

**ASPEN RESERVE  
METROPOLITAN DISTRICT  
Adams County, Colorado**

**FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

## Table of Contents

	<u>Page</u>
<b>INDEPENDENT AUDITOR'S REPORT</b>	I
<b>BASIC FINANCIAL STATEMENTS</b>	
Government-wide financial statements	
Statement of Net Position – Governmental Activities	1
Statement of Activities – Governmental Activities	2
Fund Financial Statements	
Balance Sheet – Governmental Funds	3
Statement of Revenues, Expenditures and Changes in Fund Balances (Deficits) – Governmental Funds	4
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances (Deficits) of Governmental Funds to the Statement of Activities	5
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit) – Budget and Actual – General Fund	6
Notes to Financial Statements	7
<b>SUPPLEMENTAL INFORMATION</b>	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual Debt Service Fund	20
<b>OTHER INFORMATION</b>	
Summary of Assessed Valuation, Mill Levy and Property Taxes Collected	21
Schedule of Debt Service Requirements to Maturity	22



## SCHILLING & COMPANY, INC.

*Certified Public Accountants*

P.O. Box 631579  
HIGHLANDS RANCH, CO 80163

PHONE: 720.348.1086  
FAX: 720.348.2920

### **Independent Auditor's Report**

Board of Directors  
Aspen Reserve Metropolitan District  
Adams County, Colorado

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Aspen Reserve Metropolitan District (District) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Aspen Reserve Metropolitan District, as of December 31, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of 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.

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

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about 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 Responsibility 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 Supplemental Information**

Management has omitted the management's discussion and analysis that governmental 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.

## **Supplemental Information**

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

*SCHILLING & COMPANY, INC.*

Highlands Ranch, Colorado  
July 28, 2025

## **BASIC FINANCIAL STATEMENTS**

**ASPEN RESERVE METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
GOVERNMENTAL ACTIVITIES  
December 31, 2024**

**ASSETS**

Cash and investments - unrestricted	\$	4,863
Cash and investments - restricted		148,272
Cash with County Treasurer		1,027
Accounts receivable		20,505
Property taxes receivable		319,098
Prepaid expense		450
Capital assets, not being depreciated		9,000
Capital assets, being depreciated, net of accumulated depreciation		381,556
Total assets		884,771

**DEFERRED OUTFLOWS OF RESOURCES**

Loss on bond refunding, net		94,463
Total Deferred Outflows of Resources		94,463

**LIABILITIES**

Accounts payable		31,681
Accrued interest payable		11,371
Loan and developer advances payable:		
Due within one year		60,000
Due in more than one year		3,040,878
Total liabilities		3,143,930

**DEFERRED INFLOWS OF RESOURCES**

Property tax revenue		319,098
Total deferred inflows of resources		319,098

**NET POSITION**

Net investment in capital assets		390,556
Restricted for emergencies		5,800
Restricted for debt service		137,686
Unrestricted		(3,017,836)
Total net position		\$ (2,483,794)

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

**ASPEN RESERVE METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
GOVERNMENTAL ACTIVITIES  
Year Ended December 31, 2024**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	
General government	\$ 183,567	\$ 112,785	\$ -	\$ (70,782)
Interest and fiscal charges	163,493	-	-	(163,493)
	<u>\$ 347,060</u>	<u>\$ 112,785</u>	<u>\$ -</u>	<u>(234,275)</u>
General revenues:				
Taxes:				
				321,064
				16,044
				16
				<u>337,124</u>
				102,849
				(2,586,643)
				<u>\$ (2,483,794)</u>

