

**ASPEN GROVE BUSINESS  
IMPROVEMENT DISTRICT**

**Financial Statements**

**December 31, 2023**

# ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT

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Dazzio & Associates, PC

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Certified Public Accountants

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Aspen Grove Business Improvement District  
Arapahoe County, Colorado

### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of the Aspen Grove Business Improvement 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 comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Basis for Opinions***

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

### ***Responsibilities of Management for the Financial Statements***

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

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

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

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

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

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

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

### ***Required 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.

*Dyess & Associates, P.C.*

July 2, 2024

## **BASIC FINANCIAL STATEMENTS**

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**

**STATEMENT OF NET POSITION**

**December 31, 2023**

<b>Assets</b>	
Cash and Investments - Unrestricted	\$ 1,150,267
Cash and Investments - Restricted	2,009,475
Receivable from County Treasurer	2,716
Capital Assets Not Being Depreciated	890,950
Capital Assets, Net of Accumulated Depreciation	<u>1,263,231</u>
<b>Total Assets</b>	<u><u>5,316,639</u></u>
<b>Deferred Outflows of Resources</b>	
Loss on Refunding	<u>140,160</u>
<b>Liabilities</b>	
Accounts Payable	1,767
Accrued Interest Payable	9,473
Noncurrent Liabilities	
Due Within One Year	425,000
Due In More Than One Year	<u>2,870,000</u>
<b>Total Liabilities</b>	<u><u>3,306,240</u></u>
<b>Net Position</b>	
Net Investment in Capital Assets	(1,000,659)
Restricted	
Debt Service	2,000,002
Tabor Emergencies	6,450
Unrestricted	<u>1,144,766</u>
<b>Total Net Position</b>	<u><u>\$ 2,150,559</u></u>

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

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**

**STATEMENT OF ACTIVITIES  
For the Year Ended December 31, 2023**

<b><u>Function/Programs</u></b>	<b><u>Expenses</u></b>	<b><u>Program Revenues</u></b>			<b><u>Net (Expense) Revenue and Changes in Net Position</u></b>
		<b><u>Charges for Services</u></b>	<b><u>Operating Grants and Contributions</u></b>	<b><u>Capital Grants and Contributions</u></b>	
Government Activities:					
General Government	\$ 20,486	\$ -	\$ -	\$ -	\$ (20,486)
Interest and Related Charges on Long-term Debt	184,126	-	-	-	(184,126)
Unallocated Depreciation	140,070	-	-	-	(140,070)
<b>Total</b>	<b>\$ 344,682</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(344,682)</b>

General Revenues:

Property Taxes - Debt Service	639,804
Specific Ownership Taxes	43,121
Net Investment Income	171,936
<b>Total General Revenues</b>	<b>854,861</b>
Change in Net Position	510,179
Net Position - Beginning	1,640,380
<b>Net Position - Ending</b>	<b>\$ 2,150,559</b>

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

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**

**BALANCE SHEET  
GOVERNMENTAL FUNDS  
December 31, 2023**

	<b>General</b>	<b>Debt Service</b>	<b>Total Governmental Funds</b>
<b>Assets</b>			
Cash and Investments - Unrestricted	\$ 1,150,267	\$ -	\$ 1,150,267
Cash and Investments - Restricted	-	2,009,475	2,009,475
Receivable from County Treasurer	2,716	-	2,716
<b>Total Assets</b>	<b>\$ 1,152,983</b>	<b>\$ 2,009,475</b>	<b>\$ 3,162,458</b>
<b>Liabilities</b>			
Accounts Payable	\$ 1,767	\$ -	\$ 1,767
<b>Fund Balances</b>			
Assigned for Subsequent Year's Expenditures	-	-	9,000
Restricted for Debt Service	9,000	-	-
Restricted for TABOR Emergencies	-	2,009,475	2,009,475
Unassigned	6,450	-	6,450
	1,135,766	-	1,135,766
<b>Total Fund Balances</b>	<b>1,151,216</b>	<b>2,009,475</b>	<b>3,160,691</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 1,152,983</b>	<b>\$ 2,009,475</b>	<b>\$ 3,162,458</b>

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

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS**  
**BALANCE SHEET TO THE STATEMENT OF NET POSITION**  
**December 31, 2023**

**Total Fund Balances - Governmental Funds** \$ 3,160,691

Total net position reported for governmental activities in the statement of net position is different because:

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

Those assets consist of:

Clearing and Grading	\$ 860,549	
Wetlands Replacement	30,401	
Streets and Parking Lots, Net	820,978	
Landscaping, Net	100,969	
Hardscaping, Net	93,943	
Storm Drainage, Net	234,740	
Piping, Net	<u>12,601</u>	2,154,181

The deferred charges on refunding are not financial resources and, therefore, are not reported in the funds 140,160

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. All liabilities - both current and long-term - are reported in the statement of net position.

