

**ASPEN PARK METROPOLITAN DISTRICT**  
**2023 ANNUAL REPORT**

Pursuant to §32-1-207(3)(c), C.R.S., Aspen Park Metropolitan District (the “**District**”) is required to provide an annual report for the preceding calendar year to the Board of County Commissioners of Jefferson County, Colorado.

For the year ending December 31, 2023, the District, to the best of its actual knowledge, makes the following report:

**§32-1-207(3), C.R.S. Statutory Requirements**

**1. Boundary changes made.**

There were no boundary changes made to the District’s boundary in 2023.

**2. Intergovernmental Agreements entered into or terminated with other governmental entities.**

The District did not enter into or terminate any intergovernmental agreements in 2023.

**3. Access information to obtain a copy of rules and regulations adopted by the board.**

A copy of rules and regulations adopted by the board are accessible at: [www.aspenparkmetropolitandistrict.org](http://www.aspenparkmetropolitandistrict.org).

**4. A summary of litigation involving public improvements owned by the District.**

To our actual knowledge, based on review of the court records in Jefferson County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s public improvements as of December 31, 2023.

**5. The status of the construction of public improvements by the District.**

The District did not construct any facilities or improvements during 2023.

**6. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.**

The District did not construct any facilities or improvements conveyed or dedicated to Jefferson County in 2023.

**7. The final assessed valuation of the District as of December 31<sup>st</sup> of the reporting year.**

The District’s final assessed valuation as of December 31<sup>st</sup> of the reporting year is \$6,283,516.

**8. A copy of the current year’s budget.**

A copy of the District’s 2024 Budget is attached hereto as **Exhibit A**.

- 9. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

The District’s 2023 Audit is attached hereto as **Exhibit B**.

- 10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.**

The District did not receive notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.

- 11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

There was not any inability of the District to pay its obligations as they came due under any obligation which continued beyond a ninety (90) day period.

**EXHIBIT A**  
**2024 Budget**

## LETTER OF BUDGET TRANSMITTAL

Date: January 30, 2024

To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached are the 2024 Budget and budget message for the ASPEN PARK METROPOLITAN DISTRICT in Jefferson County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 14, 2023. If there are any questions on the budget, please contact:

CliftonLarsonAllen LLP  
Attn: Lisa Johnson, District Manager  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Telephone number: 303-779-4525  
[Lisa.Johnson@claconnect.com](mailto:Lisa.Johnson@claconnect.com)

I, Lisa Johnson, District Manager of the Aspen Park Metropolitan District hereby certify that the attached is a true and correct copy of the 2024 Budget.

By: 

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Lisa Johnson, District Manager

**RESOLUTION  
ADOPTING BUDGET, APPROPRIATING FUNDS AND CERTIFYING MILL LEVIES  
FOR THE CALENDAR YEAR 2024**

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The Board of Directors of Aspen Park Metropolitan District (the “**Board**”), of, Jefferson County, Colorado (the “**District**”), held a regular meeting, via teleconference on November 14, 2023, at the hour of 10:00 a.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

*[Remainder of Page Intentionally Left Blank]*

WHEREAS, the Board has designated its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held and interested electors were given the opportunity to register their protest to the proposed budget prior to the adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2024. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a tax of 40.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2024 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2024 budget year, there is hereby levied a tax of 26.158 mills ( 14.057 mills for the Series 2020A Loan and 12.091 mills for the Series 2020B Loan) upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2024 budget year, there is hereby levied a tax of 00.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 7. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Jefferson County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 8. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 9. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 10. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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ADOPTED NOVEMBER 14, 2023.

**DISTRICT:**

**ASPEN PARK METROPOLITAN DISTRICT,**  
a quasi-municipal corporation and political  
subdivision of the State of Colorado

By: DocuSigned by:  
Rick Merkel  
\_\_\_\_\_  
378648551209433  
Officer of the District

Attest:

By: DocuSigned by:  
Roxan Rose  
\_\_\_\_\_  
7C547FF31C954E7...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

DocuSigned by:  
Heather Hartung  
\_\_\_\_\_  
111D3C8410B24A7  
General Counsel to the District

STATE OF COLORADO  
COUNTY OF JEFFERSON  
ASPEN PARK METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via teleconference on Tuesday, November 14, 2023, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 14th day of November, 2023.

DocuSigned by:  
Rick Merkel  
\_\_\_\_\_  
378648551209433  
Signature



**EXHIBIT A**  
**BUDGET DOCUMENT**  
**BUDGET MESSAGE**

**ASPEN PARK METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

**ASPEN PARK METROPOLITAN DISTRICT  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/30/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 2,065,418	\$ 2,186,331	\$ 2,185,537
REVENUES			
Property taxes	389,350	387,499	415,697
Specific ownership taxes	26,624	27,372	29,098
Sales Tax Revenue	175,406	199,000	206,000
Interest income	20,569	63,000	65,000
Other revenue	6,622	-	372
Sewer usage fees	88,913	92,681	101,949
Water usage fees	47,267	49,000	56,684
Utility flat fees	230,148	241,500	269,990
Late fees / penalties	953	6,000	1,005
PIF revenue	1,099,255	1,107,000	1,150,000
Total revenues	<u>2,085,107</u>	<u>2,173,052</u>	<u>2,295,795</u>
TRANSFERS IN	<u>142,241</u>	<u>187,724</u>	<u>220,626</u>
Total funds available	<u>4,292,766</u>	<u>4,547,107</u>	<u>4,701,958</u>
EXPENDITURES			
General Fund	106,409	174,000	120,000
Debt Service Fund	1,323,034	1,297,922	1,580,000
Capital Projects Fund	125,241	187,724	220,626
Special Revenue Fund	88,480	130,000	180,000
Enterprise Fund	321,030	384,200	482,000
Total expenditures	<u>1,964,194</u>	<u>2,173,846</u>	<u>2,582,626</u>
TRANSFERS OUT	<u>142,241</u>	<u>187,724</u>	<u>220,626</u>
Total expenditures and transfers out requiring appropriation	<u>2,106,435</u>	<u>2,361,570</u>	<u>2,803,252</u>
ENDING FUND BALANCES	<u>\$ 2,186,331</u>	<u>\$ 2,185,537</u>	<u>\$ 1,898,706</u>
EMERGENCY RESERVE	\$ 7,300	\$ 7,300	\$ 8,100
AVAILABLE FOR OPERATIONS	47,083	-	-
DEBT SERVICE SURPLUS REQUIREMENT	1,305,000	1,305,000	1,305,000
RESTRICTED SALES TAX FUNDS	548,083	544,583	498,083
TOTAL RESERVE	<u>\$ 1,907,466</u>	<u>\$ 1,856,883</u>	<u>\$ 1,811,183</u>

No assurance provided. See summary of significant assumptions.

**ASPEN PARK METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/30/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

**ASSESSED VALUATION**

Commercial	\$ 6,281,996	\$ 6,256,003	\$ 5,442,301
State assessed	20,162	15,677	99
Vacant land	161,942	161,942	171,004
Personal property	-	-	669,917
Bossman property AV/Debt only	203	203	195
	6,464,303	6,433,825	6,283,516
Certified Assessed Value	\$ 6,464,303	\$ 6,433,825	\$ 6,283,516

**MILL LEVY**

General	35.000	35.000	40.000
Debt Service	25.000	25.000	26.158
Total mill levy	60.000	60.000	66.158

**PROPERTY TAXES**

General	\$ 226,244	\$ 225,177	\$ 251,333
Debt Service	161,608	160,846	164,364
Levied property taxes	387,852	386,023	415,697
Adjustments to actual/rounding	1,498	1,476	-
Budgeted property taxes	\$ 389,350	\$ 387,499	\$ 415,697

**BUDGETED PROPERTY TAXES**

General	\$ 227,108	\$ 226,028	\$ 251,333
Debt Service	162,242	161,471	164,364
	\$ 389,350	\$ 387,499	\$ 415,697

**ASPEN PARK METROPOLITAN DISTRICT  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/30/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 60,395	\$ 54,383	\$ 7,300
REVENUES			
Property taxes	227,108	226,028	251,333
Specific ownership taxes	15,530	16,113	17,593
Total revenues	<u>242,638</u>	<u>242,141</u>	<u>268,926</u>
Total funds available	<u>303,033</u>	<u>296,524</u>	<u>276,226</u>
EXPENDITURES			
General and administrative			
Accounting	34,409	37,000	39,000
Auditing	5,200	5,500	6,000
County Treasurer's fee	3,407	3,390	3,770
Directors' fees	700	500	1,000
Dues and membership	2,711	2,814	3,000
Insurance	454	1,000	1,000
District management	24,281	30,000	32,000
Legal	27,018	30,000	32,000
Miscellaneous	2,035	3,925	1,230
District - Rate Study	-	56,000	-
Election	5,384	2,841	-
Website	810	1,030	1,000
Total expenditures	<u>106,409</u>	<u>174,000</u>	<u>120,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>142,241</u>	<u>115,224</u>	<u>148,126</u>
Total expenditures and transfers out requiring appropriation	<u>248,650</u>	<u>289,224</u>	<u>268,126</u>
ENDING FUND BALANCES	<u>\$ 54,383</u>	<u>\$ 7,300</u>	<u>\$ 8,100</u>
EMERGENCY RESERVE	\$ 7,300	\$ 7,300	\$ 8,100
AVAILABLE FOR OPERATIONS	47,083	-	-
TOTAL RESERVE	<u>\$ 54,383</u>	<u>\$ 7,300</u>	<u>\$ 8,100</u>

No assurance provided. See summary of significant assumptions.

