

ASPEN HIGHLANDS RESIDENTIAL
METROPOLITAN DISTRICT

FINANCIAL STATEMENTS AND REPORT OF
INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

December 31, 2022

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Aspen Highlands Residential Metropolitan District

Opinions

We have audited the accompanying financial statements of the governmental activities, and each major fund of Aspen Highlands Residential Metropolitan District (the 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, and each major fund of Aspen Highlands Residential Metropolitan District, as of December 31, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our 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.

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



Board of Directors
Aspen Highlands Residential Metropolitan District
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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

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements



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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.

Chadwick, Steinkirchner, Davis & Co., P.C.

Chadwick, Steinkirchner, Davis & Co., P.C.

July 31, 2023

ASPEN HIGHLANDS RESIDENTIAL METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended December 31, 2022

The Aspen Highlands Residential Metropolitan District (the "District") was approved by voters on November 10, 1998 and formally organized by judicial decree on November 23, 1998 for the purpose of providing certain public infrastructure and municipal services for the benefit of the residents and property owners within the District. The District is located within the corporate limits of the City of Aspen, Colorado, and serves an 83-acre commercial and residential community at the base of the Aspen Highlands ski area.

The Aspen Highlands Commercial Metropolitan District and the Aspen Highlands Residential Metropolitan District, by intergovernmental agreement, and for reasons of cost effectiveness, operate as a combined Metropolitan District with the Commercial District providing and coordinating all operations, maintenance, and administration for both Districts. The Residential District provides the primary funding for these services in the form of "intergovernmental service fees," pursuant to the Regional Facilities Construction Agreement.

As the managers of the Aspen Highlands Residential Metropolitan District, we offer readers of the District's financial statements this narrative overview and analysis of the District's financial activities for the fiscal year ended December 31, 2022.

OVERVIEW OF THE FINANCIAL STATEMENTS

This *discussion and analysis* are intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) Government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements.

The financial statements also include *notes* that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of *other information* that further explains and supports the information in the financial statements and enhances the reader's understanding of the financial statements.

Government-wide Financial Statements

The government-wide 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. Current-year to prior-year comparisons are presented below to help users evaluate the results of the District over the past two years.

The Statement of Net Position presents information on all the District's assets, liabilities, and deferred inflows, with the difference among the total assets and total liabilities & deferred inflows of resources reported as Total Net Position. 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 Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 8 and 9 of this report.

ASPEN HIGHLANDS RESIDENTIAL METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended December 31, 2022

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund that is reported as a governmental fund, which focuses on how money flows into and out of this fund and the balances left at year-end that are available for spending.

Governmental Fund financial statements are prepared on a modified accrual basis of accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a short-term view of the District's general government operations and the basic services it provides.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The Notes to the Financial Statements can be found starting on page 14 of this report.

THE DISTRICT AS A WHOLE

Statement of Net Position

The perspective of the Statement of Net Position is of the District as a whole. Following is a summary of the District's net position for the fiscal year 2022 compared to 2021:

	2022	2021
<u>ASSETS:</u>		
Cash, investments, other assets	\$ 2,558,090	\$ 2,329,305
Total Assets	2,558,090	2,329,305
<u>LIABILITIES & DEFERRED INFLOWS:</u>		
Current Liabilities	1,525	3,024
Long-Term Debt, Current	619,780	594,180
Long-Term Debt, Non Current	-	635,080
Deferred Inflows	2,036,600	1,916,295
Total Liabilities & Deferred Inflows	2,657,905	3,679,807
<u>NET POSITION:</u>		
Restricted for Emergencies	41,256	38,840
Restricted for Capital Projects	128,299	126,093
Unrestricted	(269,370)	(983,848)
Total Net Position	\$ (99,815)	\$ (819,275)

ASPEN HIGHLANDS RESIDENTIAL METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended December 31, 2022

The Net Position increased by \$719,460 from 2021 to 2022 and this is primarily due to principal payments on long-term debt of \$610,000 which are not included in expenses at the government-wide level. The amount in Total Assets (Cash, Investments and Other Assets) is comprised of cash including thaw wire or capital project reserves and receivables. The amount in Current Liabilities for 2022 is accrued interest payable of \$1,525.

The deficit balance shown in Total Net Position does not mean that the District does not have resources available to pay its bills. Rather, it is the result of having *long-term* commitments (bonded indebtedness) that are greater than *currently* available resources, and State law prevents Special Districts from levying or showing tax revenues for debt service in future years. Another way to look at this is that the District must disclose the entire outstanding long-term debt amount on the Liabilities side of the Statement of Net Position, however is only permitted to show current-year resources on the Assets side of the Statement of Net Position.