Balances at year end are:

General Obligation Refunding Bonds Payable (3,295,000)

Interest on long-term debt is not accrued in the funds, but rather is recognized as an expenditure when due (9,473)

**Net Position - Governmental Activities** \$ 2,150,559

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

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**

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

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
<b>Revenues</b>			
Property Taxes	\$ -	\$ 639,804	\$ 639,804
Specific Ownership Taxes	43,121	-	43,121
Net Investment Income	171,917	19	171,936
<b>Total Revenues</b>	<u>215,038</u>	<u>639,823</u>	<u>854,861</u>
<b>Expenditures</b>			
Current			
Accounting and Auditing	7,450	-	7,450
Legal	13,036	-	13,036
Other	-	8,900	8,900
County Treasurer's Fees	-	9,615	9,615
Debt Service			
Principal	-	410,000	410,000
Interest	-	127,823	127,823
Paying Agent Fees	-	400	400
<b>Total Expenditures</b>	<u>20,486</u>	<u>556,738</u>	<u>577,224</u>
<b>Net Change in Fund Balances</b>	194,552	83,085	277,637
<b>Fund Balances - Beginning</b>	956,664	1,926,390	2,883,054
<b>Fund Balances - Ending</b>	<u>\$ 1,151,216</u>	<u>\$ 2,009,475</u>	<u>\$ 3,160,691</u>

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

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**

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

<b>Net Change in Fund Balances - Governmental Funds</b>	<b>\$ 277,637</b>
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	(140,070)
Long-term debt (e.g., issuance of bonds) provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.	
Principal Payment - General Obligation Refunding Bonds	410,000
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:	
Amortization of deferred loss on refunding	(38,567)
Interest expense in the statement of activities differs from the amount reported in governmental funds because of the change in accrued interest.	
Change in accrued interest on bonds payable	<u>1,179</u>
<b>Change in Net Position - Governmental Activities</b>	<b><u><u>\$ 510,179</u></u></b>

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

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE - BUDGET AND ACTUAL**  
**GENERAL FUND**  
**For the Year Ended December 31, 2023**  
**(With Comparative Actual Totals for the Year Ended December 31, 2022)**

	<b>Original and Final Budget</b>	<b>Actual Amounts</b>	<b>Variance with Final Budget</b>	<b>2022 Actual</b>
<b>Revenues</b>				
Specific Ownership Tax	\$ 48,000	\$ 43,121	\$ (4,879)	\$ 45,186
Net Investment Income	10,000	171,917	161,917	54,569
<b>Total Revenues</b>	<b>58,000</b>	<b>215,038</b>	<b>157,038</b>	<b>99,755</b>
<b>Expenditures</b>				
Current				
Accounting and Auditing	8,000	7,450	550	6,610
Legal	15,000	13,036	1,964	8,884
Other	500	-	500	-
Contingency	34,500	-	34,500	-
<b>Total Expenditures</b>	<b>58,000</b>	<b>20,486</b>	<b>37,514</b>	<b>15,494</b>
<b>Net Change in Fund Balance</b>	<b>-</b>	<b>194,552</b>	<b>194,552</b>	<b>84,261</b>
<b>Fund Balance - Beginning</b>	<b>916,403</b>	<b>956,664</b>	<b>40,261</b>	<b>872,403</b>
<b>Fund Balance - Ending</b>	<b>\$ 916,403</b>	<b>\$ 1,151,216</b>	<b>\$ 234,813</b>	<b>\$ 956,664</b>

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

## ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT

### NOTES TO THE FINANCIAL STATEMENTS December 31, 2023

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#### **Note 1 – Definition of Reporting Entity**

The Aspen Grove Business Improvement District (the District) was formed by the City of Littleton, Colorado (the City) through Ordinance No. 24, Series of 2000, adopted on August 15, 2000 pursuant to Section 31-25-1201, et seq., C.R.S. for the purpose of financing the public improvements and services needed for the Aspen Grove Lifestyle Center, a commercial business area located within Arapahoe County, and entirely within the City. By way of explanation and not limitation, the initial approved Operating Plan for the District provided for the District to construct, install and/or acquire street improvements, including bicycle paths, curbs, gutters, traffic safety control devices, sidewalks, pedestrian malls, street lights, drainage facilities, water and sewer facilities, and landscaping of common areas.