**ASPEN PARK METROPOLITAN DISTRICT  
SPECIAL REVENUE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/30/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 461,157	\$ 548,083	\$ 544,583
REVENUES			
Sales Tax Revenue	175,406	199,000	206,000
Total revenues	<u>175,406</u>	<u>199,000</u>	<u>206,000</u>
Total funds available	<u>636,563</u>	<u>747,083</u>	<u>750,583</u>
EXPENDITURES			
General and administrative			
Accounting	17,085	18,500	19,500
District management	11,847	15,800	16,000
Legal	13,307	15,800	16,000
Operations and maintenance			
Landscaping	3,000	44,000	20,000
Streets repairs and maintenance	840	-	-
Snow removal	10,416	15,000	40,000
Engineering	12,926	15,000	17,000
Sales Tax Administration	719	3,000	4,000
Irrigation system installations	11,455	-	-
Underdrain video inspection	6,500	-	-
Utilities - Improved Surfaces	385	500	500
Contingency	-	2,400	47,000
Total expenditures	<u>88,480</u>	<u>130,000</u>	<u>180,000</u>
TRANSFERS OUT	<u>-</u>	<u>72,500</u>	<u>72,500</u>
Transfers to other fund	<u>-</u>	<u>72,500</u>	<u>72,500</u>
Total expenditures and transfers out requiring appropriation	<u>88,480</u>	<u>202,500</u>	<u>252,500</u>
ENDING FUND BALANCES	<u>\$ 548,083</u>	<u>\$ 544,583</u>	<u>\$ 498,083</u>
RESTRICTED SALES TAX FUNDS	<u>\$ 548,083</u>	<u>\$ 544,583</u>	<u>\$ 498,083</u>
TOTAL RESERVE	<u>\$ 548,083</u>	<u>\$ 544,583</u>	<u>\$ 498,083</u>

No assurance provided. See summary of significant assumptions.

**ASPEN PARK METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/30/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,550,647	\$ 1,520,773	\$ 1,565,581
<b>REVENUES</b>			
Property taxes	162,242	161,471	164,364
Specific ownership taxes	11,094	11,259	11,505
PIF revenue	1,099,255	1,107,000	1,150,000
Interest income	20,569	63,000	65,000
Total revenues	1,293,160	1,342,730	1,390,869
Total funds available	2,843,807	2,863,503	2,956,450
<b>EXPENDITURES</b>			
General and administrative			
County Treasurer's fee	2,434	2,422	2,465
Legal - PIF Collection Agreement Amend	4,139	500	-
PIF Compliance and Review	13,879	15,000	25,000
Paying agent fees	2,500	2,500	2,500
Contingency	-	-	1,540
Debt Service			
Loan interest - Series 2020A	191,703	186,116	177,735
Loan interest - Series 2020B	176,860	171,384	165,760
Loan principal 2020A	271,519	290,000	305,000
Loan principal 2020B	185,000	190,000	200,000
Loan principal prepayment - Series 2020A	195,000	120,000	100,000
Loan principal prepayment - Series 2020B	280,000	120,000	100,000
Loan principal prepayment (with yield)	-	200,000	500,000
Total expenditures	1,323,034	1,297,922	1,580,000
Total expenditures and transfers out requiring appropriation	1,323,034	1,297,922	1,580,000
ENDING FUND BALANCES	\$ 1,520,773	\$ 1,565,581	\$ 1,376,450
DEBT SERVICE SURPLUS REQUIREMENT	\$ 1,305,000	\$ 1,305,000	\$ 1,305,000
TOTAL RESERVE	\$ 1,305,000	\$ 1,305,000	\$ 1,305,000

No assurance provided. See summary of significant assumptions.

**ASPEN PARK METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/30/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Total revenues	-	-	-
TRANSFERS IN			
Transfers from other funds	125,241	187,724	220,626
Total funds available	125,241	187,724	220,626
EXPENDITURES			
Capital Projects			
Consultants - Water Rights	37,351	43,000	36,000
Purchase - Water Rights	-	72,500	72,500
Furnace replacement	7,529	3,593	-
Fire system repairs	-	5,580	-
Grinder pumps replacement	20,285	-	6,587
Well house discharge pipe replacement	5,915	-	-
UV Equipment Replacement	54,161	-	-
Upgrade computer and software systems	-	-	35,789
Screen auger wear bar & bolt assembly	-	-	14,750
WW Screen	-	-	55,000
Reroute chemical piping through WTP	-	50,763	-
Roller garage door at Headworks replacement	-	12,288	-
Total expenditures	125,241	187,724	220,626
Total expenditures and transfers out requiring appropriation	125,241	187,724	220,626
ENDING FUND BALANCES	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.



**ASPEN PARK METROPOLITAN DISTRICT  
ENTERPRISE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/30/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUNDS AVAILABLE	\$ (6,781)	\$ 63,092	\$ 68,073
<b>REVENUES</b>			
Other revenue	6,622	-	372
Sewer usage fees	88,913	92,681	101,949
Water usage fees	47,267	49,000	56,684
Utility flat fees	230,148	241,500	269,990
Late fees / penalties	953	6,000	1,005
Total revenues	373,903	389,181	430,000
<b>TRANSFERS IN</b>			
Transfers from other funds	17,000	-	-
Total funds available	384,122	452,273	498,073
<b>EXPENDITURES</b>			
General and administrative			
Insurance	15,436	17,000	19,000
Miscellaneous	1,209	9,000	5,000
Billing	17,448	25,000	25,000
Engineering	26,244	28,000	30,000
Contingency	-	2,700	5,500
Operations and maintenance			
Water - Repairs and Maintenance	31,402	58,000	68,000
Water - Operations (contract base)	25,950	23,000	27,000
Water - Chemicals and Supplies	43,524	78,000	42,000
Water - Utilities	20,775	22,000	23,000
Water - Testing	11,499	12,000	16,000
Water - Operations	1,838	6,000	13,000
Water - Contingency	-	-	30,000
Sewer - Repairs and Maintenance	2,126	5,000	28,000
Sewer - Operations (contract base)	25,950	23,500	27,000
Sewer - Chemicals and Supplies	9,377	5,000	32,000
Sewer - Utilities	20,775	22,000	23,000
Sewer - Sludge and Waste Disposal	55,353	35,000	37,000
Sewer - Testing	1,854	6,000	16,000
Sewer - Operations	3,270	4,500	13,000
Emergency water line repairs	7,000	-	-
Locates	-	2,500	2,500
Total expenditures and transfers out requiring appropriation	321,030	384,200	482,000
ENDING FUNDS AVAILABLE	\$ 63,092	\$ 68,073	\$ 16,073

No assurance provided. See summary of significant assumptions.

**ASPEN PARK METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District is a quasi-municipal corporation and political subdivision of the State of Colorado. The District was organized on December 5, 2002, to provide construction, installation, financing, and operation and maintenance of public improvements, including streets, storm water facilities, traffic and safety controls, park and recreation facilities, water and wastewater facilities, primarily for commercial development within the District. The District's service area is located entirely within Jefferson County, Colorado.

In 2002, the District's voters approved general obligation indebtedness of \$2,500,000 for street improvements, \$1,000,000 for traffic and safety controls, \$5,000,000 for water supply system, \$23,000,000 for refinancing of District debt, \$23,000,000 for reimbursement of obligation to private entities, \$10,000,000 for sanitary sewer systems, \$3,000,000 for parks and recreation, \$500,000 for public transportation, \$500,000 for television relay and translation system, \$500,000 for mosquito control and \$5,000,000 for general operations and maintenance.

In 2021, the District's voters approved general obligation indebtedness of \$20,000,000 for each of the following: In-District special assessment indebtedness, street improvements, parks and recreation, water, sanitation/storm sewer, transportation, mosquito control, safety protection, fire protection, television relay and translation, security, and operations and maintenance. The District's voters also approved \$200,000,000 for refunding indebtedness and \$5,000,000 for District private agreements.

