

**OVERLOOK PARK METROPOLITAN DISTRICT
Routt County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2023

**OVERLOOK PARK METROPOLITAN DISTRICT
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2023**

INDEPENDENT AUDITOR’S REPORT	1
BASIC FINANCIAL STATEMENTS	
GOVERNMENT-WIDE FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION	1
STATEMENT OF ACTIVITIES	2
FUND FINANCIAL STATEMENTS	
BALANCE SHEET – GOVERNMENTAL FUNDS	3
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS	4
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES	5
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	6
NOTES TO BASIC FINANCIAL STATEMENTS	7
SUPPLEMENTARY INFORMATION	
DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	24
CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	25
OTHER INFORMATION	
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY	27
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED	28



Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Overlook Park Metropolitan District
Routt County, Colorado

Opinions

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of December 31, 2023, and the respective changes in financial position and the respective budgetary comparisons for the General Fund and the General Operations Fee Special Revenue 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 the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

8200 South Quebec Street, Suite A3259, Centennial, Colorado 80112
303-905-0809 • info@dazziocpa.com

• Member American Institute of Certified Public Accountants • Member Colorado Society of Certified Public Accountants •

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

Supplementary Information

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

Other Information

Management is responsible for the other information included in the annual report. The Other Information, as listed in the table of contents, does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the Other Information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the Other Information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Daggio & Associates, P.C.

July 16, 2024

BASIC FINANCIAL STATEMENTS

**OVERLOOK PARK METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2023**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 13,177
Cash and Investments - Restricted	2,844,130
Receivable from County Treasurer	221
Prepaid Expense	2,076
Property Taxes Receivable	217,251
Capital Assets, Net	6,115,420
Total Assets	9,192,275
LIABILITIES	
Accounts Payable	2,004
Accrued Interest Payable	62,103
Noncurrent Liabilities:	
Due in More Than One Year	10,282,264
Total Liabilities	10,346,371
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	217,251
Total Deferred Inflows of Resources	217,251
NET POSITION	
Net Investment in Capital Assets	(430,318)
Restricted for:	
Emergency Reserves	1,700
Unrestricted	(942,729)
Total Net Position	\$ (1,371,347)

See accompanying Notes to Basic Financial Statements.

**OVERLOOK PARK METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023**

	Charges for Services	Program Revenues Operating Grants and Contributions	Capital Grants and Contributions	Net Revenues (Expenses) and Change in Net Position
FUNCTIONS/PROGRAMS				
Primary Government:				
Government Activities:				
General Government	\$ 93,948	\$ -	\$ -	\$ (93,948)
Interest and Related Costs on Long-Term Debt	<u>1,512,670</u>	<u>-</u>	<u>-</u>	<u>(1,512,670)</u>
Total Governmental Activities	<u>\$ 1,606,618</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(1,606,618)</u>
GENERAL REVENUES				
Property Taxes				49,855
Specific Ownership Taxes				3,497
Interest Income				213,690
Total General Revenues				<u>267,042</u>
CHANGE IN NET POSITION				(1,339,576)
Net Position - Beginning of Year				<u>(31,771)</u>
NET POSITION - END OF YEAR				<u>\$ (1,371,347)</u>

See accompanying Notes to Basic Financial Statements.

**OVERLOOK PARK METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	\$ 13,177	\$ -	\$ -	\$ 13,177
Cash and Investments - Restricted	1,700	2,842,430	-	2,844,130
Receivable from County Treasurer	221	-	-	221
Prepaid Insurance	2,076	-	-	2,076
Property Tax Receivable	35,057	182,194	-	217,251
Total Assets	\$ 52,231	\$ 3,024,624	\$ -	\$ 3,076,855
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 2,004	\$ -	\$ -	\$ 2,004
Total Liabilities	2,004	-	-	2,004
DEFERRED INFLOWS OF RESOURCES				
Property Tax Revenue	35,057	182,194	-	217,251
Total Deferred Inflows or Resources	35,057	182,194	-	217,251
FUND BALANCES				
Nonspendable for:				
Prepaid Items	2,076	-	-	2,076
Restricted for:				
Emergency Reserves	1,700	-	-	1,700
Assigned to:				
Subsequent Year's Expenditures	1,833	-	-	1,833
Unassigned	9,561	-	-	9,561
Total Fund Balances	15,170	2,842,430	-	2,857,600
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 52,231	\$ 3,024,624	\$ -	