The District contains approximately 36 acres of property which consists of the Aspen Grove Lifestyle Center (the "Shopping Center"). The Shopping Center is an open-air shopping area containing approximately 252,477 square feet of retail and restaurant space. The Aspen Grove Lifestyle Center is owned by Aspen GRF<sub>2</sub>, LLC, a Delaware Limited Liability Company. The Lifestyle Center is managed Gerrity Retail Management, LLC, a Delaware limited liability company.

During 2008, the City Council excluded approximately 17 acres of vacant ground from a portion of the Aspen Grove Subdivision, Arapahoe County, Colorado from the District's boundaries. The District's Board of Directors supported the exclusion because it was believed it would facilitate development of the excluded property. The excluded property remains obligated to pay its proportionate share of the District's outstanding bonded indebtedness existing as of the date of the exclusion (see Note 5).

The District is governed by a five-member Board of Directors appointed by the City.

In accordance with state statute, the District submits an operating plan and budget to the City each year for approval.

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

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

## ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT

### NOTES TO THE FINANCIAL STATEMENTS December 31, 2023

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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 District organization. The City has taken the position that the District is a legally separate governmental unit and not a component unit of the City. City Council oversight includes appointment of the District's Board of Directors and approval of the District's annual budget.

#### **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. Governmental activities are normally supported by property taxes.

The statement of net position reports all financial and capital resources of the District, the difference between the assets and deferred outflows of resources, and liabilities and deferred inflows of resources of the District being 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 instead 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. Property taxes are recognized as revenues in the year for which they are levied. Other items are recognized as revenues as soon as all eligibility requirements imposed by the provider

## ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT

### NOTES TO THE FINANCIAL STATEMENTS December 31, 2023

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have been met. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets and redemption of bonds and notes are recorded as a reduction in liabilities.

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 after year-end. Expenditures are recorded when the related fund liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

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 general obligation debt of the governmental funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

#### **Annual Operating Plan and Budgets**

The District provides an annual operating plan and budget to City of Littleton City Council for its review and approval on or before September 30 of each year. The annual operating plan and budget includes a description of its proposed activities for the upcoming budget year and includes a report of the District's activities for the past year. The City approves or disapproves the operating plan and budget within thirty days after receipt of the operating plan and budget, but not later than December 5. The operating plan and the budget may, from time to time, be amended by the District with the approval of the City.

## ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT

### NOTES TO THE FINANCIAL STATEMENTS December 31, 2023

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#### **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.

Cash and investments are presented on the balance sheet in the basic financial statements at fair value.

#### **Restricted Assets**

Cash and investments of the Debt Service Fund are classified as restricted assets because their use is limited by applicable bond covenants.

#### **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 sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The District did not levy any property taxes in 2024 as sufficient monies are available in the debt service fund to cover all debt services payments and related expenditures in 2024.

#### **Capital Assets**

General capital assets are those assets not specifically related to activities reported in other funds. These assets generally result from expenditures in the governmental funds. These assets are reported in the governmental activities column of the government-wide statement of net position but are not reported in the fund financial statements. All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated fixed assets are recorded at their fair market value as of the date

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2023**

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received. The District maintains a capitalization policy of \$5,000. Improvements are capitalized; the costs of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset's life are not capitalized.

All reported capital assets except certain land and wetlands improvements are depreciated. Depreciation is computed using the straight-line method over the following useful lives:

Streets and parking lots	40 years
Landscaping	25 years
Hardscaping	25 years
Storm drainage	40 years
Irrigation	10 years
Piping	40 years

**Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of net position and the governmental funds balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category. Accordingly, the item, *loss on refunding*, is deferred and recognized as an outflow of resources in the period that the amount is incurred.

In addition to liabilities, the statement of net position and the governmental funds balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. These amounts are deferred and recognized as inflow of resources in the period that the amounts become available.

**Long-term Obligations**

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. Bonds payable are reported net of the applicable bond premium. Bond premiums and deferred losses on bond refundings are deferred and amortized over the life of the bonds using the effective interest method and charged to interest expense. Debt issuance costs, except any portion related to prepaid insurance costs, are expensed when incurred. The unamortized deferred loss on refundings is reported as a deferred outflow of resources.

## ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT

### NOTES TO THE FINANCIAL STATEMENTS December 31, 2023

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In the fund financial statements, governmental fund types recognize debt premiums and discounts, as well as debt issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### **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 Balances

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.

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2023**

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The District reports the following Restricted Fund Balances:

*Restricted for Debt Service*

Represents the portion of fund balance that is legally restricted to payment of principal and interest on long-term debt maturing in future years.

*Restricted for TABOR Emergencies*

Emergency reserves have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (see Note 9).

*Committed fund balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government’s highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

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

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

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

**Use of Estimates**

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. An example of such an estimate that has been made by management is depreciation expense.

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2023**

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**Note 3 – Cash and Investments**

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

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>
Cash	\$ 233	\$ -	\$ 233
Investments	1,150,034	2,009,475	3,159,509
Total	<u>\$ 1,150,267</u>	<u>\$ 2,009,475</u>	<u>\$ 3,159,742</u>

**Deposits with Financial Institutions**

Custodial credit risk

Custodial risk for cash is the risk that, in the event of a failure of a depository financial institution, the District will not be able to recover its deposits or will not be able to recover collateral securities that are in possession of an outside party. The Colorado Public Deposit Protection Act (PDPA) governs the investment of public funds. PDPA requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels (\$250,000) must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The institution's internal records identify the collateral by depositor and as such, these deposits are considered to be uninsured but collateralized. The State Regulatory Commissions 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 of \$11,949 and a carrying balance of \$233 which was insured by federal depository insurance and consequently not exposed to custodial credit risk.

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2023**

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**Investments**

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

The District generally limits its concentration of investments to obligations of the United States, certain U.S. government agency securities and Local Government Investment Pools, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors, such actions are generally associated with a debt service reserve or sinking fund requirements.

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

- Obligations of the United States, certain U.S. government agency securities and securities of the World Bank
- General obligation and revenue bonds of US 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

At December 31, 2023, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Government Liquid Asset Trust (COLOTRUST+)	Weighted Average under 60 Days	<u>\$ 3,159,509</u>

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.

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS**  
**December 31, 2023**

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

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

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAM by Standard & Poor's. COLOTRUST EDGE is rated AAAs/S1 by FitchRatings. 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.

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2023**

**Note 4 – Capital Assets**

Capital asset activity for the year ended December 31, 2023 was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
<b>Governmental Activities:</b>				
Capital Assets Not Being Depreciated:				
Clearing and Grading	\$ 860,549	\$ -	\$ -	\$ 860,549
Wetlands Replacement	30,401	-	-	30,401
Total Capital Assets Not Being Depreciated	<u>890,950</u>	<u>-</u>	<u>-</u>	<u>890,950</u>
Capital Assets Being Depreciated:				
Streets and Parking Lots	1,876,728	-	-	1,876,728
Landscaping	1,009,720	-	-	1,009,720
Hardscaping	939,514	-	-	939,514
Storm Drainage	536,555	-	-	536,555
Irrigation	240,654	-	-	240,654
Piping	70,705	-	-	70,705
Total Capital Assets Being Depreciated	<u>4,673,876</u>	<u>-</u>	<u>-</u>	<u>4,673,876</u>
Accumulated Depreciation:				
Streets and Parking Lots	(1,008,832)	(46,918)	-	(1,055,750)
Landscaping	(868,362)	(40,389)	-	(908,751)
Hardscaping	(807,990)	(37,581)	-	(845,571)
Storm Drainage	(288,401)	(13,414)	-	(301,815)
Irrigation	(240,654)	-	-	(240,654)
Piping	(56,336)	(1,768)	-	(58,104)
Total Accumulated Depreciation	<u>(3,270,575)</u>	<u>(140,070)</u>	<u>-</u>	<u>(3,410,645)</u>
Total Capital Assets Being Depreciated, Net	<u>1,403,301</u>	<u>(140,070)</u>	<u>-</u>	<u>1,263,231</u>
Governmental Activities Capital Assets, Net	<u>\$ 2,294,251</u>	<u>\$ (140,070)</u>	<u>\$ -</u>	<u>\$ 2,154,181</u>

**Subdivider Improvement Agreement**

In January 2001, the District entered into a Subdivider Improvement Agreement with the City and intergovernmental agreements with Southwest Metropolitan Water and Sanitation District (Southwest W&S). Under the agreements, the District is responsible for financing, constructing, and issuing a warranty on constructed assets for a one-year period. Upon conditional acceptance or expiration of the warranty period, the District is to convey specific assets to the City and Southwest W&S. In 2007, all remaining assets subject to the agreements were conveyed to the applicable parties.