Statement of Activities

The Statement of Activities reflects general property taxes and service revenues and the cost of providing services to the District. The following summary reflects the overall change in net position for the fiscal year 2022 compared to 2021:

	2022	2021
REVENUES:		
Property Taxes	\$ 1,919,034	\$ 1,851,880
Specific Ownership Taxes	68,372	67,545
Interest earnings	24,103	2,091
Total Revenues	2,011,509	1,921,516
EXPENSES:		
Treasurer's Fees	96,089	92,678
Intergovernmental service fees	1,170,139	1,103,905
Other fees	501	-
Debt Service		
Interest Expense	34,800	53,850
Amortization Expense - 2012 Bond Premium	(9,480)	(10,642)
Total Expenses*	1,292,049	1,239,791
Change in Net Position*	\$ 719,460	\$ 681,725

* Total Expenses do not include debt service principal payments. This amount is not shown on the Statement of Activities, above, per GASB (Governmental Accounting Standards Board) financial reporting principles. Instead, this amount is recorded in the Statement of Net Position as a reduction of liabilities.

ASPEN HIGHLANDS RESIDENTIAL METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended December 31, 2022

FINANCIAL ANALYSIS OF THE DISTRICT'S FUND

As mentioned earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Fund

For 2022 revenues and expenditures in the Governmental Fund, see the table above, which is substantially the same as the fund level activity, and page 12 of this report. Revenues, consisting of property taxes, specific ownership taxes, and interest income, increased by \$89,993 or 4.7% from 2021. This is primarily due to an increase in Property Tax revenue from an increase in the mill levy for operations, increase in specific ownership taxes, as well as continued increases in ColoTrust interest rates during 2022. Expenditures, consisting of intergovernmental service fees paid to Aspen Highlands Commercial Metropolitan District, debt service interest payments, and other fiscal charges, increased by \$52,258, which is 4.2%, compared to 2021. This is primarily due to the increase in the intergovernmental agreement, an increase in treasurer fees, and a decrease in the scheduled interest expense.

BUDGET VARIANCES

A summary of 2022 budget-to-actual revenues and expenditures for the general fund can be found on page 22 of this report. The District's actual revenues in the amount of \$2,011,509 came in above budget expectations of \$1,966,848, by \$44,661. This is primarily due to additional collection of Specific Ownership Taxes of \$20,465 and increase of interest income of \$21,457. Expenditures came in under budget for 2022 by \$37,738 or 1.9%.

DEBT ADMINISTRATION

As of December 31, 2022, the district had \$628,300 in General Obligation Debt. The final maturity date is December 1, 2023. See page 19 of this report for more detailed information on the District's long-term debt.

REQUEST FOR INFORMATION

This financial report is designed to provide our residents, customers, taxpayers, investors, and creditors with a general overview of the District's finances and to show the District's accountability for the money it receives. If you have any questions regarding this report or need additional financial information, please contact the:

Aspen Highlands Residential Metropolitan District Manager
c/o The Romero Group, LLC
350 Market Street, Suite 304 | PO Box 4100
Basalt, CO 81621-4100
Telephone: (970) 273-3100
E-Fax: (970) 797-1851

Aspen Highlands Residential Metropolitan District

STATEMENT OF NET POSITION

December 31, 2022

	Governmental Activities
ASSETS	
Cash and investments	\$ 516,986
Receivables	
Due from county treasurer	4,504
Property taxes	2,036,600
	2,558,090
LIABILITIES	
Accrued interest payable	1,525
Long-term liabilities	
Portion due and payable within one year	
Bonds payable	619,780
Portion due and payable after one year	
Bonds payable	-
Total Liabilities	621,305
DEFERRED INFLOWS	
Property taxes	2,036,600
Total Deferred Inflows	2,036,600
Total Liabilities and Deferred Inflows	2,657,905
NET POSITION	
Restricted for emergencies	41,256
Restricted for capital projects	128,299
Unrestricted	(269,370)
Total Net Position	\$ (99,815)

The accompanying notes are an integral part of this statement.

