ASPEN STREET METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2025

with

Independent Auditor's Report

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HIRATSUKA & ASSOCIATES, L.L.P.

CERTIFIED PUBLIC ACCOUNTANTS & BUSINESS ADVISORS

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Aspen Street Metropolitan District
City and County of Broomfield, Colorado

Opinion

We have audited the accompanying financial statements of the governmental activities and each major fund of the Aspen Street Metropolitan District (the District) as of and for the year ended December 31, 2025, 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, 2025, 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 Opinion

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 opinion.

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 opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements 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 not presented Management's Discussion and Analysis. Such missing information, although not a part of the basic financial statements, is required by GASB, 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 the missing information.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The Supplemental Information as listed in the table of contents is presented for the purpose of additional analysis and was not a required part of the financial statements.

The Supplemental Information is the responsibility of management and is derived from and related 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 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 the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Hiratsuka & Associates, LLP

October 26, 2026
Wheat Ridge, Colorado

ASPEN STREET METROPOLITAN DISTRICT

BALANCE SHEET/STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
December 31, 2025

	General	Debt Service	Capital Projects	Total	Adjustments	Statement of Net Position
ASSETS						
Cash and investments	$ 15,694	$ -	$ -	$ 15,694	$ -	$ 15,694
Cash and investments - restricted	4,198	373	-	4,571	-	4,571
Taxes due from County	112	319	-	431	-	431
Accounts receivable - homeowner	4,118	-	-	4,118	-	4,118
Property taxes receivable	67,786	211,924	-	279,710	-	279,710
Due to/from other funds	11,859	(11,859)	-	-	-	-
Capital assets not being depreciated	-	-	-	-	17,028,031	17,028,031
Total Assets	$ 103,767	$ 200,757	$ -	$ 304,524	17,028,031	17,332,555
LIABILITIES						
Accounts payable	$ 38,953	$ -	$ -	$ 38,953	-	38,953
Prepaid assessments	7,282	-	-	7,282	-	7,282
Accrued interest on bonds	-	-	-	-	3,041,101	3,041,101
Long-term liabilities:						
Due in more than one year	-	-	-	-	18,051,520	18,051,520
Total Liabilities	46,235	-	-	46,235	21,092,621	21,138,856
DEFERRED INFLOWS OF RESOURCES						
Deferred property taxes	67,786	211,924	-	279,710	-	279,710
Total Deferred Inflows of Resources	67,786	211,924	-	279,710	-	279,710
FUND BALANCES/NET POSITION						
Fund balances:						
Restricted:						
Emergencies	4,198	-	-	4,198	(4,198)	-
Unassigned	(14,452)	(11,167)	-	(25,619)	25,619	-
Total Fund Balances	(10,254)	(11,167)	-	(21,421)	21,421	-
Total Liabilities and Fund Balances	$ 103,767	$ 200,757	$ -	$ 304,524		
Net Position:						
Restricted for:						
Emergencies					4,198	4,198
Unrestricted					(4,090,209)	(4,090,209)
Total Net Position (Deficit)					$ (4,086,011)	$ (4,086,011)