Further, the District's voters approved authorization to impose ad valorem taxes by up to \$500,000 annually, as necessary, to pay for the operations and maintenance expenditures of the District. Additionally, the voters allowed the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**ASPEN PARK METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues**

**Property Taxes**

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

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the mill levy adopted by the District.

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate		Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%		Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%		Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%		Lodging	\$30,000
			Oil & Gas Production	87.50%			

**ASPEN PARK METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues** (continued)

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected.

**Interest Income**

Interest to be earned on the District's debt service funds has been estimated based on an average interest rate of approximately 5%.

**Service Fees**

The District charges customers for water, sewer and storm water services. The District is increasing water and wastewater flat utility fees by 12%, water volume usage fee by 15%, and wastewater volume usage fees by 10% starting on January 01, 2024.

**Public Improvement Fees**

The District charges public improvement fees (PIF). The nature of the PIF is that of a fee imposed under private contract and not through the exercise of any governmental taxing authority. The PIF is applied to the sale of goods at a rate of 1% for Dillon Companies and 2% for all other locations, payable in addition to all sales and use taxes that may be imposed and is collected by the retailers in the District.

**Sales Taxes**

The District imposes a 0.50% sales tax on all taxable sales within the District.

**Expenditures**

**General, Administrative and Operating Expenditures**

General, administrative and operating expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the estimated costs of operating water and sewer facilities, maintaining streets and retaining walls, and the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting, and other administrative expenditures.

**Debt Service**

Principal and interest payments in 2024 are provided based on the debt amortization schedule from the Series 2020 Loans (discussed under Debt and Leases).

**Debt and Leases**

On June 22, 2004, the District issued \$10,000,000 of Public Improvement Fee/Limited Tax Supported Revenue Bonds, Series 2004. The 2004 Bonds were used to establish a debt service reserve account and a capitalized interest account, to pay for the costs of issuance of the bonds, and to provide funding for the purchase and construction of public infrastructure and related costs.

**ASPEN PARK METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases** (continued)

On November 28, 2012, the District issued \$9,885,000 of Public Improvement Fee/Limited Tax Supported Revenue Refunding Bonds, Series 2012 to refund the Series 2004 Bonds. The Series 2012 Refunding Bonds are term bonds due on December 1, 2037, and bear interest at a rate of 5.75%.

On March 21, 2007, the District's Board of Directors approved a Master Bond Resolution authorizing the issuance of subordinate revenue bonds of up to \$4,200,000. On July 18, 2007, the District issued \$3,700,000 Subordinate Revenue Bonds, Series 2007, to acquire certain public improvements constructed by the Developer. On April 20, 2010, the District issued an additional \$500,000 Subordinate Revenue Bonds, Series 2010, to repay Developer advances for capital improvements. The principal and interest on these Bonds are payable solely from and to the extent of the Subordinate Pledged Revenue on a basis subordinate to the Senior Bonds. Interest on these Subordinate Bonds shall continue to accrue and shall be paid on the next Interest Payment Date when funds are available for such payment. Furthermore, if any amount of principal or interest remains due and owing on these Subordinate Bonds on December 1, 2037, such amounts shall be discharged and no further amounts shall be due on these Subordinate Bonds.

On January 17, 2020, the District entered into a loan agreement with BOK Financial to obtain a Taxable (Convertible to Tax-Exempt) Public Improvement Fee/Limited Tax Supported Refunding Loan in an original principal amount of \$7,445,000 (the "2020A Loan") and a Public Improvement Fee/Limited Tax Supported Refunding Loan in an original principal amount of \$5,975,000 (the "2020B Loan"). The 2020A Loan refunded the Series 2012 Bonds and the 2020B Loan refunded the Series 2007 and Series 2010 Bonds. The 2020A Loan bears a taxable interest rate of 3.66% until the Tax-Exempt Reissuance date and a fixed interest rate of 2.89% thereafter. The 2020B loan bears a fixed interest rate of 2.96%. Once the required Surplus Fund has reached a balance of \$1,305,000, each of the 2020A Loan and 2020B Loan may be prepaid prior to the maturity date, at the option of the District, in whole or in part, up to the annual prepayment allowance of \$100,000 annually, during the annual prepayment period between December 1 and December 12. Any portion of the annual prepayment allowance not used in a given year shall be added to next year's prepayment allowance. The 2020 Loans may be prepaid in amounts greater than the annual prepayment allowance during the annual prepayment period, subject to a yield maintenance fee.

The District has no outstanding operating or capital leases.

**Reserves**

**Emergency Reserve**

The District has provided for an Emergency Reserve equal to at least 3% of fiscal year spending for 2023 as defined under TABOR.

**Debt Service Reserve**

The Series 2020 Loan has a Surplus Fund requirement of \$1,305,000. The initial deposit into the Surplus Fund is \$500,000.

**Restricted Sales Tax Revenue**

The District's sales tax revenue is restricted to be used for certain types of expenditures such as landscaping, snow removal, streets maintenance, and related administrative costs.

**This information is an integral part of the accompanying budget.**

**ASPEN PARK METROPOLITAN DISTRICT  
2024 BUDGET  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

	<b>\$7,445,000 Taxable (Convertible to Tax-Exemp)</b>		
	<b>Public Improvement Fee/Limited Tax Supported</b>		
	<b>Refunding Loan - Series 2020A</b>		
	<b>Dated January 17, 2020</b>		
	<b>Interest rate at 3.66% thru 2021; at 2.89% thru 2034</b>		
	<b>Principal Due December 1,</b>		
	<b>Payable June 1 and December 1</b>		
<b><u>Year Ended</u></b>			
<b><u>December 31,</u></b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2024	\$ 305,000	\$ 177,735	\$ 482,735
2025	315,000	168,920	483,920
2026	335,000	159,817	494,817
2027	345,000	150,136	495,136
2028	365,000	140,165	505,165
2029	380,000	129,617	509,617
2030	395,000	118,634	513,634
2031	410,000	107,219	517,219
2032	430,000	95,370	525,370
2033	445,000	82,943	527,943
2034	2,425,000	70,083	2,495,083
	<u>\$ 6,150,000</u>	<u>\$ 1,400,639</u>	<u>\$ 7,550,639</u>

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

**TO:** County Commissioners<sup>1</sup> of Jefferson County, Colorado.

On behalf of the Aspen Park Metropolitan District (taxing entity)<sup>A</sup>

the Board of Directors (governing body)<sup>B</sup>

of the Aspen Park Metropolitan District (local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 6,283,321 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 6,283,321 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

Submitted: 12/22/23 for budget/fiscal year 2024  
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	40.000 mills	\$ 251,333
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>40.000 mills</b>	<b>\$ 251,333</b>
3. General Obligation Bonds and Interest <sup>J</sup>	mills	\$
4. Contractual Obligations <sup>K</sup>	26.158 mills	\$ 164,359
5. Capital Expenditures <sup>L</sup>	mills	\$
6. Refunds/Abatements <sup>M</sup>	mills	\$
7. Other <sup>N</sup> (specify): _____	mills	\$
_____	mills	\$
<b>TOTAL: [ Sum of General Operating Subtotal and Lines 3 to 7 ]</b>	<b>66.158 mills</b>	<b>\$ 415,692</b>

Contact person: Gigi Pangindian Phone: (303)779-5710  
 Signed: Gigi Pangindian Title: Accountant for District

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates?  Yes  No

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

1. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
2. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

**CONTRACTS<sup>K</sup>:**

3. Purpose of Contract: Public Improvement Fee/Limited Tax Supported Refunding Loan  
Title: Series 2020A  
Date: January 17, 2020  
Principal Amount: \$7,445,000  
Maturity Date: December 1, 2034  
Levy: 14.067  
Revenue: \$ 88,387
  
4. Purpose of Contract: Public Improvement Fee/Limited Tax Supported Refunding Loan  
Title: Series 2020B  
Date: January 17, 2020  
Principal Amount: \$ 5,975,000  
Maturity Date: December 1, 2034  
Levy: 12.091  
Revenue: \$ 75,972

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.



## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of Jefferson County, Colorado.