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

**ASPEN RESERVE METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
December 31, 2024**

	<b>General</b>	<b>Debt Service</b>	<b>Total Governmental Funds</b>
<b>ASSETS</b>			
Cash and investments - unrestricted	\$ 4,863	\$ -	\$ 4,863
Cash and investments - restricted	-	148,272	148,272
Cash with County Treasurer	242	785	1,027
Accounts receivable	20,505	-	20,505
Property tax receivable	75,082	244,016	319,098
Prepaid expense	450	-	450
<b>TOTAL ASSETS</b>	<b>\$ 101,142</b>	<b>\$ 393,073</b>	<b>\$ 494,215</b>
<b>LIABILITIES</b>			
Accounts payable	\$ 31,681	\$ -	\$ 31,681
Total liabilities	31,681	-	31,681
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred property tax revenue	75,082	244,016	319,098
Total deferred inflows of resources	75,082	244,016	319,098
<b>FUND BALANCES</b>			
Nonspendable - prepaid items	450	-	450
Spendable:			
Restricted for:			
Emergencies	5,800	-	5,800
Debt service	-	149,057	149,057
Unassigned	(11,871)	-	(11,871)
Total fund balances	(5,621)	149,057	143,436
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<b>\$ 101,142</b>	<b>\$ 393,073</b>	

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

Capital assets reported in the governmental activities are not financial resources, and therefore are not reported in the governmental fund balance sheet:	
Capital assets, net	390,556
Some items are reported as expenditures in the governmental funds, but are instead deferred and amortized in the governmental activities financial statements.	
Loss on refunding, net of accumulated amortization	94,463
Some liabilities, including bonds payable and other accrued payables, are not due and payable in the current period and, therefore, are not reported in the Balance Sheet - Governmental Funds.	
General obligation loan payable	(2,935,000)
Developer advances	(104,980)
Accrued interest payable - bonds	(11,371)
Accrued interest payable - developer advances	(60,898)
	(2,627,230)
Net position of governmental activities	<b>\$ (2,483,794)</b>

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

**ASPEN RESERVE METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCES (DEFICITS) - GOVERNMENTAL FUNDS  
Year Ended December 31, 2024**

	<b>General</b>	<b>Debt Service</b>	<b>Total Governmental Funds</b>
<b>REVENUES</b>			
Property tax	\$ 75,544	\$ 245,520	\$ 321,064
Specific ownership tax	3,775	12,269	16,044
Net investment income	-	16	16
Transfer fee	2,100	-	2,100
Operations fee	110,285	-	110,285
Review fee	400	-	400
Total revenues	<u>192,104</u>	<u>257,805</u>	<u>449,909</u>
<b>EXPENDITURES</b>			
Current			
Management fees	14,343	-	14,343
Accounting	20,865	-	20,865
Audit	5,100	-	5,100
Legal	12,847	-	12,847
Insurance	7,546	-	7,546
Election expense	254	-	254
Property management	14,957	-	14,957
Repairs and maintenance	5,865	-	5,865
Landscape maintenance	33,339	-	33,339
Snow removal	2,210	-	2,210
Utilities	26,415	-	26,415
Miscellaneous	8,583	-	8,583
County Treasurer's fees	1,134	3,685	4,819
Billing services	7,181	-	7,181
Debt service			
Loan principal	-	50,000	50,000
Loan interest	-	139,599	139,599
Paying agent fees and other fees	-	4,003	4,003
Total expenditures	<u>160,639</u>	<u>197,287</u>	<u>357,926</u>
<b>NET CHANGE IN FUND BALANCES</b>	31,465	60,518	91,983
<b>FUND BALANCES (DEFICITS) - BEGINNING OF YEAR</b>	<u>(37,086)</u>	<u>88,539</u>	<u>51,453</u>
<b>FUND BALANCES (DEFICITS) - END OF YEAR</b>	<u>\$ (5,621)</u>	<u>\$ 149,057</u>	<u>\$ 143,436</u>

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

**ASPEN RESERVE METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES (DEFICITS) OF  
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
Year Ended December 31, 2024**