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

ASPEN STREET METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2025

	General	Debt Service	Capital Project	Total	Adjustments	Statement of Activities
EXPENDITURES						
Accounting and audit	$ 17,566	$ -	$ -	$ 17,566	$ -	$ 17,566
Insurance	4,225	-	-	4,225	-	4,225
Legal	51,900	-	-	51,900	-	51,900
Elections	19,597	-	-	19,597	-	19,597
District management	26,700	-	-	26,700	-	26,700
Engineering	25,057	-	-	25,057	-	25,057
Miscellaneous	980	-	-	980	-	980
Billing Services	1,810	-	-	1,810	-	1,810
Covenant Control	4,159	-	-	4,159	-	4,159
Trash Removal	8,092	-	-	8,092	-	8,092
Snow Removal	409	-		409	-	409
Treasurer fees	626	1,836	-	2,462	-	2,462
Bond interest	-	136,115	-	136,115	849,268	985,383
Paying agent fees	-	4,000	-	4,000	-	4,000
Capital improvements	-	-	4,976,862	4,976,862	(4,976,862)	-
Cost of issuance	-	-	20,000	20,000	-	20,000
Interest on developer advances	-	-	-	-	77,104	77,104
Total Expenditures	161,121	141,951	4,996,862	5,299,934	(4,050,490)	1,249,444
PROGRAM REVENUES						
Homeowner assessments	54,829	-	-	54,829	-	54,829
Total Program Revenues	54,829	-	-	54,829	-	54,829
Net Program Income (Expense)	(106,292)	(141,951)	(4,996,862)	(5,245,105)	4,050,490	(1,194,615)
GENERAL REVENUES						
Property taxes	41,726	122,221	-	163,947	-	163,947
Specific ownership taxes	1,425	4,086	-	5,511	-	5,511
Interest income	910	2,191	-	3,101	-	3,101
Total General Revenues	44,061	128,498	-	172,559	-	172,559
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(62,231)	(13,453)	(4,996,862)	(5,072,546)	4,050,490	(1,022,056)
OTHER FINANCING SOURCES (USES)						
Note proceeds	-	-	4,977,000	4,977,000	(4,977,000)	-
Developer advances	27,845	-	19,862	47,707	(47,707)	-
Total Other Financing Sources (Uses)	27,845	-	4,996,862	5,024,707	(5,024,707)	-
NET CHANGES IN FUND BALANCES	(34,386)	(13,453)	-	(47,839)	47,839	
CHANGES IN NET POSITION					(1,022,056)	(1,022,056)
FUND BALANCES/NET POSITION						
BEGINNING OF YEAR - RESTATED	24,132	2,286	-	26,418	(3,090,373)	(3,063,955)
END OF YEAR	$ (10,254)	$ (11,167)	$ -	$ (21,421)	$ (4,064,590)	$ (4,086,011)

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

ASPEN STREET METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 41,726	$ 41,726	$ -
Specific ownership taxes	2,059	1,425	(634)
Homeowner assessments	40,000	54,829	14,829
Interest income	500	910	410
Total Revenues	84,285	98,890	14,605
EXPENDITURES			
Accounting and audit	12,000	17,566	(5,566)
Insurance	3,400	4,225	(825)
Legal	15,000	51,900	(36,900)
Elections	3,000	19,597	(16,597)
District management	20,000	26,700	(6,700)
Engineering	20,000	25,057	(5,057)
Architectural Review	1,000	-	1,000
Billing service	5,000	1,810	3,190
Covenant Control	976	4,159	(3,183)
Dog Station/Maintenance	1,250	-	1,250
Landscape/irrigation repairs	2,500	-	2,500
Landscape maintenance	15,000	-	15,000
Snow removal	8,750	409	8,341
Trash removal	14,130	8,092	6,038
Utilities - electric	375	-	375
Utilities - irrigation water	3,962	-	3,962
Miscellaneous	5,000	980	4,020
Treasurer fees	626	626	-
Contingency	2,646	-	2,646
Emergency Reserve	1,140	-	1,140
Total Expenditures	135,755	161,121	(25,366)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(51,470)	(62,231)	(10,761)
OTHER FINANCING SOURCES			
Developer advances	51,469	27,845	(23,624)
Total Other Financing Sources	51,469	27,845	(23,624)
NET CHANGE IN FUND BALANCE	(1)	(34,386)	(34,385)
FUND BALANCE:			
BEGINNING OF YEAR	1	24,132	24,131
END OF YEAR	$ -	$ (10,254)	$ (10,254)

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

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Aspen Street Metropolitan District ("the District"), located in the City and County of Broomfield,("Broomfield") Colorado, conform to the accounting principles generally accepted in the United States of America ("GAAP") as applicable to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized on November 19, 2018 as a quasi-municipal corporation established under the State of Colorado Special District Act. The District operates pursuant to a service plan, approved by Broomfield on August 28, 2018. The District was established to provide water, street, traffic and safety controls, television relay and translation, transportation, parks and recreation, mosquito control and sanitation services and facilities, both within and, subject to certain provisions, outside its boundaries. The District's primary source of revenues are homeowner assessments, and property taxes. Operations and maintenance of water, storm sewer, storm drainage, traffic safety, street and associated landscaping and park and recreation may be assumed by Broomfield in the event that the completed improvements are conveyed to Broomfield by or on behalf of the District. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets 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 pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

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

Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

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.*

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 the related cash flows. Property taxes are recognized as revenues in the year in which they are collected.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred, or the long-term obligation is paid.