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2023**

**Note 5 – Long-term Debt**

The following is an analysis of changes in long-term debt for the year ended December 31, 2023.

<b>Governmental activities:</b>	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>	<b>Due Within One Year</b>
Limited Tax General Obligation Refunding Bonds, series 2018	<u>\$ 3,705,000</u>	<u>\$ -</u>	<u>\$ 410,000</u>	<u>\$ 3,295,000</u>	<u>\$ 425,000</u>

**Limited Tax General Obligation Refunding Bond, Series 2018**

On April 13, 2018, the District issued a Limited Tax General Obligation Refunding Bond in the original amount of \$5,435,000 (the “2018 Bond”). The proceeds of the 2018 Bond were used to refund the remaining amount due on the Limited Tax General Obligation Refunding Bonds, Series 2007, in the principal amount of \$6,005,000 and provide for the payment of issuance costs.

The 2018 Bond, maturing on December 1, 2030, with interest at 3.45%, is subject to mandatory sinking fund redemption beginning on December 1, 2018 in varying amounts through maturity. The Bond is subject to redemption prior to maturity, at the option of the District, in whole but not in part, on December 1, 2023 or any date thereafter, upon payment of par and accrued interest, without redemption premium.

The 2018 Bond constitutes limited tax general obligations of the District payable solely from Pledged Revenue. Pledged Revenue is defined as moneys derived by the District from the following sources, after payment of the costs of collection (a) the Required Mill Levy; (b) the Specific Ownership Tax, subject to the limitations below; and (c) any other legally available moneys which the District determines to credit to the payment of the bonds.

The Required Mill Levy is an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal of, premium if any, and interest on the Bonds, but not in excess of 70 mills.

If the Required Mill Levy required to be imposed by the District was:

- (i) 70 mills, then all such Specific Ownership Taxes shall be considered pledged revenue.
- (ii) equal to or greater than 65 mills, but less than 70 mills, then all Specific Ownership Taxes shall be deposited into the Specific Ownership Tax Fund and provided that at such time as there is credited to the Bond Fund amounts sufficient to pay the principal of,

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2023**

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premium if any, and interest on the Bonds which have or will become due in such calendar year, any Specific Ownership Taxes thereafter received by the District for the remainder of such calendar year shall be retained by the District for application to any lawful purpose, and shall not constitute Pledged Revenue hereunder; or

(iii) less than 65 mills, then all such Specific Ownership Taxes may be retained by the District for application to any lawful purpose and shall not constitute Pledged Revenue hereunder.

The District is subject to a number of limitations and restrictions contained in the bond resolution. Such limitations and covenants include continued collection of pledged revenues, segregation of pledged revenues and permissible investment of pledged revenues. The District believes it is in compliance with all significant covenants.

Annual debt service requirements for the 2018 Bond are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 425,000	\$ 113,678	\$ 538,678
2025	440,000	99,015	539,015
2026	455,000	83,835	538,835
2027	470,000	68,138	538,138
2028	485,000	51,923	536,923
2029-2030	1,020,000	53,130	1,073,130
	<u>\$ 3,295,000</u>	<u>\$ 469,719</u>	<u>\$ 3,764,719</u>

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2023**

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**Note 6 – Net Position**

The District has net position consisting of three components - net investment 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. As of December 31, 2023, the District had the following net investment in capital assets, calculated as follows:

	<b>Governmental Activities</b>
Net Investment in Capital Assets:	
Capital Assets, Net	\$ 2,154,181
Current Portion of Long-Term Obligations	(425,000)
Noncurrent Portion of Long-Term Obligations	(2,870,000)
Loss on Refunding	140,160
Net Investment in Capital Assets	<u>\$ (1,000,659)</u>

The restricted component of net position consists of restricted assets that are restricted for use either externally 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:

	<b>Governmental Activities</b>
Restricted Net Position:	
Emergencies	\$ 6,450
Debt Service Fund Balance	2,009,475
Less Accrued Interest on bonds	(9,473)
Total Restricted Net Position	<u>\$ 2,006,452</u>

Unrestricted net position represents assets that do not have any third-party limitations on their use.

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2023**

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**Note 7 – Risk Management**

The District is exposed to various risks of losses related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The District carries commercial insurance for these risks of loss. Settled claims have not exceeded this coverage in any of the past three fiscal years.