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

6,115,420

Long-term liabilities, including bonds payable and interest payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds Payable	(9,940,001)
Accrued Bond Interest	(62,103)
Developer Advance Payable - Capital	(283,612)
Developer Advance Payable - Operations	(49,296)
Accrued Interest on Developer Advances - Capital	(6,216)
Accrued Interest on Developer Advances - Operations	(3,139)

Net Position of Governmental Activities

\$ (1,371,347)

See accompanying Notes to Basic Financial Statements.

**OVERLOOK PARK METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 49,855	\$ -	\$ -	\$ 49,855
Specific Ownership Taxes	3,497	-	-	3,497
Interest Income	-	104,686	109,004	213,690
Total Revenues	<u>53,352</u>	<u>104,686</u>	<u>109,004</u>	<u>267,042</u>
EXPENDITURES				
Current:				
Accounting	19,356	-	-	19,356
County Treasurer's Fees	1,496	-	-	1,496
Insurance	1,562	-	-	1,562
Election	1,051	-	-	1,051
Legal	36,504	-	-	36,504
Contingency	213	-	-	213
Debt Service:				
Bond Interest	-	402,331	-	402,331
Capital:				
Capital Outlay	-	-	6,115,420	6,115,420
Bond Issue Costs	-	-	536,169	536,169
Organization Costs	-	-	33,766	33,766
Total Expenditures	<u>60,182</u>	<u>402,331</u>	<u>6,685,355</u>	<u>7,147,868</u>
EXCESS OF REVENUES UNDER EXPENDITURES	(6,830)	(297,645)	(6,576,351)	(6,880,826)
OTHER FINANCING SOURCES (USES)				
Developer Advances	38,017	-	6,152,031	6,190,048
Repay Developer Advances	-	-	(6,371,131)	(6,371,131)
Bond Issuance	-	-	9,940,001	9,940,001
Transfers from (to) Other Funds	(5,578)	3,140,075	(3,134,497)	-
Total Other Financing Sources (Uses)	<u>32,439</u>	<u>3,140,075</u>	<u>6,586,404</u>	<u>9,758,918</u>
NET CHANGE IN FUND BALANCES	25,609	2,842,430	10,053	2,878,092
Fund Balances (Deficits) - Beginning of Year	<u>(10,439)</u>	<u>-</u>	<u>(10,053)</u>	<u>(20,492)</u>
FUND BALANCES - END OF YEAR	<u>\$ 15,170</u>	<u>\$ 2,842,430</u>	<u>\$ -</u>	<u>\$ 2,857,600</u>

See accompanying Notes to Basic Financial Statements.

**OVERLOOK PARK METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023**

Net Change in Fund Balances - Total Governmental Funds \$ 2,878,092

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

Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset.

Capital Outlay 6,115,420

Long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Bond Issuance	(9,940,001)
Developer Advance Payable - Capital	(6,152,031)
Developer Advance Payable - Operations	(38,017)
Repayment of Developer Advance - Capital	5,868,419

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Bond Interest - Change in Liability	(62,103)
Accrued Interest on Developer Advances - Capital	(508,928)
Accrued Interest on Developer Advances - Operations	(3,139)
Repayment of Accrued Interest on Developer Advances - Capital	<u>502,712</u>

Changes in Net Position of Governmental Activities \$ (1,339,576)

**OVERLOOK PARK METROPOLITAN DISTRICT
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 49,855	\$ 49,855	\$ -
Specific Ownership Taxes	2,493	3,497	1,004
Total Revenues	<u>52,348</u>	<u>53,352</u>	<u>1,004</u>
EXPENDITURES			
Current:			
Accounting	12,000	19,356	(7,356)
Audit	5,000	-	5,000
County Treasurer's Fee	748	1,496	(748)
Insurance	3,000	1,562	1,438
Legal	20,000	36,504	(16,504)
Election	5,000	1,051	3,949
Engineering	15,000	-	15,000
Contingency	9,252	213	9,039
Total Expenditures	<u>70,000</u>	<u>60,182</u>	<u>9,818</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(17,652)	(6,830)	10,822
OTHER FINANCING SOURCES (USES)			
Transfers to Other Funds	-	(5,578)	(5,578)
Developer Advances	19,252	38,017	18,765
Total Other Financing Sources	<u>19,252</u>	<u>32,439</u>	<u>13,187</u>
NET CHANGE IN FUND BALANCE	1,600	25,609	24,009
Fund Balance (Deficit) - Beginning of Year	<u>-</u>	<u>(10,439)</u>	<u>(10,439)</u>
FUND BALANCE - END OF YEAR	<u>\$ 1,600</u>	<u>\$ 15,170</u>	<u>\$ 13,570</u>