On behalf of the Aspen Park Metropolitan District – Ex 06

the Board of Directors (taxing entity)<sup>A</sup>

of the Aspen Park Metropolitan District (governing body)<sup>B</sup>

(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 195 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 195 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/22/23 for budget/fiscal year 2024  
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	0.000 mills	\$ 0
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<span style="border: 1px solid black; padding: 2px;">0.000</span> mills	<span style="border: 1px solid black; padding: 2px;">\$ 0</span>
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	26.158 mills	\$ 5
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<span style="border: 2px solid black; padding: 5px;">26.158</span> mills	<span style="border: 2px solid black; padding: 5px;">\$ 5</span>

Contact person: Gigi Pangindian Phone: (303)779-5710  
 Signed: Gigi Pangindian Title: Accountant for District

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates?  Yes  No

*Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.*

<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

- 1. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
- 2. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

**CONTRACTS<sup>K</sup>:**

- 3. Purpose of Contract: Public Improvement Fee/Limited Tax Supported Refunding Loan  
Title: Series 2020A  
Date: January 17, 2020  
Principal Amount: \$7,445,000  
Maturity Date: December 1, 2034  
Levy: 14.067  
Revenue: \$ 3
  
- 4. Purpose of Contract: Public Improvement Fee/Limited Tax Supported Refunding Loan  
Title: Series 2020B  
Date: January 17, 2020  
Principal Amount: \$ 5,975,000  
Maturity Date: December 1, 2034  
Levy: 12.091  
Revenue: \$ 2

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

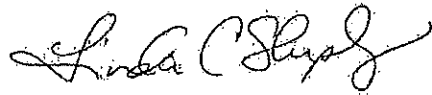
Colorado Community Media  
750 W. Hampden Ave. Suite 225  
Englewood, CO 80110

Aspen Park Metro Dist (WBA) \*\*  
c/o White Bear Ankele: Heather Hartung  
2154 East Commons Avenue, Suite 2000  
Centennial CO 80122

## AFFIDAVIT OF PUBLICATION

State of Colorado        }  
County of Jefferson     } ss

This Affidavit of Publication for the Canyon Courier, a weekly newspaper, printed and published for the County of Jefferson, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 10/12/2023, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



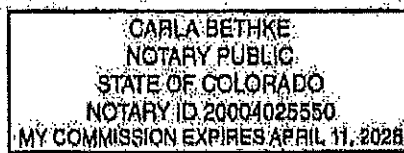
For the Canyon Courier

State of Colorado        }  
County of Jefferson     } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 10/12/2023. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-476036

Carla Bethke  
Notary Public  
My commission ends April 11, 2026



### Public Notice

#### NOTICE OF PUBLIC HEARING ON THE PROPOSED 2024 BUDGET AND NOTICE OF PUBLIC HEARING ON THE AMENDED 2023 BUDGET

The Board of Directors (the "Board") of the ASPEN PARK METROPOLITAN DISTRICT (the "District"), will hold a public hearing via teleconference on Thursday, November 14, 2023 at 10am, to consider adoption of the District's proposed 2024 budget (the "Proposed Budget"), and, if necessary, adoption of an amendment to the 2023 budget (the "Amended Budget"). The public hearing may be joined using the following teleconference information:

[https://teams.microsoft.com/join/19%3ameeting\\_M2Y4ZThZTYINDc0ZC00NjPILTrnMjY1jczM2UxOWQyZDVl%40thread.v2?context=%7b%22Tid%22%3a%224aaa488a-93ba-4ea3-ab9f-6a247aa3ade0%22%2c%22Old%22%3a%225b916fa2-69dd-42cc-bfd8-f7dd2ad198a6%22%7d](https://teams.microsoft.com/join/19%3ameeting_M2Y4ZThZTYINDc0ZC00NjPILTrnMjY1jczM2UxOWQyZDVl%40thread.v2?context=%7b%22Tid%22%3a%224aaa488a-93ba-4ea3-ab9f-6a247aa3ade0%22%2c%22Old%22%3a%225b916fa2-69dd-42cc-bfd8-f7dd2ad198a6%22%7d)  
Call: 720-547-5281; Conference ID: 837 832 584#

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of CliftonLarsonAllen, LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111.

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board.

The agenda for any meeting may be obtained at [www.aspenparkmetropolitandistrict.org](http://www.aspenparkmetropolitandistrict.org) or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:  
ASPEN PARK METROPOLITAN DISTRICT,  
a quasi-municipal corporation and political subdivision of the State of Colorado

/s/ WHITE BEAR ANKELE  
TANAKA & WALDRON  
Attorneys at Law

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First Publication: October 12, 2023  
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Publisher: Canyon Courier

**EXHIBIT B**  
**2023 Audit**

**ASPEN PARK METROPOLITAN DISTRICT**  
**Jefferson County, Colorado**

**FINANCIAL STATEMENTS AND**  
**SUPPLEMENTARY INFORMATION**


**YEAR ENDED DECEMBER 31, 2023**


**ASPEN PARK METROPOLITAN DISTRICT  
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1221 W. Mineral Avenue, Suite 202  
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 303-734-4800

 303-795-3356

 [www.HaynieCPAs.com](http://www.HaynieCPAs.com)

## Independent Auditor's Report

To the Board of Directors  
Aspen Park Metropolitan District

### Opinions

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the Aspen Park Metropolitan District, as of December 31, 2023, the respective changes in financial position, where applicable, cash flows thereof, and the budgetary comparison for the General Fund and Special Revenue Fund-Sales Tax for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinions

We conducted our audits 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 Aspen Park Metropolitan District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of 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 Aspen Park Metropolitan 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, including omissions, 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 Aspen Park Metropolitan 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 Aspen Park Metropolitan District's ability to continue as a going concern for a reasonable period of time.

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

### **Required Supplementary Information**

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

### **Supplementary Information**

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



## **Other Information**

Management is responsible for the other information included in the annual report. The other information and continuing disclosure annual financial information, as listed in the table of contents, does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information and continuing disclosure annual financial 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.

*Haynie & Company*

Littleton, Colorado  
August 27, 2024

## **BASIC FINANCIAL STATEMENTS**

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

	Governmental Activities	Business-Type Activities	Total
<b>ASSETS</b>			
Cash and Investments - Unrestricted	\$ 61,214	\$ 92,339	\$ 153,553
Cash and Investments - Restricted	2,186,291	-	2,186,291
Receivable - County Treasurer	1,712	-	1,712
Sales Tax Receivable	30,838	-	30,838
Accounts Receivable	-	37,437	37,437
Prepaid Expenses	-	450	450
PIF Receivable	141,008	-	141,008
Property Taxes Receivable	415,697	-	415,697
Capital Assets, Not Being Depreciated:			
Parks and Recreation	492,090	-	492,090
Water Rights	-	431,191	431,191
Capital Assets, Net:			
Equipment	-	144,666	144,666
Water and Wastewater Facilities	-	2,548,566	2,548,566
Pipelines and Underground Infrastructure	-	585,896	585,896
Total Assets	3,328,850	3,840,545	7,169,395
<b>LIABILITIES</b>			
Accounts Payable	102,074	55,418	157,492
Accrued Interest Payable	26,322	-	26,322
Noncurrent Liabilities:			
Due Within One Year	464,744	-	464,744
Due in More Than One Year	10,340,377	-	10,340,377
Total Liabilities	10,933,517	55,418	10,988,935
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred Property Taxes Revenue	415,697	-	415,697
Total Deferred Inflows of Resources	415,697	-	415,697
<b>NET POSITION</b>			
Net Investment in Capital Assets	107,111	3,710,319	3,817,430
Restricted For:			
Emergency	7,300	-	7,300
Sales Tax Eligible Expenses	528,429	-	528,429
Debt Service	827,403	-	827,403
Unrestricted	(9,490,607)	74,808	(9,415,799)
Total Net Position	\$ (8,020,364)	\$ 3,785,127	\$ (4,235,237)

See accompanying Notes to Basic Financial Statements.

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

FUNCTIONS/PROGRAMS	Expenses	Program Revenues			Net Revenues (Expenses) and Change in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Governmental Activities:							
General Government	\$ 434,201	\$ 189,198	\$ -	\$ -	\$ (245,003)	\$ -	\$ (245,003)
Interest and Related Costs on Long-Term Debt	340,448	1,234,040	-	-	893,592	-	893,592
Total Governmental Activities	<u>\$ 774,649</u>	<u>\$ 1,423,238</u>	<u>\$ -</u>	<u>\$ -</u>	648,589	-	648,589
Business-Type Activities:							
Water and Wastewater	\$ 631,232	\$ 383,849	\$ -	\$ -	-	(247,383)	(247,383)
Total Business-Type Activities	<u>\$ 631,232</u>	<u>\$ 383,849</u>	<u>\$ -</u>	<u>\$ -</u>	-	(247,383)	(247,383)
<b>GENERAL REVENUES</b>							
Property Taxes				387,499	-	387,499	
Specific Ownership Taxes				27,624	-	27,624	
Net Investment Income				77,864	-	77,864	
Conveyance of Capital Assets				(74,193)	74,193	-	
Total General Revenues				<u>418,794</u>	<u>74,193</u>	<u>492,987</u>	
<b>CHANGE IN NET POSITION</b>				1,067,383	(173,190)	894,193	
Net Position - Beginning of Year				<u>(9,087,747)</u>	<u>3,958,317</u>	<u>(5,129,430)</u>	
<b>NET POSITION - END OF YEAR</b>				<u>\$ (8,020,364)</u>	<u>\$ 3,785,127</u>	<u>\$ (4,235,237)</u>	

See accompanying Notes to Basic Financial Statements.