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the Local Government Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. 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. The appropriation is at the total fund expenditures level and lapses at year end. The District amended the total appropriations in the Capital Projects Fund for 2025, however total expenditures in the General Fund and the Debt Service Fund exceeded total appropriations, this may be a violation of State budget law.

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

The District’s financial instruments include cash and investments, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2025, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Deposits and Investments

The District’s cash and short-term investments with maturities of three months or less from the date of acquisition are considered to be cash on hand. Investments for the government are reported at fair value.

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 minimum number of bank accounts. 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.

Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Deferred Outflows/Inflows 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 will not be recognized as an outflow of resources (expense/expenditure) until then. The District has no items that qualify for reporting in this category.

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 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 one type of item that qualifies for reporting in this category. This item is deferred property taxes. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns 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 and an estimated useful life in excess of two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the assets 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 using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated.

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 taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally 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 in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

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.

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of $4,198 of the General Fund balance has been reserved in compliance with this requirement.

Committed Fund Balance
The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a 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
Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

Unassigned Fund Balance
Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all funds can report negative amounts.

Deficit Fund Balance
At December 31, 2025 both the General Fund and the Debt Service Fund had a deficit fund balance, the District is examining ways to eliminate the deficit in the future.

Restate Fund Balance
Beginning fund balance in the General Fund was restated by $3,630 as a result of a correction for unrecorded revenue in prior years and overstated expenses.

Net Position
Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District can report three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets. The District does not have any investment in capital assets to report as of December 31, 2025.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

Adoption of New Accounting Standards

In December 2023, the GASB issued Statement No. 102, *Certain Risk Disclosures (Statement 102)*. Statement 102 requires note disclosure when (a) a concentration or constraint is known prior to issuance of the financial statements, (b) it makes the reporting unit vulnerable to the risk of a substantial impact, and (c) an event associated with the concentration or constraint has occurred, has begun to occur, or is more likely than not to begin to occur within 12 months of issuance. The District adopted this standard on January 1, 2025. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

Note 2: Cash and Investments

As of December 31, 2025, cash and investments is classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and investments	$ 15,694
Cash and investments - restricted	4,571
Total	$ 20,265

Cash and investments as of December 31, 2025, consist of the following:

Deposits with financial institutions	$ 11,972
COLOTRUST	7,920
Investments – MSILF Treasury #8354	373
	$ 20,265

Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act, ("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 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 is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. 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.

The District follows state statutes for deposits. None of the District's deposits were exposed to custodial credit risk.

Investments

Credit Risk

The District has elected to follow state statutes for investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

None of the District's investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted 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. The investment values are calculated using the net asset value method ("NAV") per share.

At December 31, 2025, the District had the following investments:

Morgan Stanley Institutional Liquidity Funds

The District's funds that were included in the trust accounts at UMB Bank were invested in the Morgan Stanley Institutional Liquidity Funds (MSILF) Treasury Portfolio ("Portfolio"). This Portfolio is a money market fund and each share is equal in value to $1.00. All investments within the Portfolio are recorded at fair value and the District records its investment in the Portfolio at NAV. The Portfolio is AAAm rated and invests exclusively in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. The maturity of the underlying securities is 25 days or less. At December 31, 2025, the District has $373 invested in the fund.

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST"), is rated AAAm by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the COLOTRUST. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of $1.00. COLOTRUST offers shares in three portfolios, one of which is COLOTRUST PLUS+. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (NAV) of $1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian's internal records identify the investments owned by participating governments. There are no unfunded commitments and there is no redemption notice period. On December 31, 2025, the District had $7,920 invested in COLOTRUST Plus+.

Note 3: Capital Assets

An analysis of the changes in capital assets for the year ended December 31, 2025, follows:

Governmental Type Activities:	Balance 1/1/2025	Additions	Deletions	Balance 12/31/2025
Capital assets not being depreciated:				
Construction in progress	$ 12,051,169	$ 4,976,862	$ -	$ 17,028,031
Total capital assets not being depreciated:	12,051,169	4,976,862	-	17,028,031
Government type assets, net	$ 12,051,169	$ 4,976,862	$ -	$ 17,028,031

Upon completion and acceptance, the District anticipates conveying all fixed assets to other local governments. The District will not be responsible for maintenance of conveyed improvements.