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

Net change in fund balances - Total governmental funds	<u>\$ 91,983</u>
<p>Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. Instead the cost of the asset is allocated over its estimated useful life, and recorded as depreciation expense in each of those years.</p>	
Depreciation expense	<u>(19,243)</u>
<p>The repayment of the principal of long-term debt consumes current financial resources of governmental funds. However, it has no effect on net position.</p>	
Bond principal payments	<u>50,000</u>
<p>Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.</p>	
Change in accrued interest payable - loan	262
Change in accrued interest payable - developer advances	(8,421)
Amortization of loss on bond refunding	<u>(11,732)</u>
	<u>(19,891)</u>
Change in net position - Governmental activities	<u><u>\$ 102,849</u></u>

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

**ASPEN RESERVE METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE (DEFICIT) - BUDGET AND ACTUAL  
GENERAL FUND  
Year Ended December 31, 2024**

	<b>Original and Final Budgeted Amounts</b>	<b>Actual</b>	<b>Variance with Final Budget</b>
<b>REVENUES</b>			
Property tax	\$ 75,090	\$ 75,544	\$ 454
Specific ownership taxes	4,505	3,775	(730)
Net investment income	400	-	(400)
Transfer fee	1,000	2,100	1,100
Operations fee	125,000	110,285	(14,715)
Review fee	300	400	100
Total Revenues	<u>206,295</u>	<u>192,104</u>	<u>(14,191)</u>
<b>EXPENDITURES</b>			
Management fees	9,116	14,343	(5,227)
Accounting	12,600	20,865	(8,265)
Audit	5,100	5,100	-
Legal	10,000	12,847	(2,847)
Insurance	8,381	7,546	835
Election expense	-	254	(254)
Property management	11,660	14,957	(3,297)
Repairs and maintenance	12,500	5,865	6,635
Landscape maintenance	37,000	33,339	3,661
Snow removal	12,000	2,210	9,790
Utilities	25,000	26,415	(1,415)
Miscellaneous	8,000	8,583	(583)
County Treasurer's fees	1,127	1,134	(7)
Billing services	5,400	7,181	(1,781)
Contingency	5,000	-	5,000
Emergency reserves	6,190	-	6,190
Total Expenditures	<u>169,074</u>	<u>160,639</u>	<u>8,435</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>37,221</u>	<u>31,465</u>	<u>(5,756)</u>
<b>NET CHANGE IN FUND BALANCE</b>	37,221	31,465	(5,756)
<b>FUND BALANCE (DEFICIT) - - BEGINNING OF YEAR</b>	<u>6,394</u>	<u>(37,086)</u>	<u>(43,480)</u>
<b>FUND BALANCE (DEFICIT) - - END OF YEAR</b>	<u>\$ 43,615</u>	<u>\$ (5,621)</u>	<u>\$ (49,236)</u>

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

**ASPEN RESERVE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 1 – DEFINITION OF REPORTING ENTITY**

Aspen Reserve Metropolitan District (District), a quasi-municipal corporation, is governed pursuant to the provisions of the Colorado Special District Act. The District's service area is located in Adams County, Colorado. The District was established to provide financing for the acquisition, construction, installation and/or operation of street improvements, water, sanitation, safety protection, park and recreation and transportation services and all other services allowed under the Colorado Special District Act, except as limited in the District's Service Plan. All facilities constructed by the District are to be conveyed to the City of Thornton or other appropriate jurisdictions or owner's associations for perpetual maintenance except park and recreation facilities and certain drainage areas.

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 impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

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

**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. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District, the difference between the District's assets plus deferred outflows of resources and liabilities plus deferred inflows of resources, 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.

**ASPEN RESERVE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

Taxes and other items not properly included among program revenues are reported instead as general revenues.

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. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider 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 government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property, specific ownership taxes, and operations fee. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid. All other revenue items are considered to be measurable and available only when cash is received by the District.

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.

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

**Budgets**

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

**ASPEN RESERVE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**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 funds' average equity balance in total cash. Investments are carried at fair value.