See accompanying Notes to Basic Financial Statements.

**OVERLOOK PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 1 DEFINITION OF REPORTING ENTITY

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court of Routt County (County) on November 2, 2021, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan which was approved by the City Council of the City of Steamboat Springs on September 7, 2021.

The District was established to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, operation, and maintenance of street improvements, parks and recreation, water, storm and sanitary sewer, public transportation, mosquito control, safety protection, covenant enforcement, and security services.

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

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes, public improvement fees, and intergovernmental revenues.

**OVERLOOK PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are public improvement fees and intergovernmental revenues. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred, or the long-term obligation is due.

**OVERLOOK PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation
(Continued)**

The District reports the following major governmental funds:

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

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities.

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 and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

Pooled Cash and Investments

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. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Capital Assets

Capital assets, which include property and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized.

**OVERLOOK PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

Capital assets which are anticipated to be conveyed to other governmental entities, as well as capital assets being constructed which the District may operate and maintain, are recorded as construction in progress/not yet conveyed and are not included in the calculation of net investment in capital assets component of the District's net position.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements that will be dedicated to the other governmental entities are not depreciated. Improvements to be owned by the District are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Streets	20 Years
Water	25 Years
Sanitary Sewer	25 Years
Parks and Recreation	20 Years

Property Taxes

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

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

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**OVERLOOK PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity

Net Position

For government-wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund Balance

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: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable 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 balances is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

**OVERLOOK PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 3 CASH AND INVESTMENTS

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

Statement of Net Position:

Cash and Investments	\$ 13,177
Cash and Investments - Restricted	<u>2,844,130</u>
Total Cash and Investments	<u><u>\$ 2,857,307</u></u>

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

Deposits with Financial Institutions	\$ 14,877
Investments	<u>2,842,430</u>
Total Cash and Investments	<u><u>\$ 2,857,307</u></u>

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. 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 102% of the aggregate uninsured deposits.

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

At December 31, 2023, the District's cash deposits had a bank balance and a carrying balance of \$14,877.

Investments

The District has adopted a formal investment policy wherein 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 or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

**OVERLOOK PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

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

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (COLOTRUST PLUS+)	Weighted-Average Under 60 Days	\$ 2,842,430
Total Investment		<u>\$ 2,842,430</u>

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.

**OVERLOOK PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST (Continued)

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 AA Af/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.

NOTE 4 CAPITAL ASSETS

The following is an analysis of the changes in the District's capital assets for the year ended December 31, 2023:

	Balance - December 31, 2022	Additions	Reductions	Balance - December 31, 2023
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ -	\$ 6,115,420	\$ -	\$ 6,115,420
Total Capital Assets, Not Being Depreciated	-	6,115,420	-	6,115,420
Capital Assets, Net	\$ -	\$ 6,115,420	\$ -	\$ 6,115,420

**OVERLOOK PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2022	Additions	Reductions	Balance at December 31, 2023	Due Within One Year
Bonds Payable					
Limited Tax General Obligation Senior Bonds, Series 2023A	\$ -	\$ 9,890,000	\$ -	\$ 9,890,000	\$ -
Subtotal of Bonds Payable	<u>-</u>	<u>9,890,000</u>	<u>-</u>	<u>9,890,000</u>	<u>-</u>
Direct Borrowings and Direct Placements:					
Limited Tax General Obligation Subordinate Bonds, Series 2023B	-	50,001	-	50,001	-
Subtotal of Direct Borrowings and Direct Placements	<u>-</u>	<u>50,001</u>	<u>-</u>	<u>50,001</u>	<u>-</u>
Other Debts					
Developer Advances - Operations	11,279	38,017	-	49,296	-
Developer Advances - Capital	-	6,152,031	5,868,419	283,612	-
Accrued Interest on Developer Advances					
Operations	-	3,139	-	3,139	-
Capital	-	508,928	502,712	6,216	-
Subtotal of Other Debts	<u>11,279</u>	<u>6,702,115</u>	<u>6,371,131</u>	<u>342,263</u>	<u>-</u>
Total Long-Term Obligations	<u>\$ 11,279</u>	<u>\$ 16,642,116</u>	<u>\$ 6,371,131</u>	<u>\$ 10,282,264</u>	<u>\$ -</u>