Aspen Highlands Residential Metropolitan District

STATEMENT OF ACTIVITIES

Year ended December 31, 2022

Function/Programs	Expenses	Program Revenues			Total Governmental Activities
		Charges Services	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental activities:					
General government	\$ 1,266,729	\$ -	\$ -	\$ -	\$ (1,266,729)
Interest on long-term debt	25,320	-	-	-	(25,320)
Total governmental activities	<u>\$ 1,292,049</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	(1,292,049)
General revenues:					
Property and specific ownership taxes					1,987,406
Interest earnings					24,103
Total general revenues					<u>2,011,509</u>
Change in net position					719,460
Net position - beginning					<u>(819,275)</u>
Net position - ending					<u>\$ (99,815)</u>

The accompanying notes are an integral part of this statement.

Aspen Highlands Residential Metropolitan District

BALANCE SHEET - GOVERNMENTAL FUNDS

December 31, 2022

	General	Total Governmental Funds
ASSETS		
Cash and investments	\$ 516,986	\$ 516,986
Receivables		
Due from county treasurer	4,504	4,504
Property taxes	2,036,600	2,036,600
Total Assets	2,558,090	2,558,090
LIABILITIES, DEFERRED INFLOWS, AND FUND EQUITY		
Deferred inflows		
Property taxes	2,036,600	2,036,600
Total Deferred Inflows	2,036,600	2,036,600
Total Liabilities and Deferred Inflows	2,036,600	2,036,600
Fund equity		
Restricted for emergencies	41,256	41,256
Restricted for thaw wires	128,299	128,299
Unassigned	351,935	351,935
Total Fund Equity	\$ 521,490	\$ 521,490

The accompanying notes are an integral part of this statement.

Aspen Highlands Residential Metropolitan District

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION

Year ended December 31, 2022

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

Total fund balance - governmental funds	\$ 521,490
Long-term liabilities such as bonds are not due and payable in the current period and, therefore, are not reported in the funds.	(619,780)
Accrued interest and fees are not due and payable in the current period and, therefore, are not reported in the funds.	<u>(1,525)</u>
Net Position of Governmental Activities	<u><u>\$ (99,815)</u></u>

The accompanying notes are an integral part of this statement.

Aspen Highlands Residential Metropolitan District

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS

Year ended December 31, 2022

	General	Total Governmental Funds
Revenues		
Property taxes	\$ 1,919,034	\$ 1,919,034
Specific ownership taxes	68,372	68,372
Interest earnings	24,103	24,103
Total revenues	2,011,509	2,011,509
Expenditures		
Current		
General government	1,266,729	1,266,729
Debt service		
Principal	600,000	600,000
Interest	36,300	36,300
Total expenditures	1,903,029	1,903,029
Excess of Revenues Over (Under) Expenditures	108,480	108,480
Fund Balance - beginning	413,010	413,010
Fund Balance - ending	\$ 521,490	\$ 521,490

The accompanying notes are an integral part of this statement.

Aspen Highlands Residential Metropolitan District

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

Year ended December 31, 2022

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

Net Change in Fund Balances - Governmental Funds	\$	108,480
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Governmental funds report the repayment of principal on long-term debt as expenditures. However, these repayments are not reported as expenses in the Statement of Activities, but rather as a reduction of debt in the Statement of Net Position. This amount is the difference in the treatment of these repayments.		600,000
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Governmental funds do not record the amount of interest on long-term debt that has accrued since the end of the year. However, these liabilities are reported in the Statement of Net Position and the related expense is reported in the Statement of Activities. This is the amount by which accrued interest decreased over the prior year.		1,500
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Governmental funds record premiums on bonds as revenue in the year issued. However, these premiums are reported in the Statement of Net Position as part of debt and these amounts are deferred and amortized in the Statement of Activities. This is the amount of current year amortization.		<u>9,480</u>
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Change in Net Position of Governmental Activities	\$	<u><u>719,460</u></u>
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The accompanying notes are an integral part of this statement.

Aspen Highlands Residential Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Organization

The Aspen Highlands Residential Metropolitan District (the District) was approved by voters on November 10, 1998 and formally organized by judicial decree on November 23, 1998, pursuant to provisions set forth in the Colorado Special District Act. The governing body of the District consists of a five member Board of Directors, which is elected by the registered voters within the District. The purpose of the District is to provide sanitation, street, park and recreation, transportation facilities, programs and services for the Aspen Highlands Village community.

The financial statements of the District have been prepared in accordance with generally accepted accounting principles (“GAAP”) as applied to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the District’s accounting policies are described below.

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

2. Reporting Entity

The reporting entity consists of (a) the primary government, i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. Consideration is also given to other organizations which are fiscally dependent, i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity’s financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria above, the District is not financially accountable for any other entity, nor is the District a component unit of any other government.