**Capital Assets**

Capital assets, which include land and infrastructure improvements, are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at historical cost or acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable. Any construction in process that will be dedicated to another entity is not depreciated.

As applicable, the District's capital assets are being depreciated using the straight-line method over the following useful lives:

Monument signage	30 years
Park equipment and facilities	20-30 years
Irrigation system	30 years

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April 30 or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

**Deferred Inflows/Outflows of Resources**

In addition to assets, the statement of financial position 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 position that applies to a future period(s) and so

**ASPEN RESERVE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position or fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. Deferred inflows of resources reported in the governmental funds for unavailable revenues are property taxes levied for the ensuing year.

**Debt Issue Costs and Original Issue Discount/Premium**

In the government-wide financial statements, debt premiums and discounts are deferred and amortized over the life of the debt using the effective interest method, with the unamortized amount included as a component of the debt. Debt issuance costs are treated as a period cost and expensed in the year incurred.

In the fund financial statements, governmental fund types recognize debt premiums and discounts, as well as 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.

**Fund Balances – Governmental Funds**

The District's governmental fund balances may consist of five classifications based on the relative strength of the spending constraints:

Nonspendable fund balance—the amount of fund balance that is not in spendable form (such as inventory or prepaids) or is legally or contractually required to be maintained intact.

Restricted fund balance—the amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.

Committed fund balance—amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority (i.e., Board of Directors). To be reported as committed, amounts cannot be used for any other purpose unless the District takes the same highest level action to remove or change the constraint.

Assigned fund balance—amounts the District intends to use for a specific purpose. Intent can be expressed by the District Board of Directors or by an official or body to which the District Board of Directors delegates the authority.

**ASPEN RESERVE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

Unassigned fund balance—amounts that are available for any purpose.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the District Board of Directors has provided otherwise in its commitment or assignment actions.

**Operations and Transfer Fees**

The District has imposed an Operations Fee in the amount of \$800 per year on each residential lot within the District. The Operations Fee is billed in quarterly amounts of \$200 and is to be used for operations and maintenance costs.

The District has imposed a Transfer Fee in order to offset administrative costs associated with a transfer of ownership of any unit located within the District. The Transfer Fee is \$300 per lot and is due and payable at the time of any sale, transfer or re-sale of any single-family dwelling which has a certificate of occupancy.

**NOTE 3 - CASH AND INVESTMENTS**

Cash and investments as of December 31, 2024, are classified in the accompanying financial statements as follows:

Cash and investments - unrestricted	\$ 4,863
Cash and investments - restricted	148,272
	\$ 153,135

Cash and investments as of December 31, 2024, consist of the following:

Deposits with financial institutions	\$ 153,135
	\$ 153,135

**Cash Deposits**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits.

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

**ASPEN RESERVE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

As of December 31, 2024, the District's cash deposits had a bank balance of \$153,135 and carrying balance of \$153,135.

### **Investments**

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

The District follows Colorado State Statutes which specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

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

### **COLOTRUST**

During 2024, the District's loan trustee had in the Colorado Local Government Liquid Asset Trust (COLOTRUST or Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. Although the investment balance was \$0 as of December 31, 2024, the investment accounts remain open and future activity is expected. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund. The Trust offers shares in three portfolios, COLOTRUST Prime (Prime), COLOTRUST Plus+ (Plus+) and COLOTRUST Edge (Edge). All portfolios may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies and instrumentalities, and repurchase agreements collateralized with certain U.S. government agencies or instrumentalities. COLOTRUST Plus+ and COLOTRUST Edge may also invest in the highest rated commercial paper. The Prime and Plus+ portfolios are restricted to a weighted average maturity (WAM) of 60 days or less while the Edge portfolio incorporates longer-dated securities with a WAM of 60 days or more. Both Prime and Plus+ portfolios are rated AAAM by Standard and Poor's and the EDGE portfolio is rated AAaf/S1 by Fitch Ratings. Information related to COLOTRUST, including the annual audited financial statements, can be found at the COLOTRUST website at [www.colotruster.com](http://www.colotruster.com).