Limited Tax General Obligation Bonds, Series 2023

On May 9, 2023, the District issued \$9,890,000 in Limited Tax General Obligation Senior Bonds (Series 2023A) and the total aggregate principal amount of up to \$2,075,000 in Limited Tax General Obligation Subordinate Bonds (Series 2023B). The proceeds from the sale of the Series 2023A were used for the purposes of (a) paying for Project Costs; (b) funding the Initial Surplus Fund Deposit to the Surplus Fund; (c) paying for Capitalized Interest; and (d) paying costs incidental to the issuance of the Bonds. The funds in the Project Fund will be restricted until the Final Plat is recorded.

The Series 2023A Bonds bear interest rate at 7.25%, payable semi-annually on June 1 and December 1, beginning on December 1, 2023. Annual mandatory sinking fund principal payments are due on December 1 of each year beginning on December 1, 2031. The Series 2023A Bonds mature on December 1, 2053. The Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on the “Termination Date,” regardless of the amount of principal and interest paid prior to the Termination Date. The Termination Date is defined as the earlier of (i) December 16, 2063, and (ii) 40 years after the year of the initial imposition of the Required Mill Levy, except as otherwise provided in the Service Plan.

**OVERLOOK PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Limited Tax General Obligation Bonds, Series 2023 (Continued)

The Series 2023A Bonds are additionally secured by the Surplus Fund which will be partially funded with the proceeds of the Series 2023A Bonds in the amount of \$989,000 and is required to be further funded with excess Pledged Revenue, if any, up to the Maximum Surplus Amount (which is \$1,978,000). The District has acknowledged that State Law places certain restrictions on the use of bond proceeds and debt service mill levies.

The aggregate principal amount of the Series 2023B Bonds that may be issued in the lesser of \$2,075,000 or the sum of all advances for Project Costs payable to the Developer under the Funding and Acquisition Agreement not otherwise paid with proceeds of the Series 2023A Bonds or any other financial obligations of the District. The principal amount may be increased only after such time all moneys in the Series 2023A Project Fund have been disbursed to pay for Project Costs.

The Series 2023B Bonds bear interest rate at 7.25%, payable to the extent of Subordinate Pledged Revenue available therefor on each interest payment date, commencing on December 15, 2023, and shall mature on December 15, 2053. To the extent principal is not paid when due, such principal shall remain outstanding until the earlier of the termination date and its payment in full and shall continue to bear interest at the rate then borne by the bonds. To the extent interest is not paid when due, such interest shall compound on each interest payment date, at the rate then borne by the bonds.

The Bonds are secured by and payable solely from and to the extent of Pledged Revenue which is defined generally in the Indenture as the Property Tax Revenues, the portion of Specific Ownership Tax which is collected as a result of imposition of the Required Mill Levy, and any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

The Indentures provides a Required Mill Levy be imposed in an amount necessary to generate Property Tax Revenues sufficient to fund the Bond Fund for the relevant Bond Year and pay the Bonds as they come due (less any amount representing Capitalized Interest on deposit in the Bond Fund), and if necessary, an amount sufficient to fund the Surplus Fund to the Maximum Surplus Amount (as defined below) but not in excess of 50.000 mills (subject to adjustment for changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement after January 1, 2006); provided however, for so long as the amount on deposit in the Surplus Fund is less than the Maximum Surplus Amount, the Required Mill Levy shall be equal to but not less than 50.000 mills (subject to adjustment for changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement after January 1, 2006).

**OVERLOOK PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Limited Tax General Obligation Bonds, Series 2023 (Continued)

Events of Default of the Series 2023A Bonds

Events of default occur if the District fails to impose the Required Mill Levy, or to apply the Pledged Revenues as required by the Indenture and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indenture.