**Note 8 – Related Party**

The District's Board of Directors are employees of Gerrity Retail Management LLC, a Delaware limited liability company which is affiliated with the owner of the Aspen Grove Lifestyle Center. The owner of the Aspen Grove Lifestyle Center is GRF<sub>2</sub> LLC, a Delaware limited liability company.

**Note 9 – Tax Spending and Debt Limitations**

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

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

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

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

**SUPPLEMENTARY INFORMATION**

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE - BUDGET AND ACTUAL**  
**DEBT SERVICE FUND**  
**For the Year Ended December 31, 2023**  
**(With Comparative Actual Totals for the Year Ended December 31, 2022)**

	<b>Original and Final Budget</b>	<b>Actual Amounts</b>	<b>Variance with Final Budget</b>	<b>2022 Actual</b>
<b>Revenues</b>				
Property Taxes	\$ 640,086	\$ 639,804	\$ (282)	\$ 649,255
Net Investment Income	-	19	19	(3,253)
<b>Total Revenues</b>	<b>640,086</b>	<b>639,823</b>	<b>(263)</b>	<b>646,002</b>
<b>Expenditures</b>				
Current				
County Treasurer's Fees	9,700	9,615	85	9,708
Legal Fees	1,500	-	1,500	-
Other	-	8,900	(8,900)	-
Contingency	86,063	-	86,063	-
Debt service				
Principal	410,000	410,000	-	395,000
Interest	127,823	127,823	-	141,450
Paying Agent Fees	5,000	400	4,600	400
<b>Total Expenditures</b>	<b>640,086</b>	<b>556,738</b>	<b>83,348</b>	<b>546,558</b>
<b>Net Change in Fund Balance</b>	<b>-</b>	<b>83,085</b>	<b>83,085</b>	<b>99,444</b>
<b>Fund Balance - Beginning</b>	<b>1,974,785</b>	<b>1,926,390</b>	<b>(48,395)</b>	<b>1,826,946</b>
<b>Fund Balance - Ending</b>	<b>\$ 1,974,785</b>	<b>\$ 2,009,475</b>	<b>\$ 34,690</b>	<b>\$ 1,926,390</b>

See the Independent Auditor's Report

## **OTHER INFORMATION**

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**

**Schedule of Future Debt Service Requirements  
December 31, 2023**

**\$5,435,000 Limited Tax General Obligation Refunding Bonds  
Series 2018**

<u>Year</u>	<u>Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	3.450	\$ 425,000	\$ 113,678	\$ 538,678
2025	3.450	440,000	99,015	539,015
2026	3.450	455,000	83,835	538,835
2027	3.450	470,000	68,138	538,138
2028	3.450	485,000	51,923	536,923
2029	3.450	500,000	35,190	535,190
2030	3.450	520,000	17,940	537,940
		<u>\$ 3,295,000</u>	<u>\$ 469,719</u>	<u>\$ 3,764,719</u>

**ASPEN GROVE BUSINESS IMPROVEMENT DISTRICT**

**Schedule of Assessed Valuation, Mill Levy and  
Property Taxes Collected**

<b>Levy Year</b>	<b>Collection Year</b>	<b>Assessed Valuation</b>	<b>Mills Levied</b>	<b>Total Levy</b>	<b>Current Collection</b>	<b>Collection Rate</b>
2010	2011	\$ 13,014,680	64.958	\$ 845,408	\$ 844,696	99.92%
2011	2012	12,612,060	67.200	847,530	847,530	100.00%
2012	2013	13,897,750	60.000	833,865	832,174	99.80%
2013	2014	14,741,920	60.000	884,515	881,194	99.62%
2014	2015	16,551,832	60.000	993,110	990,455	99.73%
2015	2016	20,783,431	42.000	872,904	869,900	99.66%
2016	2017	21,118,999	42.000	886,998	886,998	100.00%
2017	2018	26,586,973	40.000	1,063,479	1,062,784	99.93%
2018	2019	26,314,052	40.223	1,058,430	1,058,425	100.00%
2019	2020	31,598,167	25.000	789,954	755,372	95.62%
2020	2021	30,034,060	25.000	750,852	749,965	99.88%
2021	2022	27,871,169	25.000	696,780	649,255	93.18%
2022	2023	25,603,436	25.000	640,086	639,804	99.96%

Estimated for  
Year Ending  
December 31,  
2024

\$ 27,146,082      0.000      \$ -

**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.

**Source:** Arapahoe County Assessor and Treasurer.