### **Investment Valuation**

Certain investments are measured at fair value on a recurring basis are categorized within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted

**ASPEN RESERVE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The District's investments are not required to be categorized within the fair value hierarchy. These investments are measured at amortized cost or in certain circumstances the value is calculated using the net asset value (NAV) per share, or its equivalent of the investment. These investments include 2a7-like external investment pools and money market investments. The District held investments in COLOTRUST at yearend for which the investment valuations were determined as follows.

COLOTRUST records its investments at fair value and the District records its investments in COLOTRUST at net asset value as determined by fair value. Each share of Prime and Plus+ is equal in value to \$1.00 and the redemption frequency is daily with no redemption notice period. Edge's net asset value is managed to approximate a \$10.00 transactional share price and the redemption frequency is five business days. The principal value of an Edge investment may fluctuate and could be greater or less than \$10.00 per share at time of purchase, prior to redemption, and at the time of redemption. There are no unfunded commitments.

**Restricted Cash and Investments**

As of December 31, 2024, cash and investments in the amount of \$148,272 are restricted for debt service in accordance with the indenture of trust related to the Series 2023 General Refunding Loan (See Note 5).

**NOTE 4 – CAPITAL ASSETS**

An analysis of the changes in the capital assets for the year ended December 31, 2024 follows:

<b>Governmental activities</b>	<b>Balance December 31, 2023</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance December 31, 2024</b>
Capital assets, not being depreciated:				
Land	\$ 9,000	\$ -	\$ -	\$ 9,000
Total capital assets, not being depreciated	9,000	-	-	9,000
Capital assets, being depreciated:				
Monument signage	43,256	-	-	43,256
Park equipment and facilities	222,927	-	-	222,927
Irrigation system	221,210	-	-	221,210
Total capital assets, being depreciated	487,393	-	-	487,393
Less accumulated depreciation for:				
Monument signage	(6,489)	(1,442)	-	(7,931)
Park equipment and facilities	(46,923)	(10,427)	-	(57,350)
Irrigation system	(33,182)	(7,374)	-	(40,556)
Total accumulated depreciation	(86,594)	(19,243)	-	(105,837)
Total capital assets, being depreciated, net	400,799	(19,243)	-	381,556
Government capital assets, net	<u>\$ 409,799</u>	<u>\$ (19,243)</u>	<u>\$ -</u>	<u>\$ 390,556</u>

Depreciation of the capital assets is reported in the general government functions/programs.

**ASPEN RESERVE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 5 – LONG-TERM OBLIGATIONS**

The following is an analysis of the changes in the District’s long-term obligations for the year ended December 31, 2024:

	<u>Balance December 31, 2023</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance December 31, 2024</u>	<u>Due Within One Year</u>
Direct Borrowing:					
2023 Refunding Loan	\$ 2,985,000	\$ -	\$ (50,000)	\$ 2,935,000	\$ 60,000
Direct Placements:					
Developer Advances	104,980	-	-	104,980	-
Accrued interest on Developer advances	52,477	8,421	-	60,898	-
	<u>\$ 3,142,457</u>	<u>\$ 8,421</u>	<u>\$ (50,000)</u>	<u>\$ 3,100,878</u>	<u>\$ 60,000</u>

The detail of the District’s long-term obligations follows:

**Refunding Loan, Series 2023**

On April 17, 2023, the District issued \$3,020,000 Refunding Loan, Series 2023 (2023 Loan), with interest of 4.60%. Proceeds of the 2023 Loan were used to advance refund the 2017A and 2017B Bonds. The 2023 Loan matures on December 1, 2033 with principal payments payable on December 1 each year, commencing December 1, 2023. Interest is payable on June 1 and December 1 of each year, commencing on December 1, 2023. The 2023 Loan is subject to optional redemption on any date upon payment of principal and accrued interest plus a redemption premium of 3% before April 17, 2028.