Acceleration of the Series 2023A Bonds shall not be an available remedy for an Event of Default.

Optional Redemption of Series 2023A Bonds

The Series 2023A Bonds are subject to redemption prior to maturity, at the option of the District in whole or in part, on June 1, 2028, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
June 1, 2028, to May 31, 2029	3.00%
June 1, 2029, to May 31, 2030	2.00
June 1, 2030, to May 31, 2031	1.00
June 1, 2031, and thereafter	0.00

The Series 2023A Bonds principal and interest will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ -	\$ 717,025	\$ 717,025
2025	-	717,025	717,025
2026	-	717,025	717,025
2027	-	717,025	717,025
2028	-	717,025	717,025
2029-2033	285,000	3,569,175	3,854,175
2034-2038	905,000	3,365,088	4,270,088
2039-2043	1,530,000	2,953,650	4,483,650
2044-2048	2,445,000	2,275,413	4,720,413
2049-2053	4,725,000	1,215,463	5,940,463
Total	<u>\$ 9,890,000</u>	<u>\$ 16,963,913</u>	<u>\$ 26,853,913</u>

Authorized Debt

On November 2, 2021, the District's voters authorized indebtedness in the aggregate amount of \$240,000,000 to finance certain categories of public improvements and an additional \$48,000,000 to refund certain existing debt of the District. The Service Plan, however, establishes a debt limit for the District of \$16,000,000, excluding refundings.

**OVERLOOK PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

At December 31, 2023, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized November 2, 2021	Authorization Used - Series 2023 Bonds	Authorized But Unissued
Streets	\$ 24,000,000	\$ 3,794,883	\$ 20,205,117
Parks and Recreation	24,000,000	1,348,016	22,651,984
Water	24,000,000	2,532,549	21,467,451
Sanitation	24,000,000	2,264,553	21,735,447
Transportation	24,000,000	-	24,000,000
Traffic/Safety Protection	24,000,000	-	24,000,000
Television Relay	24,000,000	-	24,000,000
Security	24,000,000	-	24,000,000
Mosquito Control	24,000,000	-	24,000,000
Fire Protection/Medical	24,000,000	-	24,000,000
Refunding	48,000,000	-	48,000,000
Total	<u>\$288,000,000</u>	<u>\$ 9,940,001</u>	<u>\$278,059,999</u>

Developer Advances

The District has entered into agreements with the Developer wherein the District agrees to reimburse the Developer for advances made to the District (see Note 7 Agreements). As of December 31, 2023, outstanding advances under the Operations Agreement and Capital Agreement are \$49,296 and \$283,612, respectively. Outstanding accrued interest on Developer advances as of December 31, 2023, totaled \$3,139 under the Operations Agreement and \$6,216 under the Capital Agreement.

NOTE 6 NET POSITION

The District has net position consisting of three components – net investments in capital assets, restricted, and unrestricted.

The net investment in capital assets component of net position consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

**OVERLOOK PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 6 NET POSITION (CONTINUED)

As of December 31, 2023, the District had the following net investment in capital assets, calculated as follows:

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	\$ 6,115,420
Noncurrent Portion of Long-Term Obligations	(10,223,613)
Portion of Debt Related to Restrict Cash and Investments	3,677,875
Total Net Investment in Capital Assets	\$ (430,318)

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position at December 31, 2023, as follows:

	Governmental Activities
Restricted Net Position:	
Emergency Reserves	\$ 1,700
Total Restricted Net Position	\$ 1,700

The District's unrestricted net position at December 31, 2023, is \$(73,711).

NOTE 7 INTERFUND TRANSFERS

The transfer from the Capital Projects Fund to the Debt Service Fund was to move the capitalized interest and surplus funds resulting from the issuance of the Series 2023 bonds. The transfer from the General Fund to the Debt Service Fund was for a portion of the costs of issuance related to the Series 2023 bonds.

NOTE 8 AGREEMENTS

Operations Reimbursement Agreement

On January 17, 2022, the District entered into the Operations Reimbursement Agreement (Operations Agreement) with The Steamboat Pinnacle Group LLC (the Developer). Pursuant to the Operations Agreement, the District anticipates that it will be unable to adequately fund initial administrative and operational expenses on an annual basis without financial assistance in the form of advances. The Developer anticipates providing funding to the District for the purpose of assisting with the provision of general administrative and operating functions of the District with the expectation of being reimbursed.