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

	General	Special Revenue - Sales Tax	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>					
Cash and Investments - Unrestricted	\$ 32,136	\$ -	\$ -	\$ 29,078	\$ 61,214
Cash and Investments - Restricted	7,300	542,073	1,636,918	-	2,186,291
Receivable - County Treasurer	999	-	713	-	1,712
Sales Tax Receivable	-	30,838	-	-	30,838
PIF Receivable	-	-	141,008	-	141,008
Property Taxes Receivable	251,333	-	164,364	-	415,697
	<u>\$ 291,768</u>	<u>\$ 572,911</u>	<u>\$ 1,943,003</u>	<u>29,078</u>	<u>\$ 2,836,760</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>					
<b>LIABILITIES</b>					
Accounts Payable	\$ 25,145	\$ 44,482	\$ 3,369	\$ 29,078	\$ 102,074
Total Liabilities	25,145	44,482	3,369	29,078	102,074
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred Property Taxes Revenue	251,333	-	164,364	-	415,697
Total Deferred Inflows of Resources	251,333	-	164,364	-	415,697
<b>FUND BALANCES</b>					
Restricted For:					
Emergency Reserves	7,300	-	-	-	7,300
Sales Tax Eligible Expenses	-	528,429	-	-	528,429
Debt Service	-	-	1,775,270	-	1,775,270
Unassigned:					
General Government	7,990	-	-	-	7,990
Total Fund Balances	15,290	528,429	1,775,270	-	2,318,989
	<u>\$ 291,768</u>	<u>\$ 572,911</u>	<u>\$ 1,943,003</u>	<u>\$ 29,078</u>	
Total Liabilities, Deferred Inflows of Resources, and Fund Balances					
	<u>\$ 291,768</u>	<u>\$ 572,911</u>	<u>\$ 1,943,003</u>	<u>\$ 29,078</u>	
Amounts reported for governmental activities in the statement of net position are different because:					
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.					492,090
Long-term liabilities, including loans payable, are not due and payable in the current period and, therefore, are not reported in the funds.					
Loans Payable					(10,805,121)
Accrued Interest Payable - Loans					(26,322)
Net Position of Governmental Activities					<u>\$ (8,020,364)</u>

See accompanying Notes to Basic Financial Statements.

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

	General	Special Revenue - Sales Tax	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>					
Property Taxes	\$ 226,028	\$ -	\$ 161,471	\$ -	\$ 387,499
Specific Ownership Taxes	16,113	-	11,511	-	27,624
Sales Taxes	-	189,198	-	-	189,198
Net Investment Income	-	-	77,864	-	77,864
Public Improvement Fees	-	-	1,234,040	-	1,234,040
Total Revenues	<u>242,141</u>	<u>189,198</u>	<u>1,484,886</u>	<u>-</u>	<u>1,916,225</u>
<b>EXPENDITURES</b>					
General, Administrative, and Operations:					
Accounting	47,398	23,345	-	-	70,743
Audit	5,700	-	-	-	5,700
County Treasurer's Fees	3,390	-	2,422	-	5,812
Directors' Fees	500	-	-	-	500
District - Rate Study	55,786	-	-	-	55,786
District Management	29,849	13,557	-	-	43,406
Dues and Memberships	2,845	-	-	-	2,845
Elections	2,840	-	-	-	2,840
Engineering	-	10,912	-	-	10,912
Landscaping	-	43,770	-	-	43,770
Legal	27,485	13,538	243	-	41,266
Miscellaneous	579	-	-	-	579
PIF Compliance and Review	-	-	15,643	-	15,643
Sales Tax Administration	-	3,969	-	-	3,969
Snow Removal	-	12,069	-	-	12,069
Utilities - Improved Surfaces	-	386	-	-	386
Xeriscape Project	-	16,706	-	-	16,706
Debt Service:					
Loan Interest - Series 2020A	-	-	178,125	-	178,125
Loan Interest - Series 2020B	-	-	163,096	-	163,096
Loan Principal - Series 2020A	-	-	277,548	-	277,548
Loan Principal - Series 2020B	-	-	180,812	-	180,812
Loan Principal Prepayment - Series 2020A	-	-	205,000	-	205,000
Loan Principal Prepayment - Series 2020B	-	-	205,000	-	205,000
Paying Agent/Trustee Fees	-	-	2,500	-	2,500
Capital Outlay:					
Consultants - Water Rights	-	-	-	43,040	43,040
Purchase - Water Rights	-	-	-	70,600	70,600
Furnace Replacement	-	-	-	3,593	3,593
Repairs And Maintenance	-	-	-	7,466	7,466
Reroute Chemical Feed Piping	-	-	-	50,763	50,763
Total Expenditures	<u>176,372</u>	<u>138,252</u>	<u>1,230,389</u>	<u>175,462</u>	<u>1,720,475</u>
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers In/(Out)	<u>(104,862)</u>	<u>(70,600)</u>	<u>-</u>	<u>175,462</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(104,862)</u>	<u>(70,600)</u>	<u>-</u>	<u>175,462</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	(39,093)	(19,654)	254,497	-	195,750
Fund Balances - Beginning of Year	<u>54,383</u>	<u>548,083</u>	<u>1,520,773</u>	<u>-</u>	<u>2,123,239</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 15,290</u>	<u>\$ 528,429</u>	<u>\$ 1,775,270</u>	<u>\$ -</u>	<u>\$ 2,318,989</u>

See accompanying Notes to Basic Financial Statements.

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

Net Change in Fund Balances - Governmental Funds	\$ 195,750
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Amounts reported for governmental activities in the statement of activities are different because:

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Loan Principal - Current Year Scheduled Payment	458,360
Loan Principal - Prepayment	410,000

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

Accrued Interest Payable - Change in Liability	3,273
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Change in Net Position of Governmental Activities	\$ 1,067,383
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**ASPEN PARK METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Budget Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		Positive (Negative)
<b>REVENUES</b>				
Property Taxes	\$ 225,177	\$ 225,177	\$ 226,028	\$ 851
Specific Ownership Taxes	15,762	15,762	16,113	351
Total Revenues	<u>240,939</u>	<u>240,939</u>	<u>242,141</u>	<u>1,202</u>
<b>EXPENDITURES</b>				
Accounting	37,000	37,000	47,398	(10,398)
Audit	5,500	5,500	5,700	(200)
District - Rate Study	-	62,000	55,786	6,214
County Treasurer's Fees	3,378	3,378	3,390	(12)
Directors' Fees	1,000	1,000	500	500
District Management	30,000	30,000	29,849	151
Dues and Memberships	3,000	3,000	2,845	155
Elections	5,000	5,000	2,840	2,160
Insurance	1,000	1,000	-	1,000
Legal	35,000	35,000	27,485	7,515
Miscellaneous	1,372	1,372	579	793
Website Maintenance	1,000	1,000	-	1,000
Locates	750	750	-	750
Total Expenditures	<u>124,000</u>	<u>186,000</u>	<u>176,372</u>	<u>9,628</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	116,939	54,939	65,769	10,830
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer to Other Funds	(119,500)	(101,500)	(104,862)	(3,362)
Total Other Financing Sources (Uses)	<u>(119,500)</u>	<u>(101,500)</u>	<u>(104,862)</u>	<u>(3,362)</u>
<b>NET CHANGE IN FUND BALANCE</b>	(2,561)	(46,561)	(39,093)	7,468
Fund Balance - Beginning of Year	<u>10,521</u>	<u>54,383</u>	<u>54,383</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 7,960</u>	<u>\$ 7,822</u>	<u>\$ 15,290</u>	<u>\$ 7,468</u>

See accompanying Notes to Basic Financial Statements.



**ASPEN PARK METROPOLITAN DISTRICT  
SPECIAL REVENUE FUND – SALES TAX  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Sales Taxes	\$ 206,000	\$ 190,000	\$ 189,198	\$ (802)
Total Revenues	206,000	190,000	189,198	(802)
<b>EXPENDITURES</b>				
Accounting	18,500	18,500	23,345	(4,845)
Contingency	6,600	6,600	-	6,600
District Management	15,000	15,000	13,557	1,443
Engineering	15,000	15,000	10,912	4,088
Landscaping	5,000	5,000	43,770	(38,770)
Legal	17,500	17,500	13,538	3,962
Sales Tax Administration	2,000	2,000	3,969	(1,969)
Snow Removal	60,000	60,000	12,069	47,931
Underdrain Video Inspection	400	400	-	400
Utilities - Improved Surfaces	-	-	386	(386)
Xeriscape Project	-	-	16,706	(16,706)
Total Expenditures	140,000	140,000	138,252	1,748
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer to Other Funds	-	(82,500)	(70,600)	11,900
Total Other Financing Sources (Uses)	-	(82,500)	(70,600)	11,900
<b>NET CHANGE IN FUND BALANCE</b>	66,000	(32,500)	(19,654)	12,846
Fund Balance - Beginning of Year	546,967	548,083	548,083	-
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 612,967</u>	<u>\$ 515,583</u>	<u>\$ 528,429</u>	<u>\$ 12,846</u>

See accompanying Notes to Basic Financial Statements.