Note 4: Long-Term Debt

The following is an analysis of changes in long-term debt for the year ending December 31, 2025:

	Balance 1/1/2025	Additions	Reductions	Balance 12/31/2025	Current Portion
General Obligation Bonds:					
Series 2021A Bonds	$ 11,853,000	$ -	$ -	$ 11,853,000	$ -
Series 2025 Note	-	4,977,000	-	4,977,000	-
	11,853,000	4,977,000	-	16,830,000	-
Other:					
Developer advances - capital	738,129	20,000	-	758,129	-
Interest on Developer Advances- capital	85,744	59,695	-	145,439	-
Developer advances - operations	225,486	27,707	-	253,193	-
Interest on Developer Advances - operations	47,350	17,409	-	64,759	-
	1,096,709	124,811	-	1,221,520	-
	$ 12,949,709	$ 5,101,811	$ -	$ 18,051,520	$ -

A description of the long-term obligations for the year ending December 31, 2025, is as follows:

Funding and Reimbursement Agreement (Operations and Maintenance) Aspen Street Land
On January 30, 2019, the District entered into a Funding and Reimbursement Agreement with Aspen Street Land LLC (the "Developer"). Per this agreement, the Developer agrees to loan the District one or more sums of money, not to exceed the aggregate of $100,000 per annum for five years, up to $500,000 ('the "Maximum Loan Amount").

The District also agrees to reimburse the Developer for costs incurred by the Developer prior to the execution of this Agreement (the "Prior Costs") which are not included in the calculation of the Maximum Loan Amount. The advances bear interest at a rate of 8% from the date of the advance and Prior Costs bear interest at the rate of 8% from the date of this agreement. Amounts due under this agreement are to be repaid from ad valorem taxes, fees, or other legally available revenues of the District, net of any debt service or current operations and maintenance cost of the District. This agreement was amended on December 3, 2020, to address the reimbursement of costs advanced by Aspen Street Land and again amended on April 13, 2021 by the Second Amendment to Funding and Reimbursement Agreement (Operations and Maintenance) Aspen Street Land. The Second Amendment terminated Aspen Street Lands's funding obligation under the original agreement, recognized prior advances made by Aspen Street Land, and established the priority for reimbursement of such advances. The amount of principal and interest due under this agreement at December 31, 2025, was $88,066.

Funding and Reimbursement Agreement (Operations and Maintenance) FBS Investments, LLC.
On April 13, 2021, the District entered into a Funding and Reimbursement Agreement (Operations and Maintenance) with FBS Investments, LLC ("FBS"). Under this agreement, FBS has agreed to loan one or more sums of money, in the estimated annual amounts of $60,000 in 2021; $50,000 in 2022, and $40,000 in 2023, not to exceed the aggregate of $150,000. These funds will be available to the District through December 31, 2025 and will bear interest at 8%. The amount due of principal and interest under this agreement at December 31, 2025, was $165,717.

Funding and Reimbursement Agreement (Operations and Maintenance)
On March 7, 2024 District entered into a Funding and Reimbursement Agreement (Operations and Maintenance) with Brightland Homes of Colorado, LLC ("Brightland"). Under this agreement, Brightland has agreed to advance the District one or more sums of money not to exceed the aggregate of $50,000 per annum for two years up to $100,000 through December 31, 2025. This agreement was amended subsequent to year end, with an effective date of January 1, 2026. Under the amended agreement, Brightland has agreed to advance the District one or more sums of money not to exceed the aggregate of $75,000 per annum from 2024 to 2027, up to $300,000. Brightland obligations to advance funds to the District under this agreement shall terminate on December 31, 2027. These funds will bear interest at MMD AAA General Obligation Yield Curve, 30-Year constant maturity. The amount due of principal and interest under this agreement at December 31, 2025, was $64,300.

