3.75%
2022	6.00%	3.75%
2023	5.80%	4.00%
2024	5.60%	4.00%
2025	5.40%	4.00%
2026	5.10%	4.25%
2027	4.90%	4.25%
2028	4.70%	4.25%
2029+	4.50%	4.50%

Mortality assumptions used in the December 31, 2020 valuation for the determination of the total pension liability for each of the Division Trust Funds as shown below, reflect generational mortality and were applied, as applicable, in the determination of the TOL for the HCTF, but developed using a headcount-weighted basis. Affiliated employers of the State, School, Local Government, and Judicial Divisions participate in the HCTF.

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

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

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

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

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

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

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

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

- Initial per capita health care costs for those PERACare enrollees under the PERA benefit structure who are expected to attain age 65 and older ages and are not eligible for premium free Medicare Part A benefits were updated to reflect the change in costs for the 2021 plan year.
- The health care cost trend rates for Medicare Part A premiums were revised to reflect the then current expectation of future increases in rates of inflation applicable to Medicare Part A premiums.

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

The actuarial assumptions used in the December 31, 2020 valuation were based on the results of the 2020 experience analysis for the period January 1, 2016, through December 31, 2019 and were reviewed and adopted by the PERA Board at their November 20, 2020 Board meeting.

The long-term expected return on plan assets is reviewed as part of regular experience studies prepared every four to five years for PERA. Recently this assumption has been reviewed more frequently. The most recent analyses were outlined in the Experience Study report dated October 28, 2020.

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

As of the most recent reaffirmation of the long-term rate of return, the target asset allocation and best estimates of geometric real rates of return for each major asset class are summarized in the table as follows:

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

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

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

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

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

	1% Decrease in Trend Rates	Current Trend Rates	1% Increase in Trend Rates
Initial PERACare Medicare trend rate	3.50%	4.50%	5.50%
Ultimate PERACare Medicare trend rate	3.50%	4.50%	5.50%
Initial Medicare Part A trend rate	2.75%	3.75%	4.75%
Ultimate Medicare Part A trend rate	3.50%	4.50%	5.50%
Net OPEB Liability	$60,169	$51,807	$44,665

Discount Rate

The discount rate used to measure the total OPEB liability was 7.25 percent. The projection of cash flows used to determine the discount rate applied to the actuarial cost method and assumptions shown above. In addition, the following methods and assumptions were used in the projection of cash flows:

- Updated health care cost trend rates for Medicare Part A premiums as of the December 31, 2021 measurement date.
- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent projection years, total covered payroll was assumed to increase annually at a rate of 3.00%.
- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law and effective as of the measurement date.
- Employer contributions and the amount of total service costs for future plan members were based upon a process used by the plan to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.
- Transfers of a portion of purchase service agreements intended to cover the costs associated with OPEB benefits were estimated and included in the projections.
- Benefit payments and contributions were assumed to be made at the middle of the year.

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

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

Sensitivity of the GVR Metropolitan District proportionate share of the net OPEB liability to changes in the discount rate

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

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Proportionate share of the net OPEB liability	60,169	51,807	44,665

OPEB plan fiduciary net position

Detailed information about the HCTF's fiduciary net position is available in PERA's comprehensive annual financial report which can be obtained at www.copera.org/investments/pera-financial-reports.

REQUIRED SUPPLEMENTAL INFORMATION

GVR Metropolitan District
Statement of Revenue, Expenditures
and Changes in Fund Balance—Actual and Budget
Governmental Fund Type—General Fund
For the Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
Revenue			
Property taxes	$ 2,860,192	$ 2,841,188	$ (19,004)
Specific ownership taxes	143,010	144,405	1,395
Rental Activities	3,300	3,565	265
Net Investment Income	3,536	146,847	143,311
Other Income	-	-	-
Total Revenue	3,010,038	3,136,005	125,967
Expenditures			
Current			
Personnel Services	965,047	846,643	118,404
Contract Services	341,141	335,057	6,084
District Operations	58,579	30,781	27,798
Administrative Operations	348,920	181,419	167,501
Common Area Operations	309,470	313,904	(4,434)
Capital Outlay	845,000	326,487	518,513
Contingency	141,881	-	141,881
Total Expenditures	3,010,038	2,034,291	975,747
Excess Revenue Over (Under) Expenditures	-	1,101,714	1,101,714
Other financing sources (uses)			
Interfund transfers	-	385	385
Total other financing sources (uses)	-	385	385
Net change in fund balances	-	1,102,099	1,102,099
Fund Balance—Beginning of year	7,640,454	7,318,636	(321,818)
Fund Balance—End of Year	$ 7,640,454	$ 8,420,735	$ 780,281