**ASPEN PARK METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUNDS  
DECEMBER 31, 2023**

	Enterprise Fund
<b>ASSETS</b>	
Cash and Investments - Unrestricted	\$ 92,339
Accounts Receivable	37,437
Prepaid Expenses	450
Capital Assets, Not Being Depreciated:	
Water Rights	431,191
Capital Assets, Net:	
Equipment	144,666
Water and Wastewater Facilities	2,548,566
Pipelines and Underground Infrastructure	585,896
Total Assets	3,840,545
<b>LIABILITIES</b>	
Accounts Payable	55,418
Total Liabilities	55,418
<b>NET POSITION</b>	
Net Investment in Capital Assets	3,710,319
Unrestricted	74,808
Total Net Position	\$ 3,785,127

See accompanying Notes to Basic Financial Statements.

**ASPEN PARK METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION  
PROPRIETARY FUNDS  
YEAR ENDED DECEMBER 31, 2023**

	<u>Enterprise Fund</u>
<b>OPERATING REVENUES</b>	
Water Usage Fees	\$ 44,675
Sewer Usage Fees	94,056
Utility Flat Fees	240,216
Penalties and Late Fees	<u>4,902</u>
Total Operating Revenues	<u>383,849</u>
<b>OPERATING EXPENSES</b>	
Billing	27,032
Engineering	22,156
Insurance	17,800
Miscellaneous	4,617
Operation and Maintenance:	
Water Facilities	194,605
Sewer Facilities	105,923
Depreciation	<u>259,099</u>
Total Operating Expenses	<u>631,232</u>
<b>OPERATING INCOME (LOSS)</b>	(247,383)
<b>OTHER REVENUES AND EXPENDITURES</b>	
Capital Assets Conveyed from Governmental Fund	<u>74,193</u>
Total Other Revenues and Expenditures	<u>74,193</u>
<b>CHANGE IN NET POSITION</b>	(173,190)
Net Position - Beginning of Year	<u>3,958,317</u>
<b>NET POSITION - END OF YEAR</b>	<u><u>\$ 3,785,127</u></u>

See accompanying Notes to Basic Financial Statements.

**ASPEN PARK METROPOLITAN DISTRICT  
STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS  
YEAR ENDED DECEMBER 31, 2023**

**CASH FLOWS FROM OPERATING ACTIVITIES**

Receipts from Customers	\$ 372,268
Payments to Suppliers	<u>(360,054)</u>
Net Cash Provided by Operating Activities	<u>12,214</u>

**NET INCREASE IN CASH AND INVESTMENTS**

12,214

Cash and Investments - Beginning of Year

80,125

**CASH AND INVESTMENTS - END OF YEAR**

\$ 92,339

**RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES**

Operating Income (Loss)	\$ (247,383)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Required) by Operating Activities:	
(Increase) Decrease in Accounts Receivable	(11,581)
(Increase) Decrease in Prepaid Expenses	101
Increase (Decrease) in Accounts Payable	11,978
Depreciation	<u>259,099</u>
Net Cash Provided by Operating Activities	<u><u>\$ 12,214</u></u>

*See accompanying Notes to Basic Financial Statements.*

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

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Aspen Park Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized on December 5, 2002, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Jefferson County, Colorado. The District was established to provide water, storm and sanitary sewer, streets and traffic safety protection, parks and recreation, transportation, mosquito control and other services.

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

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

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. The effect of interfund activity has been removed from these statements. Both statements distinguish between governmental activities, which are normally supported by property taxes and intergovernmental revenues, and business-type activities, which rely to a significant extent on fees and charges for support.

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

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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (Continued)**

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

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements. The District has designated all of its governmental funds as major funds.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the 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 taxes, sales taxes, and public improvement fees. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

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

The Special Revenue Fund – Sales Tax accounts for sales tax receipts and eligible expenses.

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

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

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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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

The District reports the following major proprietary fund:

The Enterprise Fund accounts for activities related to water, sewer, storm drainage, and retaining wall services.

**Budgets**

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

The District has amended its annual budget for the year ended December 31, 2023.

**Pooled Cash and Investments**

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

**Cash Equivalents**

For purposes of the statement of cash flows, the District considers cash deposits and highly liquid investments (including restricted cash) with a maturity of three months or less when purchased to be cash equivalents.

**Accounts Receivable, Allowance for Doubtful Accounts**

Tap fees, water and sewer fees, and other similar fees constitute a perpetual lien on or against the property served until paid. Such liens may be foreclosed upon as provided by the state of Colorado. Therefore, no provision for uncollectible receivables has been made in the financial statements.

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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Property Taxes**

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

**Capital Assets**

Capital assets, which include property and infrastructure assets (e.g. equipment, parks and recreation, water and wastewater facilities, and pipelines and underground infrastructure), are reported in the government-wide and business type financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, if applicable. Depreciation expense has been computed using the straight-line method over the following estimated useful lives:

Water and Wastewater Facilities	30 Years
Pipelines and Underground Infrastructure	50 Years
Equipment	5 Years

**Deferred Inflows of Resources**

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



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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Equity**

**Net Position**

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

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

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

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

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

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

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

**NOTE 3 CASH AND INVESTMENTS**

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

Statement of Net Position:

Cash and Investments - Unrestricted	\$ 153,553
Cash and Investments - Restricted	2,186,291
Total Cash and Investments	\$ 2,339,844

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

Deposits with Financial Institutions	\$ 953,609
Investments	1,386,235
Total Cash and Investments	\$ 2,339,844

**Deposits with Financial Institutions**

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

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

At December 31, 2023, the District's cash deposits had a bank and a carrying balance of \$953,609.

**Investments**

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

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

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

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

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

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

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

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
	Weighted-Average	
Federated Hermes Treasury Obligations Fund	28 Days	<u>\$ 1,386,235</u>

**Federated Hermes Treasury Obligations Fund**

The District invested in the Federated Hermes Treasury Obligations Fund (the Fund). The Fund complies with Rule 2a-7 definition of a government money market fund. It is not subject to liquidity fees or redemption gates. It pursues current income consistent with stability of principal. The Fund invests primarily in short-term U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. The Fund holds AAAM rating by Standard & Poor's.

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

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in the District's capital assets for the year ended December 31, 2023 follows:

	Balance - December 31, 2022	Additions/ Transfers	Retirements/ Transfers	Balance - December 31, 2023
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Parks and Recreation (Open Space/Tract A)	\$ 492,090	\$ -	\$ -	\$ 492,090
Total Capital Assets, Not Being Being Depreciated, Net	<u>492,090</u>	<u>-</u>	<u>-</u>	<u>492,090</u>
Governmental Capital Assets, Net	492,090	-	-	492,090
Business-Type Activities:				
Capital Assets, Not Being Depreciated:				
Water Rights	<u>360,591</u>	<u>70,600</u>	<u>-</u>	<u>431,191</u>
Total Capital Assets, Not Being Depreciated	360,591	70,600	-	431,191
Capital Assets, Being Depreciated				
Equipment	199,245	3,593	-	202,838
Water and Wastewater Facilities	7,038,341	-	-	7,038,341
Pipelines and Underground Infrastructure	<u>871,340</u>	<u>-</u>	<u>-</u>	<u>871,340</u>
Total Capital Assets, Being Depreciated	<u>8,108,926</u>	<u>3,593</u>	<u>-</u>	<u>8,112,519</u>
Less Accumulated Depreciation for:				
Equipment	(37,494)	(20,678)	-	(58,172)
Water and Wastewater Facilities	(4,268,781)	(220,994)	-	(4,489,775)
Pipelines and Underground Infrastructure	<u>(268,017)</u>	<u>(17,427)</u>	<u>-</u>	<u>(285,444)</u>
Total Accumulated Depreciation	<u>(4,574,292)</u>	<u>(259,099)</u>	<u>-</u>	<u>(4,833,391)</u>
Total Capital Assets, Being Depreciated, Net	<u>3,534,634</u>	<u>(255,506)</u>	<u>-</u>	<u>3,279,128</u>
Business-Type Capital Assets, Net	<u>3,895,225</u>	<u>(184,906)</u>	<u>-</u>	<u>3,710,319</u>
Total Capital Assets, Net	<u>\$ 4,387,315</u>	<u>\$ (184,906)</u>	<u>\$ -</u>	<u>\$ 4,202,409</u>

Depreciation expense was charged to functions/programs of the District as follows:

Business-Type Activities:	
Equipment	\$ 20,678
Water and Wastewater Facilities	220,994
Pipelines and Underground Infrastructure	<u>17,427</u>
Total Depreciation Expense	<u>\$ 259,099</u>

The costs of all capital assets transferred to the County or other entities were removed from the District's financial records.