The 2023 Loan is payable from pledged revenue, which includes the District’s covenant to levy the required mill levy on all taxable property within the District to pay for debt scheduled payments, specific ownership taxes, and any other revenues designated as such and pledged to the payment of the 2023 Loan by a resolution adopted by the Board. Prior to the Conversion Date (first date on which both the debt to assessed ratio is 50% or less; and no amounts of principal or interest on the 2023 Loan is due but unpaid), the District is required to impose a mill levy sufficient to pay principal and interest on the 2023 Loan as they come due, but not in excess of 50.000 mills, provided, however, that in the event the method of calculating assessed valuation is or was changed after January 1, 2004, any change in law, change in method of calculation, the minimum and maximum mill levies shall be increased or decreased to reflect such changes. On and after the Conversion Date, the District is to impose a mill levy in an amount sufficient to pay the principal and interest on the loan as they come due, but not in excess of 99.000 mills.

**ASPEN RESERVE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

The District's 2024 Refunding Loan will mature as follows:

<b>Year Ending December 31,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2025	\$ 60,000	\$ 136,885	196,885
2026	60,000	134,087	194,087
2027	65,000	131,288	196,288
2028	65,000	128,608	193,608
2029	70,000	125,225	195,225
2029-2033	2,615,000	467,638	3,082,638
	<u>\$ 2,935,000</u>	<u>\$ 1,123,731</u>	<u>\$ 4,058,731</u>

**2016 Operation Funding Agreement**

The District and Meritage Homes of Colorado, Inc (the Developer) entered into an Operation Funding Agreement on August 10, 2016, with an effective date of July 27, 2016 (2016 OFA). The 2016 OFA provides for the Developer to advance funds for ongoing operations expense incurred by the District through December 31, 2016, in an amount not to exceed \$50,000. Any obligation of the Developer to advance funds expired on March 15, 2017. The District agrees to repay any advances received from any funds available after the payment of its annual debt service obligations and annual operations and maintenance expenses, which repayment is subject to annual budget and appropriation. Interest shall accrue at 8% per annum. Any obligation of the District to reimburse the developer shall expire on December 31, 2056.

**2017 Operation Funding Agreements**

The District and the Developer, entered into the 2017 Operation Funding Agreement on November 4, 2016, with an effective date of January 1, 2017, with the Developer, as amended by the First Amendment dated November 7, 2017, and by the Second Amendment dated June 13, 2019 (2017 OFA). The 2017 OFA provides for the Developer to advance funds for ongoing operations expense incurred by the District through December 31, 2019. Any obligation of the Developer to advance funds expired on March 15, 2020, in an amount not to exceed \$135,790. The District agrees to repay any advances received from any funds available after the payment of its annual debt service obligations and annual operations and maintenance expenses, which repayment is subject to annual budget and appropriation. Interest shall accrue at 8% per annum. Any obligation for the District to reimburse the Developer shall expire December 31, 2059.

As of December 31, 2024, the District owed a total of \$80,343 in principal and \$45,033 in accrued interest under the 2016 OFA and 2017 OFA.

**Facilities Funding and Acquisition Agreement**

The District and the Developer entered into a Facilities Funding and Acquisition Agreement (FFA Agreement) on August 10, 2016, effective July 27, 2016.

**ASPEN RESERVE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

*Organization Costs*

According to the terms of the FFA Agreement, the District shall reimburse the Developer for organization expenses incurred. Simple interest accrues on the organization expenses at a rate of 8% from the date the cost was incurred by the Developer.