**OVERLOOK PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 8 AGREEMENTS (CONTINUED)

Operations Reimbursement Agreement (Continued)

Reimbursement for advances made by the Developer to the District shall include interest on the outstanding amounts due at the annual rate of 8% simple interest beginning on the date of advance to the date of repayment. The Operations Agreement shall remain in full effect until December 31, 2022, and shall be automatically renewed for additional one-year periods unless either party provides written notice to the other party at least 30 days prior to December 31 of the ten effective term.

Facilities Funding and Acquisition Agreement

On January 17, 2022, the District entered into the Facilities Funding and Acquisition Agreement (Capital Agreement) with the Developer establishing certain expectations as to the financing, construction, and reimbursement on the public improvements. Pursuant to the Capital Agreement, the Developer agrees to either initially construct the improvements to convey to the District or to initially fund the construction of the improvements by the District.

For improvements that are constructed by the Developer, the Developer agrees to advance funds to allow the District to make reasonable verification of the costs of the public improvements to be acquired by the District from the Developer. Improvements constructed by the Developer shall be completed in full conformance with the design standards and specifications as approved by the District Engineer. The District agrees to make payment to the Developer for all costs related to the improvements plus simple interest to be accrued at the annual rate of 8%. The parties agree that no payment shall be required of the District unless and until the District issues bonds or other appropriate legally available instruments. In the event the District is unable to reimburse the Developer within 30 years of the date of the advancement, any amount of principal and accrued interest outstanding at such time shall be deemed to be forever discharged and satisfied in full.

NOTE 9 RELATED PARTY

The developer of the property which constitutes the District is The Steamboat Pinnacle Group LLC, a Colorado limited liability company (Developer). The Developer has advanced funds to the District. All members of the Board of Directors are officers or employees of an entity affiliated with the Developer or the majority owner of the Developer and may have conflicts of interest in dealing with the District (see Note 7 Agreements).

The Developer holds the Series 2023B Bonds, issued by the District on May 9, 2023. The aggregate principal amount of the Series 2023B Bonds that may be issued in the lesser of \$2,075,000 or the sum of all advances for Project Costs payable to the Developer under the Capital Agreement not otherwise paid with proceeds of the Series 2023A Bonds or any other financial obligations of the District. The Series 2023B Bonds bear interest rate at 7.25% and are payable to the extent of Subordinate Pledged Revenue available. As of December 31, 2023, the outstanding principal balance the Series 2023B Bonds is \$50,001 (see Note 5 Long-Term Obligations).

**OVERLOOK PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 9 RELATED PARTY (CONTINUED)

The Developer advanced funds to the District pursuant to the following agreements (see Note 5 Long-Term Obligations and Note 7 Agreements for additional information):

Operations Reimbursement Agreement

- Purpose: To pay general, administrative, operations and maintenance costs of the District.
- Parties: The District and The Steamboat Pinnacle Group LLC
- Interest Rate: 8% per annum
- Termination: Automatically renewed for additional one-year periods from December 31, 2022, unless either party provides written notice at least 30 days prior to December 31
- Principal Balance at December 31, 2023: \$49,296
- Accrued Interest Balance at December 31, 2023: \$3,139

Facilities Funding and Acquisition Agreement

- Purpose: To fund public improvements within the District.
- Parties: The District and The Steamboat Pinnacle Group LLC
- Interest Rate: 8% per annum
- Termination: December 31, 2051, unless terminated earlier by mutual written agreement of both parties
- Principal Balance at December 31, 2023: \$283,612
- Accrued Interest Balance at December 31, 2023: \$6,216

NOTE 10 RISK MANAGEMENT

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

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members. 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 officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**OVERLOOK PARK METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 11 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 benefit increases.

On November 2, 2021, a majority of the District's electors authorized the District to increase property taxes \$10,000,000 annually, without limitation to rate, to pay the District's operations and maintenance costs. Additionally, the District's voters authorized the District to collect, retain and spend all revenue in excess of TABOR spending, revenue raising, or other limitations.

The District's management has taken steps it believes are necessary to comply 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.