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

**NOTE 5 LONG-TERM OBLIGATIONS**

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

	Balance - December 31, 2022	Additions	Reductions	Balance at December 31, 2023	Due Within One Year
Public Improvement Fee/Limited Tax Supported Refunding Loan Series 2020A	\$ 6,163,481	\$ -	\$ 482,548	\$ 5,680,933	\$ 281,737
Public Improvement Fee/Limited Tax Supported Refunding Loan Series 2020B	5,510,000	-	385,812	5,124,188	183,007
Total	<u>\$ 11,673,481</u>	<u>\$ -</u>	<u>868,360</u>	<u>\$ 10,805,121</u>	<u>\$ 464,744</u>

The details of the bonds outstanding at December 31, 2023, are as follows:

**\$7,445,000 Taxable (Convertible to Tax-Exempt) Public Improvement Fee/Limited Tax Supported Refunding Loan, Series 2020A/\$5,975,000 Public Improvement Fee/Limited Tax Supported Refunding Loan, Series 2020B**

On January 20, 2020, the District entered into a loan agreement with BOK Financial Public Finance, Inc to obtain a Taxable (Convertible to Tax-Exempt) Public Improvement Fee/Limited Tax Supported Refunding Loan in an original principal amount of \$7,445,000 (the 2020A Loan) and a Public Improvement Fee/Limited Tax Supported Refunding Loan in an original principal amount of \$5,975,000 (the 2020B Loan) (together, the 2020 Loans). The 2020A Loan refunded the Series 2012 Bonds and the 2020B Loan refunded the Series 2007 and Series 2010 Bonds. The 2020A Loan bears a taxable interest rate of 3.66% until the Tax-Exempt Reissuance Date of March 3, 2021, and thereafter, a fixed interest rate of 2.89%. The 2020B loan bears a fixed interest rate of 2.96%. Once the required Surplus Fund has reached a balance of \$1,305,000, each of the 2020A Loan and 2020B Loan may be prepaid prior to the maturity date, at the option of the District, in whole or in part, up to the annual prepayment allowance of \$100,000 annually, during the annual prepayment period between December 1 and December 12. Any portion of the annual prepayment allowance not used in a given year shall be added to next year’s prepayment allowance. The 2020 Loans may be prepaid in amounts greater than the annual prepayment allowance during the annual prepayment period, subject to a yield maintenance fee.

The 2020 Loans are secured by Pledged Revenues that include:

- a) All Pledged Public Improvement Fees (PIF Revenues) that are derived from a contractually imposed fee with respect to certain retail sales of goods occurring within the District, pursuant to the PIF Covenant and the PIF Collection Agreement;
- b) Guaranteed PIF payments from Dillon Companies under the Dillon PIF Guaranty;
- c) Revenues derived from the required mill levy for debt service defined as Capital Levy Revenues;
- d) Specific ownership taxes;
- e) Any other revenues designated as such and pledged to the payment of the 2020 Loan by resolution duly adopted by the Board; and
- f) All income or other gain, if any, from any investment of Pledged Revenues

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

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**PIF Revenues**

The PIF Revenues come from a fee imposed under a private contract and not through the exercise of any governmental taxing authority. The PIF is applied to the sale of goods at a rate of 1% for Dillon Companies or any future owner of Lot 1 of the shopping center and 2% for all other locations. The PIF is payable in addition to all sales and use taxes that may be imposed and is collected by the retailers in the District. The PIF is remitted to the District within 20 days after month end.

**Capital Levy Revenues**

For the purposes of providing for payment on the 2020 Loans and funding and maintaining the Surplus Fund Requirement, the Board shall annually, commencing with December 2020, fix and set a minimum rate of levy equal to 25 mills (the Capital Levy). Such annual taxes levied to pay principal and interest are in addition to any, and all other, taxes levied to effect the purposes of the District; provided; however, that the total debt service mill levy, including the Capital Levy, for any year shall not exceed 50 mills, adjusted for the changes in the assessed values of property in the District, as contemplated by the ballot questions approving such levies. If said levies or charges made by the District fail to produce an amount sufficient to pay the interest on and the principal of the 2020 Loans, the deficit shall be made up in the next levy and said amounts for each year shall be included in the annual budget and the appropriation resolution or measures to be adopted or passed by the Board of Directors of the District in each year while the 2020 Loans are outstanding and unpaid.

In 2016, the District had amended its service plan to modify the combined maximum mill levy cap allowing a maximum of 50 mills for the repayment of debt and a maximum of 40 mills for the payment of the District's ongoing administration, operation and maintenance costs.

**Specific Ownership Taxes**

Specific Ownership Taxes consist of the portion of the tax revenues on certain motor vehicles and other personal property that is imposed by the State pursuant to Article 3, Title 42, C.R.S., or any successor statute that is allocable to the District. This Tax is collected on property within the County by the Jefferson County Treasurer and the total amount of the taxes collected is apportioned among all political and governmental subdivisions within the County on the basis of the amount of ad valorem property taxes levied by such entities within the County during the preceding calendar year.

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

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Dillon Guaranteed PIF Payments**

The major tenant in the District and the expected primary source of PIF Revenue has agreed to a conditional guaranteed scheduled payment of PIF Revenue. The Dillon Lease provides in part that if, while the Senior Bonds are outstanding, or bonds issued to refund the Senior Bonds, remain outstanding: (a) the Dillon Lease is terminated, other than due to a material default by the Developer, (b) King Soopers closes to the public and Dillon ceases grocery store operations in the leased premises, or (c) Dillon assigns or sublets the premises, or any portion thereof, or assigns the Dillon Lease, then Dillon will be obligated, on a monthly basis, to subsidize and pay the difference, if any, between the PIF Revenues generated from PIF Sales at the premises by any new tenant, assignee or sublessee, and the PIF Revenues projected to be paid by Dillon from its grocery store operations as specified in the Dillon Lease. This guarantee runs from 2006 through 2029 for a total of \$9,543,040.

**Debt Service Surplus Fund**

The required Debt Service Surplus Fund related to the 2020 Loans is \$1,305,000. As of December 31, 2023, the Debt Service Surplus Fund has a balance of \$1,379,707.

The District's Series 2020 Loans will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 464,744	\$ 315,855	\$ 780,599
2025	483,132	302,296	785,428
2026	510,756	288,199	798,955
2027	529,144	273,297	802,441
2028	556,769	257,857	814,626
2029-2033	3,161,052	1,031,249	4,192,301
2034	5,099,523	149,378	5,248,901
Total	<u>\$ 10,805,120</u>	<u>\$ 2,618,131</u>	<u>\$ 13,423,251</u>

**Unused Lines of Credit**

The 2020 Loans do not have any unused lines of credit.

**Collateral**

No assets have been pledged as collateral on the 2020 Loans.

**Events of Default**

Events of default occur if the District fails to impose the Capital Levy or to transfer or cause the transfer of the Pledge Revenues to the Custodian, and do not comply with other customary terms and conditions consistent with normal municipal financing as described in the loan agreement.

**Termination Events**

The 2020 Loans do not have a termination provision.

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

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

Acceleration

The 2020 Loans are not subject to acceleration.

Authorized Debt

On November 7, 2002, the District's voters authorized total indebtedness of \$28,000,000 for construction of public improvements and operating and maintenance expenditures and \$23,000,000 each for debt refunding and debt to private entities. As show below, prior borrowings were allocated to these old debt authorizations.