3. Government-wide and Fund Financial Statements

The District’s basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District’s major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. Currently, the District has only governmental activities.

Aspen Highlands Residential Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Government-wide Financial Statements

In the government-wide Statement of Net Position, the governmental activities columns are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The District's net position is reported as restricted for emergencies and capital projects and unrestricted.

The government-wide focus is on the sustainability of the District as an entity and the change in the District's net position resulting from the current year's activities.

Fund Financial Statements

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, deferred outflows, liabilities, deferred inflows, fund equity, revenues, and expenditures/expenses.

The fund focus is on current available resources and budget compliance.

4. Fund Accounting

The District uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. The District currently has one General Fund, which is a governmental fund.

Governmental Funds

Governmental 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 purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities is reported as fund balance.

The District reports the following major governmental fund:

General Fund – The General Fund is used to account for all financial resources of the District except those required to be accounted for in another fund. The general fund balance is available to the District for any purpose provided it is expended or transferred according to the general laws of Colorado and the bylaws of the District.

Aspen Highlands Residential Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

5. Measurement Focus and Basis of Accounting

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements.

Long-Term Economic Focus and Accrual Basis

Governmental activities in the government-wide financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. “Available” means collectible within the current period or within 60 days of year-end. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on long-term debt, if any, is recognized when due.

6. Use of Estimates

The preparation of financial statements in accordance with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows, liabilities, deferred inflows, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

7. Inter-Governmental Service Fees

Quasi-external transactions are accounted for as revenues, expenditures, or expenses. In 1999, the District entered into an agreement with the Aspen Highlands Commercial Metropolitan District (the Commercial District) adopting a policy whereby the Commercial District pays for all operational expenses associated with both Districts and charges the District a service fee for administering the operations for the District. The service fee is an expenditure of the District and revenue for the Commercial District. To the extent that service fees between the Commercial District and the District had not been paid or received as of year-end, balances of intergovernmental amounts receivable or payable are recorded.

Aspen Highlands Residential Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

8. Stewardship, Compliance, and Accountability

Budgets and Budgetary Accounting

In the fall of each year, the District’s Board of Directors formally adopts a budget with appropriations by fund for the ensuing year pursuant to the Colorado Local Budget Law. The budget for the governmental fund is adopted on a basis consistent with generally accepted accounting principles (“GAAP”).

As required by Colorado statutes, the District followed the timetable below in approving and enacting a budget for the ensuing year:

- (1) For the 2022 budget year, prior to August 23, 2021 the County Assessor sent the District the assessed valuation of all taxable property within the District’s boundaries.
- (2) On or before October 15, 2021 the District’s accountant submitted to the District’s Board of Directors a recommended budget which detailed the necessary property taxes needed along with other available revenues to meet the District’s operating requirements.
- (3) The Board held a public hearing on the proposed budget and capital program no later than 45 days prior to the close of the fiscal year.
- (4) For the 2022 budget, prior to December 15, 2021 the District computed and certified to the County Commissioners a rate of levy that derived the necessary property taxes as computed in the proposed budget.
- (5) For the 2022 budget, the final budget and appropriation resolution was adopted prior to December 31, 2021.
- (6) After adoption of the budget resolution, the District may make the following changes: a) it may transfer appropriated monies between funds or between spending agencies within a fund, as determined by the original appropriation level; b) supplemental appropriations to the extent of revenues in excess of those estimated in the budget; c) emergency appropriations; and d) reduction of appropriations for which originally estimated revenues are insufficient.

The level of control in the budget at which expenditures exceed appropriations is at the fund level. All appropriations lapse at year-end.

Aspen Highlands Residential Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

9. Property Taxes

Property taxes for 2022 collectible in 2023 were certified by the Pitkin County Commissioners before December 31, 2022. Property taxes attached as an enforceable lien on January 1, 2023 and are due in total April 30, 2023 or in equal installments February 28, 2023 and June 15, 2023, at the option of the taxpayer. Property taxes for 2022, collectible in 2023, are shown as property taxes receivable and deferred inflow in the amount of the assessed taxes. The County Treasurer remits taxes collected monthly to the District.

NOTE B – 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 of the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. As of December 31, 2022, the District had no cash deposits.

Investments

Colorado state statutes authorize the District to invest in U.S. Treasury bills, obligations of any other U.S. agencies, obligations of the World Bank, general obligation bonds of any state or any of their subdivisions, revenue bonds of any state or any of their subdivisions, bankers' acceptance notes, commercial paper, repurchase agreements, money market funds and guaranteed investment contracts. All investments must be held by the District, in their name, or in the custody of a third party on behalf of the local government.