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

GVR Metropolitan District
Statement of Revenue, Expenditures
and Changes in Fund Balance—Actual and Budget
Governmental Fund Type—Community Program Fund
For the Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
Revenue:			
Donations	$ -	$ -	$ -
Recreation Programs	1,100	358	(742)
Other Income	-	485	485
Total Revenue	1,100	843	(257)
Expenditures:			
Personnel Services	-	-	-
Contract Services	-	-	-
Administrative Operations	600	137	463
Program Operations	500	322	178
Total Expenditures	1,100	459	641
Excess Revenue Over (Under) Expenditures	-	384	384
Other financing sources (uses)			
Interfund transfers	-	(385)	(385)
Total other financing sources (uses)	-	(385)	(385)
Net change in fund balances	-	(1)	(1)
Fund Balance—Beginning of year	-	1	1
Fund Balance—End of Year	$ -	$ -	$ -

GVR Metropolitan District

Statement of Revenue, Expenditures and Changes in Fund Balance—Actual and Budget Governmental Fund Type—Conservation Trust Fund For the Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
Revenue:			
Conservation Trust Funds	$ 88,000	$ 109,933	$ 21,933
Net Investment Income	36	73	37
Total Revenue	88,036	110,006	21,970
Expenditures:			
Personnel Services	$ 59,638	$ -	$ 59,638
Contract Services	17,400	5,670	11,730
Administrative Operations	14,500	-	14,500
Common Area Operations	315,000	37,866	277,134
Capital Outlay	45,000	-	45,000
Total Expenditures	451,538	43,536	408,002
Excess Revenue Over (Under) Expenditures	(363,502)	66,470	429,972
Other financing sources (uses)			
Interfund transfers	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(363,502)	66,470	429,972
Fund Balance—Beginning of year	699,582	723,864	24,282
Fund Balance—End of Year	$ 336,080	$ 790,334	$ 454,254

GVR Metropolitan District

Statement of Revenue, Expenditures
and Changes in Fund Balance—Actual and Budget
Governmental Fund Type—HOA Contract Fund
For the Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
Revenue:			
Contracts & Grants	$ 112,560	$ 112,560	$ -
Other Income	-	-	-
Total Revenue	112,560	112,560	-
Expenditures:			
Personnel Services	$ 95,330	$ 93,988	$ 1,342
Contract Services	960	960	-
Administrative Operations	19,745	19,166	579
Common Area Operations	-	-	-
Total Expenditures	116,035	114,114	1,921
Excess Revenue Over (Under) Expenditures	(3,475)	(1,554)	1,921
Other financing sources (uses)			
Interfund transfers	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(3,475)	(1,554)	1,921
Fund Balance—Beginning of year	3,475	7,205	3,730
Fund Balance—End of Year	$ -	$ 5,651	$ 5,651

GVR Metropolitan District
Retirement Plan Supplemental Information
For the Year Ended December 31, 2022

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

Year Ending*	Proportion of the Net Pension Liability	Proportionate Share of the Net Pension Liability (Asset)	Actual Covered Payroll	Net Pension Liability as a Percentage of Covered Payroll	Fiduciary Net Position as a Percentage of Total Pension Liability
12/31/2015	0.120%	$ 1,084,449	$ 681,053	159.23%	80.72%
12/31/2016	0.119%	$ 1,317,965	$ 622,283	211.80%	76.87%
12/31/2017	0.103%	$ 1,395,684	$ 626,477	222.78%	73.65%
12/31/2018	0.099%	$ 1,104,580	$ 626,075	176.43%	73.65%
12/31/2019	0.100%	$ 1,197,860	$ 553,300	216.49%	73.65%
12/31/2020	0.080%	$ 583,621	$ 565,070	103.28%	86.26%
12/31/2021	0.080%	$ 417,399	$ 575,077	72.58%	90.88%
12/31/2022	0.077%	$ 51,807	$ 755,520	6.86%	101.49%

Schedule of Employer Contributions

Year Ending	Statutorily Required Contributions	Actual Employer Contributions	Contribution Excess/ (Deficiency)	Actual Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2013	$ 89,382	$ 89,382	-	$ 643,283	13.9%
12/31/2014	90,827	90,827	-	675,451	13.4%
12/31/2015	93,088	93,088	-	681,053	13.7%
12/31/2016	85,827	85,827	-	622,283	13.8%
12/31/2017	85,703	85,703	-	626,477	13.7%
12/31/2018	79,355	79,355	-	626,075	12.7%
12/31/2019	75,401	75,401	-	553,300	13.6%
12/31/2020	73,720	73,720	-	565,072	13.0%
12/31/2021	76,137	76,137	-	575,077	13.2%
12/31/2022	$ 101,875	$ 101,875	-	$ 755,520	13.5%