Public Improvements Acquisition, Reimbursement and Funding Agreement
On February 11, 2021, the District entered into the Public Improvements Acquisition, Reimbursement and Funding Agreement with GH Colorado, LLC, doing business as Wonderland Homes ("Wonderland"), and Aspen Street Land LLC ("ASL"), as amended to change the name of GH Colorado, LLC to Brightland Home of Colorado, LLC. Under this agreement, the District agrees to acquire all or a portion of the public improvements which are intended to be conveyed to the District for ownership, operation and maintenance after the Costs have been certified. Upon acceptance, the District will accept financial responsibility to reimburse Wonderland for such costs up to a maximum amount of $8,000,000. The reimbursement obligation accepted will bear interest of 8%. The amount due of principal and interest under this agreement at December 31, 2025, was $903,437

$11,853,000 Limited Tax General Obligation Bonds, Series 2021A(3)
On May 12, 2021, the District issued $11,853,000 of Limited Tax General Obligation Bonds, Series 2021A(3) ("Series 2021A Bonds") for the purpose of paying or reimbursing Project Costs and paying for the costs of issuance of the Series 2021A Bonds. The Series 2021A Bonds bear interest at 5.125% payable annually on December 1 commencing on December 1, 2021, and mature on December 1, 2050. Interest compounds on any unpaid interest amount at the rate borne by the Series 2021 A Bonds of 5.125%. The 2021A Bonds are subject to early redemption at the option of the District commencing June 1, 2026, with a redemption premium ranging from 3% to 1% through May 31, 2029.

The District may redeem bonds at June 1, 2029 and any date thereafter with no redemption premium. The 2021A Bonds are limited tax "cash flow" general obligations of the District secured by and payable solely from the Pledged Revenue, consisting of moneys derived by the District from the following sources: the Required Mill Levy, the portion of Specific Ownership Tax related to the Required Mill Levy and any other moneys determined by the District. Any principal and accrued unpaid interest on the 2021A Bonds shall be deemed to be paid, satisfied and discharged on December 2, 2060 regardless of the amount of principal and interest paid prior to this date.

Events of Default as defined in the Series 2021A Bond Indenture are 1) the failure of the District to impose the Required Mill levy, or to apply the Pledged Revenue as required by the Indenture, 2) the default by the District in the performance or observance of any other of the covenants, agreements, or conditions of the Indenture or the Bond Resolution, and failure to remedy the same after notice thereof pursuant to the Indenture, and 3) the filing of a petition under the federal bankruptcy laws or other applicable laws seeking to adjust the obligations represented by the Bonds. Failure to pay the principal of or interest on the Series 2021A Bonds when due shall not, of itself, constitute an Event of Default under the Indenture. Remedies available in the Event of Default include 1) receivership, 2) suit for judgment, and 3) other suits. Acceleration of the Series 2021A Bonds is not an available remedy for an Event of Default.

Because of the uncertainty of timing of payments under the Series 2021A Bonds no related schedule of expected principal and interest payments is presented.

$4,977,000 in Taxable Annual Appropriation Note Series 2025

On May 1, 2025, the District issued of $4,977,000 in Taxable Annual Appropriation Note Series 2025 ("Note") to Brightland. The Note bears interest at a rate of 8% per annum payable solely from and to the extent of Pledged Revenue available on each Interest Payment Date. Interest continues to accrue at the rate borne by the Note on any unpaid interest. Interest is due each December 1 commencing December 1, 2025. The note matures on May 1, 2045. Repayment of the Note is conditioned upon Brightland meeting the conditions of the Acquisition and Reimbursement Agreement. The Note is subject to optional redemption prior to maturity on any date at the written direction of the District in whole or in part, at a redemption price equal to 100% of the principal amount of the Note to be redeemed plus accrued interest. The Note is subject to a mandatory redemption on December 1 each year commencing December 1, 2025 to the extent of Pledged revenue available. Any amounts due and outstanding on the Note on the termination date of May 2, 2045, will be forgiven in their entirety.

Because of the uncertainty of timing of payments under the Note no related schedule of expected principal and interest payments is presented.

Debt Authorization

On November 6, 2018, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed $339,000,000. After the issuance of the 2021A Bonds, the remaining authorization is $327,147,000. Per the District's Service Plan, the District cannot issue debt in excess of $33,900,000. $22,047,000 of the Service Plan authorization remains available at December 31, 2025. The District did not budget to issue any additional debt in 2026.