SUPPLEMENTARY INFORMATION

**OVERLOOK PARK METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023**

	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES			
Interest Income	\$ 50,000	\$ 104,686	\$ 54,686
Total Revenues	<u>50,000</u>	<u>104,686</u>	<u>54,686</u>
EXPENDITURES			
Debt Service:			
Bond Interest	523,573	402,331	121,242
Paying Agent Fee	7,000	-	7,000
Contingency	4,427	-	4,427
Total Expenditures	<u>535,000</u>	<u>402,331</u>	<u>132,669</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(485,000)	(297,645)	187,355
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds	3,632,000	3,140,075	(491,925)
Total Other Financing Sources (Uses)	<u>3,632,000</u>	<u>3,140,075</u>	<u>(491,925)</u>
NET CHANGE IN FUND BALANCE	3,147,000	2,842,430	(304,570)
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 3,147,000</u>	<u>\$ 2,842,430</u>	<u>\$ (304,570)</u>

**OVERLOOK PARK METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	\$ -	\$ 109,004	\$ 109,004
Total Revenues	-	109,004	109,004
EXPENDITURES			
Capital Outlay	12,000,000	6,115,420	5,884,580
Bond Issue Costs	530,000	536,169	(6,169)
Organization Costs	-	33,766	(33,766)
Total Expenditures	12,530,000	6,685,355	5,844,645
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(12,530,000)	(6,576,351)	5,953,649
OTHER FINANCING SOURCES (USES)			
Developer Advances	12,000,000	6,152,031	(5,847,969)
Repay Developer Advances	(9,500,000)	(6,371,131)	3,128,869
Bond Issuance	13,662,000	9,940,001	(3,721,999)
Transfers from Other Funds	-	5,578	5,578
Transfers to Other Funds	(3,632,000)	(3,140,075)	491,925
Total Other Financing Sources (Uses)	12,530,000	6,586,404	(5,943,596)
NET CHANGE IN FUND BALANCE	-	10,053	10,053
Fund Balance (Deficit) - Beginning of Year	-	(10,053)	(10,053)
FUND BALANCE - END OF YEAR	\$ -	\$ -	\$ -

OTHER INFORMATION

**OVERLOOK PARK METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2023**

**\$9,890,000 Limited Tax General Obligation Senior Bonds,
Series 2023A
Dated May 9, 2023
Interest - 7.25%
Payable June 1 and December 1
Principal Due December 1**

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ -	\$ 717,025	\$ 717,025
2025	-	717,025	717,025
2026	-	717,025	717,025
2027	-	717,025	717,025
2028	-	717,025	717,025
2029	-	717,025	717,025
2030	-	717,025	717,025
2031	55,000	717,025	772,025
2032	110,000	713,038	823,038
2033	120,000	705,063	825,063
2034	145,000	696,363	841,363
2035	155,000	685,850	840,850
2036	185,000	674,613	859,613
2037	195,000	661,200	856,200
2038	225,000	647,063	872,063
2039	245,000	630,750	875,750
2040	280,000	612,988	892,988
2041	300,000	592,688	892,688
2042	340,000	570,938	910,938
2043	365,000	546,288	911,288
2044	410,000	519,825	929,825
2045	440,000	490,100	930,100
2046	490,000	458,200	948,200
2047	525,000	422,675	947,675
2048	580,000	384,613	964,613
2049	625,000	342,563	967,563
2050	690,000	297,250	987,250
2051	740,000	247,225	987,225
2052	810,000	193,575	1,003,575
2053	1,860,000	134,850	1,994,850
Total	<u>\$ 9,890,000</u>	<u>\$ 16,963,913</u>	<u>\$ 26,853,913</u>

**OVERLOOK PARK METROPOLITAN DISTRICT
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
 DECEMBER 31, 2023**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Property Taxes		Percent Collected to Levied
		General	Debt Service	Levied	Collected	
2022	\$ 830,920	0.000	0.000	\$ -	\$ -	- %
2023	830,920	60.000	0.000	49,855	49,855	100.00
Estimated for Year Ending December 31, 2024	\$ 3,505,690	10.000	51.971	\$ 217,251		

NOTE:

Property taxes collected in any one year may include collection of delinquent property taxes levied in prior years.