As of December 31, 2022, the District had \$516,986 invested in the Colorado Local Government Liquid Asset Trust, (Colotrust), an investment vehicle established for local government entities in Colorado to pool surplus funds. Colotrust operates similarly to a money market fund and each share is equal in value to \$1.00. A designated custodial bank provides safekeeping and depository services to Colotrust in connection with the direct investment and withdrawal functions of Colotrust. Substantially all securities owned by Colotrust are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by Colotrust. Colotrust funds carry a Standard & Poor's AAAM rating. There is no custodial, interest rate or foreign currency risk exposure. Colotrust operates like a 2a-7 external investment pool and investments in the pool are valued at \$1 net asset value (NAV) per share. The underlying investments held by Colotrust are valued at fair value.

Aspen Highlands Residential Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE C – LONG-TERM DEBT

General Obligation Bonds

On December 20, 2012, the District issued \$6,150,000 in general obligation refunding bonds with interest rates ranging between 2.0% and 3.0%. The District issued the bonds to refund the outstanding series 2007 general obligation refunding bonds of \$6,145,000. The bonds were issued with interest due semiannually on June 1 and December 1 of each year, commencing June 1, 2013. Principal payments are due each December 1. The bonds mature in various amounts through December 1, 2023. All of the taxable property within the District is subject to the levy of general ad valorem property taxes to pay principal and interest on the bonds.

The following is a summary of bond transactions of the District for the year ended December 31, 2022:

	<u>Balance January 1, 2022</u>	<u>Issues</u>	<u>Reductions</u>	<u>Balance December 31, 2022</u>
2012 General Obligation Refunding Bonds	\$ 1,210,000	\$ —	\$ 600,000	\$ 610,000
Bond Premium	19,260	—	9,480	9,780
	<u>\$ 1,228,960</u>	<u>\$ —</u>	<u>\$ 609,480</u>	<u>\$ 619,780</u>

Debt service requirements are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	<u>610,000</u>	<u>18,300</u>	<u>628,300</u>
	<u>\$ 610,000</u>	<u>\$ 18,300</u>	<u>\$ 628,300</u>

NOTE D – COMMITMENTS AND CONTINGENCIES

During the normal course of business, the District may incur claims and other assertions against it from various agencies and individuals. The management of the District has disclosed that there are no material outstanding claims against the District at December 31, 2022.

The District entered into an agreement with the City of Aspen to install Thaw Wires when the District repaves the roads at a future date. In 2003, the District deposited developer contributions of \$96,500, which approximated the amount needed to fund installation at a future date, into a reserve account. Management does not expect future costs of installation to exceed the reserve account balance, which currently is \$128,299.

Aspen Highlands Residential Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE E – 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 has been elected to participate in the Colorado Special District Property and Liability Pool (the Pool), which is sponsored by the Special District Association of Colorado. The Pool provides property and general liability, automobile physical damage and liability, public official’s liability, and machinery coverage to its members. Members of the Pool are required to make additional surplus contributions. 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. During the year ended December 31, 2022 the Pool made no distributions to the District.

Condensed financial statement data for the Colorado Special Districts Property and Liability Pool, as of the latest available date, December 31, 2022 is as follows:

	<u>Colorado Special Districts Property and Liability Pool</u>
Assets	\$ <u>69,212,177</u>
Liabilities	\$ 45,329,704
Surplus	<u>23,882,473</u>
	<u>\$ 69,212,177</u>
Revenue	\$ 27,064,468
Investment income and other	<u>462,530</u>
Total revenue	27,526,998
Expenses	<u>25,447,966</u>
Excess of revenues over (under) expenses	<u>\$ 2,079,032</u>

NOTE F – TABOR AMENDMENT

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer’s Bill of Rights (“TABOR”). TABOR contains revenue, spending, tax and debt limitations, which apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that of the prior year, extension of any expiring tax, or tax policy change directly causing a new tax revenue gain to any local government. Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple fiscal year or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in future years.

TABOR also requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. These reserves are required to be 3% or more of the fiscal year spending (excluding bonded debt service) for fiscal years ended after December 31, 1994. At December 31, 2022, a reserve of \$41,256 was required.