*Construction Costs*

The parties to the FFA Agreement acknowledge that the District will incur construction related expenses in connection with the construction of certain public improvements in reliance upon the Developer's commitment to provide funding. In addition, the Developer has or will design, construct and complete certain improvements for District acquisition upon completion. To the extent that the public improvements are not designed, constructed and completed by the Developer for the District's acquisition upon completion, the Developer shall advance funds to the District necessary to fund the construction related expenses up to \$5,000,000 less the aggregate amount of verified construction costs incurred by the Developer for 2016-2020. Simple interest accrues from the date the costs are incurred by the Developer at a rate of 8%. The District anticipates payment of the developer advances and/or verified costs to be from the proceeds of debt incurred by the District. Any obligation of the District to reimburse the developer shall expire on December 31, 2056.

As of December 31, 2024, the District owed a total of \$24,637 in principal and \$15,865 in accrued interest under the FFA Agreement for construction costs.

**NOTE 6 – DEBT AUTHORIZATION**

The limit on the District's ability to issue Debt is set forth in its Service Plan as \$5,000,000 (the "Service Plan Debt Issuance Limit"). In no event is the District authorized to issue Debt in excess of the Service Plan Debt Issuance Limit.

The District has voter authorization in excess of the Service Plan Debt Issuance Limit as at the time of the election or elections, the actual costs of construction were not known. Without knowing the costs of construction it was not possible to allocate the Service Plan Debt Issuance Limit by power (such as water, sewer or streets). Therefore, the Service Plan Debt Issuance Limit was voted in every power.

With that understanding, on May 3, 2016, District electors voted to authorize debt issuance, by power, as follows:

**ASPEN RESERVE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

	<u>Authorized May 3, 2016</u>	<u>Authorization Used</u>
Streets	\$ 5,000,000	\$ 927,276
Parks and recreation	5,000,000	-
Water	5,000,000	751,096
Sanitation	5,000,000	1,848,628
Public transportation	5,000,000	-
Mosquito control	5,000,000	-
Safety Protection	5,000,000	-
Fire Protection	5,000,000	-
TV relay	5,000,000	-
Security services	5,000,000	-
Operations	5,000,000	-
Refunding	5,000,000	3,020,000
IGA Debt	5,000,000	-
	<u>\$ 65,000,000</u>	<u>\$ 6,547,000</u>

**NOTE 7 – FUND EQUITY**

As of December 31, 2024, the District reported the following classifications of fund equity.

**Nonspendable Fund Balance**

The nonspendable fund balance in the General Fund in the amount of \$450 is comprised of prepaid amounts which are not in spendable form.

**Restricted Fund Balance**

The restricted fund balance in the General Fund in the amount of \$5,800 is comprised of the Emergency Reserves that have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (see Note 10). The restricted fund balance in the Debt Service Fund in the amount of \$149,057 is to be used exclusively for debt service requirements (see Note 5).

**Deficit Fund Balance**

As of December 31, 2024, the General Fund an unassigned fund balance deficit of \$11,871 and a total fund balance deficit of \$5,621. The District anticipates future revenues will eliminate these deficits.

**NOTE 8 - NET POSITION**

The District's net position consists of three components – net investment in capital assets, restricted and unrestricted.

The net investment in 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, 2024, the net investment in capital assets was \$390,556.

**ASPEN RESERVE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

The restricted portion of net position includes amounts that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District's restricted net position as of December 31, 2024 is as follows:

Restricted net position:	
Emergency reserves (see Note 10)	\$ 5,800
Debt Service	<u>137,686</u>
	<u>\$ 143,486</u>

The District's unrestricted net position as of December 31, 2024 totaled a deficit of (\$3,017,836). This deficit amount was a result of the District being responsible for repayment of bonds issued for public improvements conveyed to other governmental entities.

**NOTE 9 - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees or acts of God. The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2024. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

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

**NOTE 10 - 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 that 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.

On May 3, 2016, the District's electors authorized the District to increase taxes \$5,000,000 annually or by a lesser annual amount as may be necessary to pay the District's operations and

**ASPEN RESERVE METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

maintenance and other expenses without limitation of rate. Further the District's electors authorized the District to collect, keep and expend all District revenues received in 2016 and each year thereafter, of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

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

This information is an integral part of the accompanying financial statements.