Note 5: Operation Fee Resolution

On November 16, 2023 the District adopted an Operation Fee Resolution with an effective date of January 1, 2024, and amended on March 2, 2024 establishing and imposing an Operations fee of $47 per month for single family detached homes and $55 per month for single family attached homes and townhomes, billed quarterly and due each January 1, April 1, July 1 and October 1. A Transfer Fee of $200 and a Working Capital Reserve Fee of $600 per transfer of a residential unit to an end user was also established. During the year ended December 31, 2025 the District recognized income from Operation Fees of $54,830.

Note 6: Related Parties

One of the Board members are owners or members of or are otherwise associated with the Developer. Management believes that all potential conflicts, if any, have been disclosed to the Board.

Note 7: Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer 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 will require judicial interpretation.

On November 6, 2018, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Note 8: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool ("Pool") which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other 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 9: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Governmental Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments may have the following elements:

1) capital improvements used in government activities are not financial resources and, therefore are not reported in the funds; and
2) long-term liabilities such as bonds and developer advances payable and accrued interest payable are not due and payable in the current period and, therefore, are not in the funds.

The Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments may have the following elements:

1) governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are held as construction in process pending transfer to other governmental entities or depreciated over their useful lives;
2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities;
3) governmental funds report developer advances and/or bond proceeds as revenue; and,
4) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

ASPEN STREET METROPOLITAN DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
DEBT SERVICE FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 122,221	$ 122,221	$ -
Specific ownership taxes	9,778	4,086	(5,692)
Interest income	2,122	2,191	69
Total Revenues	134,121	128,498	(5,623)
EXPENDITURES			
Bond interest	132,576	136,115	(3,539)
Paying agent fees	4,000	4,000	-
Treasurer fees	1,833	1,836	(3)
Total Expenditures	138,409	141,951	(3,542)
NET CHANGE IN FUND BALANCE	(4,288)	(13,453)	(9,165)
FUND BALANCE:			
BEGINNING OF YEAR	4,288	2,286	(2,002)
END OF YEAR	$ -	$ (11,167)	$ (11,167)

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

ASPEN STREET METROPOLITAN DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
CAPITAL PROJECTS FUND
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES				
Interest income	$ -	$ -	$ -	$ -
Total Revenues	-	-	-	-
EXPENDITURES				
Capital improvements	-	5,100,000	4,976,862	123,138
Cost of issuance	-	-	20,000	(20,000)
Total Expenditures	-	5,100,000	4,996,862	103,138
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	-	(5,100,000)	(4,996,862)	103,138
OTHER FINANCING SOURCES (USES)				
Note proceeds	-	5,100,000	4,977,000	(123,000)
Developer advances	-	-	19,862	19,862
Total Other Financing Sources (Uses)	-	5,100,000	4,996,862	(103,138)
NET CHANGE IN FUND BALANCE	-	-	-	-
FUND BALANCE:				
BEGINNING OF YEAR	4	-	-	-
END OF YEAR	$ 4	$ -	$ -	$ -

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

ASPEN STREET METROPOLITAN DISTRICT

SUMMARY OF ASSESSED VALUATION, MILL LEVY
AND PROPERTY TAXES COLLECTED
December 31, 2025

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied			Total Property Tax		Percent Collected to Levied
		General	Debt Service	Total	Levied	Collected	
2020	$ 124,710	-	-	-	$ -	$ -	
2021	$ 127,630	19.000	50.349	69.349	$ 8,851	$ 8,851	100.00%
2022	$ 129,770	19.000	50.274	69.274	$ 8,990	$ 8,991	100.01%
2023	$ 1,354,170	19.000	50.398	69.398	$ 93,977	$ 93,977	100.00%
2024	$ 1,684,900	19.000	54.473	73.473	$ 123,795	$ 123,794	100.00%
2025	$ 2,196,090	19.000	55.654	74.654	$ 163,947	$ 163,947	100.00%
Estimated for year ending December 31, 2026	$ 3,766,330	17.998	56.268	74.266	$ 279,710		

NOTE

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