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

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

OTHER SUPPLEMENTARY INFORMATION

GVR Metropolitan District
Combining Balance Sheet
Non-Major Funds
December 31, 2022

Assets	Community Program Fund	Conservation Trust Fund	HOA Contract Fund	Total 2021
Cash and Investments	$ -	$790,334	$ 7,820	$ 798,154
Accounts Receivable (net)	8,322	-	99	8,421
Undeposited Funds	3	-	9,590	9,593
Total assets	$ 8,325	$ 790,334	$ 17,509	$ 816,168
Liabilities				
Accounts payable	8,266	-	2,179	10,445
Credit Cards Payable	59	-	2,190	2,249
Payroll Liabilities	-	-	5,227	5,227
Compensated Absence	-	-	2,262	2,262
Total liabilities	8,325	-	11,858	20,183
Fund Balances				
Restricted	-	790,334	-	790,334
Assigned	-	-	5,651	5,651
Total Fund Balances	-	790,334	5,651	795,985
Total Liabilities, Fund Balance and Deferred Inflows of Resources	$ 8,325	$ 790,334	$ 17,509	$ 816,168

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

GVR Metropolitan District
Governmental Fund Revenues, Expenditures, and Changes in Fund Balances
For the Year Ended December 31, 2022

	Community Program Fund	Conservation Trust Fund	HOA Contract Fund	Total 2022
Revenues				
Contracts and Grants	$ -	$ -	$ 112,560	$ 112,560
Conservation Trust Funds	-	109,933	-	109,933
Recreation Programs	358	-	-	358
Investment Income	-	73	-	73
Other Income	485	-	-	485
Total General Revenues	843	110,006	112,560	223,409
Expenditures				
Personnel Services	-	-	93,988	93,988
Contract Services	-	5,670	960	6,630
Administrative Operations	137	-	19,166	19,303
Common Area Operations	-	37,866	-	37,866
Program Operations	322	-		322
Capital Outlay	-	-	-	-
Total Expenditures	459	43,536	114,114	158,109
Excess of revenues over (under) expenditures	384	66,470	(1,554)	65,300
Other financing sources (uses)				
Interfund transfers	(385)	-	-	(385)
Total other financing sources (uses)	(385)	-	-	(385)
Net change in fund balances	(1)	66,470	(1,554)	64,915
Fund balances:				
Beginning of the year	1	723,864	7,205	731,070
End of the year	$ -	$ 790,334	$ 5,651	$ 795,985

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

GVR Metropolitan District
Summary of Assessed Valuation, Mill Levy, and Property Taxes Collected
December 31, 2022

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Taxes		Percent Collected to Levied
		General	Debt Service	Levied	Collected	
2018	$ 108,103,300	20.094	0.000	$ 2,172,228	$ 2,163,537	99.60%
2019	$ 133,104,590	20.094	0.000	$ 2,674,604	$ 2,657,561	99.36%
2020	$ 135,450,160	20.094	0.000	$ 2,721,735	$ 2,707,135	99.46%
2021	$ 134,589,840	20.094	0.000	$ 2,704,448	$ 2,651,566	98.04%
2022	$ 142,340,580	20.094	0.000	$ 2,860,191	$ 2,841,188	99.34%
Estimated for the year ending 12/31/2023	$ 136,966,600	20.094	0.000	$ 2,752,206		

Note:

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

CONTINUING DISCLOSURE

ANNUAL FINANCIAL INFORMATION

GVR Metropolitan District
Continuing Disclosure Annual Financial Information
December 31, 2022

AD VALOREM PROPERTY TAX DATA

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

HISTORY OF ASSESSED VALUATION IN THE DISTRICT

Levy Year/ Collection Year		Assessed Valuation	Percent Increase (Decrease)	Total Mill Levy
2013/2014	$	60,696,250	-7.35%	32.957
2014/2015	$	61,464,870	0.81%	20.094
2015/2016	$	87,241,500	41.94%	20.094
2016/2017	$	87,241,500	0.97%	20.094
2017/2018	$	108,103,300	22.83%	20.094
2018/2019	$	133,104,590	23.13%	20.094
2019/2020	$	135,450,160	1.76%	20.094
2020/2021	$	134,589,840	-0.64%	20.094
2021/2022	$	142,340,580	5.45%	20.094
2022/2023	$	136,966,600	-3.92%	20.094