Aspen Highlands Residential Metropolitan District

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

NOTE F – TABOR AMENDMENT – CONTINUED

Under TABOR, the initial base for local government spending and revenue limits is December 31, 1999 fiscal year spending. Future spending and revenue limits are determined based on the prior year's fiscal year spending adjusted for inflation in the prior calendar year plus annual local growth. Fiscal year spending is generally defined as expenditures and reserve increases with certain exceptions. Revenue, if any, in excess of the fiscal year spending limit must be refunded in the next fiscal year unless voters approve retention of such revenue.

In 1998 the District's electorate voted to allow the District to collect, retain and expend revenues notwithstanding any of TABOR's restrictions.

The District's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

NOTE G – FUND BALANCES

GASB Statement No. 54, "Fund Balance Reporting and Governmental Fund Type Definitions" provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. In the fund financial statements, 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 expense) or is legally or contractually required to be maintained intact.
- *Restricted fund balance* - The portion of fund balance constrained to being used for a specific purpose by external parties (such as grantors or bondholders), constitutional provisions or enabling legislation.
- *Committed fund balance* - The portion of fund balance constrained for specific purposes according to limitations imposed by the District's highest level of decision making authority, the Board, prior to the end of the current fiscal year. The constraint may be removed or changed only through formal action of the Board.
- *Assigned fund balance* - The portion of fund balance set aside for planned or intended purposes. The intended use may be expressed by the Board or other individuals authorized to assign funds to be used for a specific purpose.
- *Unassigned fund balance* - The residual portion of fund balance that does not meet any of the above criteria. The District will only report a positive unassigned fund balance in the General Fund.

Unrestricted fund balance will be used in the following order: committed, assigned, and unassigned. When both restricted and unrestricted funds are available for expenditure, restricted funds are used first.

REQUIRED SUPPLEMENTARY INFORMATION

Aspen Highlands Residential Metropolitan District

SCHEDULE OF REVENUE, EXPENDITURES, AND CHANGES IN FUND
BALANCE - BUDGET AND ACTUAL - GENERAL FUND

Year ended December 31, 2022

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	\$ 1,916,295	\$ 1,919,034	\$ 2,739
Specific ownership taxes	47,907	68,372	20,465
Interest earnings	2,646	24,103	21,457
Total revenues	1,966,848	2,011,509	44,661
Expenditures			
Treasurer's fees	95,815	96,090	(275)
Intergovernmental service fees	1,170,139	1,170,139	-
Other fees	363	500	(137)
Interest expense	53,850	36,300	17,550
Debt service principal	585,000	600,000	(15,000)
Contingency	35,600	-	35,600
Total expenditures	1,940,767	1,903,029	37,738
Excess of Revenues Over (Under) Expenditures	26,081	108,480	82,399
Fund balance, beginning	390,975	413,010	22,035
Fund balance, ending	\$ 417,056	\$ 521,490	\$ 104,434

OTHER INFORMATION

Aspen Highlands Residential Metropolitan District

SCHEDULE OF ASSESSED VALUATION, MILL LEVY
AND PROPERTY TAXES COLLECTED

December 31, 2022

Calendar Year Ended December 31	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied	Total Property Taxes		Percent Collected to Levied
			Levied	Collected	
2006	\$ 38,271,550	34.977	\$ 1,338,624	\$ 1,339,001	100.03%
2007	36,150,920	36.565	1,321,858	1,321,735	99.99%
2008	45,901,230	33.000	1,514,741	1,515,287	100.04%
2009	47,136,300	33.782	1,592,359	1,588,493	99.76%
2010	58,827,550	30.850	1,814,830	1,756,501	96.79%
2011	58,325,860	31.398	1,831,315	1,831,315	100.00%
2012	43,709,790	36.794	1,608,258	1,608,263	100.00%
2013	43,532,070	37.597	1,636,676	1,636,675	100.00%
2014	41,893,540	38.925	1,630,706	1,610,167	98.74%
2015	40,885,450	39.885	1,630,716	1,630,068	99.96%
2016	40,583,220	40.125	1,628,402	1,628,402	100.00%
2017	40,402,650	40.305	1,628,429	1,628,429	100.00%
2018	40,963,710	40.310	1,651,247	1,650,765	99.97%
2019	42,040,880	40.464	1,701,142	1,701,045	99.99%
2020	41,739,546	41.834	1,746,133	1,746,438	100.00%
2021	41,629,320	44.485	1,851,881	1,851,881	100.00%
2022	46,277,260	41.409	1,916,295	1,919,034	100.14%
2023	45,101,120	45.156	2,036,600		

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 of levy.