## **SUPPLEMENTAL INFORMATION**

**ASPEN RESERVE METROPOLITAN DISTRICT  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL  
DEBT SERVICE FUND  
Year Ended December 31, 2024**

	<b>Original and Final Budgeted Amounts</b>	<b>Actual</b>	<b>Variance with Final Budget</b>
<b>REVENUES</b>			
Property taxes	\$ 244,041	\$ 245,520	\$ 1,479
Specific ownership tax	14,642	12,269	(2,373)
Net investment income	5,000	16	(4,984)
Total Revenues	<u>263,683</u>	<u>257,805</u>	<u>(5,878)</u>
<b>EXPENDITURES</b>			
Loan principal	50,000	50,000	-
Loan interest	139,599	139,599	-
Paying agent and other fees	8,000	4,003	3,997
County treasurer's fees	3,660	3,685	(25)
Miscellaneous	1,500	-	1,500
Total Expenditures	<u>202,759</u>	<u>197,287</u>	<u>5,472</u>
<b>NET CHANGE IN FUND BALANCE</b>	60,924	60,518	(406)
<b>FUND BALANCE - BEGINNING OF YEAR</b>	<u>88,186</u>	<u>88,539</u>	<u>353</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 149,110</u>	<u>\$ 149,057</u>	<u>\$ (53)</u>

## **OTHER INFORMATION**

**ASPEN RESERVE METROPOLITAN DISTRICT  
SUMMARY OF ASSESSED VALUATION , MILL LEVY  
AND PROPERTY TAXES COLLECTED  
Year Ended December 31, 2024**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Percent Change	Mills Levied			Property Taxes		Percentage Collected to Levied
			General	Debt	Total	Levied	Collected	
2017	\$ 78,570	N/A	60.000	0.000	60.000	\$ 4,714	\$ 4,703	99.8%
2018	\$ 2,467,880	3041.0%	10.000	55.277	65.277	\$ 161,096	\$ 161,107	100.0%
2019	\$ 3,648,570	47.8%	10.000	55.277	65.277	\$ 238,168	\$ 238,168	100.0%
2020	\$ 4,447,030	21.9%	10.000	55.664	65.664	\$ 292,009	\$ 292,009	100.0%
2021	\$ 5,006,390	12.6%	10.000	55.664	65.664	\$ 328,740	\$ 328,607	100.0%
2022	\$ 4,992,650	-0.3%	10.000	55.664	65.664	\$ 327,838	\$ 327,838	100.0%
2023	\$ 4,890,920	-2.0%	10.000	55.664	65.664	\$ 321,157	\$ 321,158	100.0%
2024	\$ 6,257,460	153.6%	12.000	39.000	51.000	\$ 319,131	\$ 321,064	100.6%
Estimated for year ending December 31, 2025	\$ 6,256,810	27.9%	12.000	39.000	51.000	\$ 319,098		

**NOTE:** Property taxes collected in any one year may 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.

**ASPEN RESERVE METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
December 31, 2024**

**\$3,020,000 Refunding Loan, Series 2023**

**Dated April 17, 2023**

**Interest Rate of 4.60%**

**Principal Due December 1**

**Interest Due June 1 and December 1**

<b>Year Ending December 31,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2025	\$ 60,000	\$ 136,885	\$ 196,885
2026	60,000	134,087	194,087
2027	65,000	131,288	196,288
2028	65,000	128,608	193,608
2029	70,000	125,225	195,225
2030	70,000	121,961	191,961
2031	75,000	118,696	193,696
2032	80,000	115,514	195,514
2033	2,390,000	111,467	2,501,467
	<b>\$ 2,935,000</b>	<b>\$ 1,123,731</b>	<b>\$ 4,058,731</b>