	Original Authorization	Authorization Used				Authorized But Unissued
		Series 2004 Bonds	Series 2007 Bonds	Series 2010 Bonds	Series 2012 Bonds	
Streets	\$ 2,500,000	\$ 2,082,932	\$ -	\$ -	\$ -	\$ 417,068
Traffic and Safety Controls	1,000,000	-	-	-	-	1,000,000
Water	5,000,000	4,368,219	-	-	-	631,781
Sanitation	10,000,000	3,060,227	-	-	-	6,939,773
Parks and Recreation	3,000,000	488,622	-	-	-	2,511,378
Public Transportation	500,000	-	-	-	-	500,000
Television Relay and Translation	500,000	-	-	-	-	500,000
Mosquito Control	500,000	-	-	-	-	500,000
Operations and Maintenance	5,000,000	-	-	-	-	5,000,000
Reimbursement Obligation to Private Entities	23,000,000	-	3,700,000	500,000	-	18,800,000
Refinancing District Debt	23,000,000	-	-	-	9,885,000	13,115,000
<b>Total</b>	<b>\$ 74,000,000</b>	<b>\$ 10,000,000</b>	<b>\$ 3,700,000</b>	<b>\$ 500,000</b>	<b>\$ 9,885,000</b>	<b>\$ 49,915,000</b>

On November 2, 2021, the District's voters authorized new amounts for indebtedness totaling \$465,000,000 for purposes described below. As of December 31, 2023, the District had authorized but unissued indebtedness allocated for the following purposes:

	November 2, 2021 Authorization	Remaining Authorization
Streets	\$ 20,000,000	\$ 20,000,000
In-District Special Assessment	20,000,000	20,000,000
Traffic and Safety Controls	20,000,000	20,000,000
Water	20,000,000	20,000,000
Sanitation	20,000,000	20,000,000
Parks and Recreation	20,000,000	20,000,000
Public Transportation	20,000,000	20,000,000
Television Relay and Translation	20,000,000	20,000,000
Mosquito Control	20,000,000	20,000,000
Fire Protection	20,000,000	20,000,000
District Intergovernmental Agreement	20,000,000	20,000,000
District Private Agreement	5,000,000	5,000,000
Security	20,000,000	20,000,000
Operations and Maintenance	20,000,000	20,000,000
Refunding	200,000,000	200,000,000
<b>Total</b>	<b>\$ 465,000,000</b>	<b>\$ 465,000,000</b>



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

**NOTE 6 NET POSITION**

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

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2023, the District had net investment in capital assets calculated as follows:

	Governmental Activities	Business- Type Activities
Net Investment in Capital Assets:		
Capital Assets, Net	\$ 492,090	\$ 3,710,319
Current Portion of Loans Payable	(17,362)	-
Noncurrent Portion of Loans Payable	(386,296)	-
Unspent Loan Proceeds	18,679	-
Net Investment in Capital Assets	\$ 107,111	\$ 3,710,319

To finance the construction of public improvements (capital assets), the District issued and refunded debts. While the debts remain in the District’s governmental fund, all capital assets related to the water and wastewater facilities were transferred to the District’s proprietary fund.

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

Restricted Net Position:	
Emergency	\$ 7,300
Debt Service	827,403
Sales Tax Eligible Expenses	528,429
Total Restricted Net Position	\$ 1,363,132

The District has a deficit in unrestricted net position. The deficit in unrestricted net position of the District’s governmental activities results from the long-term debts being paid from revenues of a governmental fund, while the public improvements constructed and/or acquired from proceeds of such long-term debts were either conveyed to other governmental entities (which costs were removed from the books) or transferred to the District’s proprietary fund.

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

**NOTE 7 DISTRICT AGREEMENTS**

**Assignment of Water Rights Option and Purchase Agreement**

On July 15, 2013, the District and Aspen Park Investors, Ltd. (API), the original property owner, entered into the Assignment of Water Rights Option and Purchase Agreement (the Assignment). Pursuant to the Assignment, API assigns, transfers and conveys to the District all of API's rights, title and interest in, and delegates all of its duties and obligations under a certain Water Rights Option and Purchase Agreement (the Option Agreement) API entered into in December 2011 with Norman Meyer and Norman Meyer, II (collectively, the Seller). Pursuant to the Assignment, the District accepts all the rights and benefits and assumes all duties and obligations under the Option Agreement. In a resolution dated September 17, 2013, the District's Board of Directors authorized the purchase of the water rights from the Seller pursuant to the terms and conditions set forth in the Option Agreement. The closing occurred in November 2013.

**Inclusion of Eagle Cliff Parcel**

The District's Board of Directors approved a petition by API to include certain real property called Eagle Cliff Parcel into the District. The inclusion was recorded in Jefferson County on January 10, 2014, under Reception No. 2014002736.

**NOTE 8 RELATED PARTY**

The majority property owners within the District which provides certain management, operations and maintenance services to properties and tenants located within the District are GKT Village at Aspen Park 1, LLC and GKT Village at Aspen Park 2, LLC, both Delaware limited companies ("Owners"). As of December 31, 2023, members of the board of directors are officers or employees of the Owners or an entity affiliated with the Owners, and may have conflicts of interest in dealing with the District. All potential conflicts, if any, have been disclosed.

**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). 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.

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

**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. On November 5, 2002, 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 TABOR.

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.

**SUPPLEMENTARY INFORMATION**

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

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 160,845	\$ 161,471	\$ 626
Specific Ownership Taxes	11,259	11,511	252
Net Investment Income	1,000	77,864	76,864
Public Improvement Fees	1,107,000	1,234,040	127,040
Total Revenues	<u>1,280,104</u>	<u>1,484,886</u>	<u>204,782</u>
<b>EXPENDITURES</b>			
County Treasurer's Fees	2,413	2,422	(9)
Contingency	4,587	-	4,587
Legal - PIF Collection Agreement Amend	-	243	(243)
PIF Compliance and Review	25,000	15,643	9,357
Debt Service:			
Loan Interest - Series 2020A	186,116	178,125	7,991
Loan Interest - Series 2020B	171,384	163,096	8,288
Loan Principal - Series 2020A	290,000	277,548	12,452
Loan Principal - Series 2020B	190,000	180,812	9,188
Loan Principal Prepayment - Series 2020A	420,000	205,000	215,000
Loan Principal Prepayment - Series 2020B	-	205,000	(205,000)
Paying Agent/Trustee Fees	2,500	2,500	-
Total Expenditures	<u>1,292,000</u>	<u>1,230,389</u>	<u>61,611</u>
<b>NET CHANGE IN FUND BALANCE</b>	(11,896)	254,497	266,393
Fund Balance - Beginning of Year	<u>1,512,575</u>	<u>1,520,773</u>	<u>8,198</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 1,500,679</u>	<u>\$ 1,775,270</u>	<u>\$ 274,591</u>

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

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>	\$ -	\$ -	\$ -	\$ -
Total Revenues	-	-	-	-
<b>EXPENDITURES</b>				
Consultants - Water Rights	25,000	25,000	43,040	(18,040)
Purchase - Water Rights	-	82,500	70,600	11,900
Repairs and Maintenance	-	-	7,466	(7,466)
Reroute Chemical Feed Piping	-	-	50,763	(50,763)
Well House Discharge Pipe Replacement	10,000	-	-	-
Furnace Replacement	-	-	3,593	(3,593)
Mechanical Mixer Replacement	32,000	32,000	-	32,000
Wwtf Plc Mechanical Screen Replacement	3,000	3,000	-	3,000
Wwtf Crane Repairs/Inspections	8,000	-	-	-
Exfiltration Gallery Maintenance	500	500	-	500
Corrosion In Wwtf and Headworks	8,500	8,500	-	8,500
Wwf Chemical Metering Pumps	500	500	-	500
Water Testing Quality	13,500	13,500	-	13,500
Uv Lamps	2,000	2,000	-	2,000
Wwtf Chemical Metering Pumps	500	500	-	500
Controls Assistance and Troubleshooting	6,000	6,000	-	6,000
Calibrate Wwtf Meter	5,500	5,500	-	5,500
Corrosion In Wwf	3,000	3,000	-	3,000
Contingency	1,500	1,500	-	1,500
Total Expenditures	<u>119,500</u>	<u>184,000</u>	<u>175,462</u>	<u>8,538</u>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	(119,500)	(184,000)	(175,462)	8,538
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers In/(Out)	119,500	184,000	175,462	(8,538)
Total Other Financing Sources (Uses)	<u>119,500</u>	<u>184,000</u>	<u>175,462</u>	<u>(8,538)</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	-	-	-
Fund Balance - Beginning of Year	-	-	-	-
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**ASPEN PARK METROPOLITAN DISTRICT  
ENTERPRISE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUNDS AVAILABLE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Water Usage Fees	\$ 54,600	\$ 44,675	\$ (9,925)
Sewer Usage Fees	98,700	94,056	(4,644)
Utility Flat Fees	241,500	240,216	(1,284)
Penalties and Late Fees	1,000	4,902	3,902
Other Income	1,000	-	(1,000)
Total Revenues	<u>396,800</u>	<u>383,849</u>	<u>(12,951)</u>
<b>EXPENDITURES</b>			
Billing	19,000	27,032	(8,032)
Contingency	2,500	-	2,500
Engineering	25,000	22,156	2,844
Insurance	17,000	17,800	(800)
Miscellaneous	2,000	4,617	(2,617)
Water Facilities	165,000	194,605	(29,605)
Sewer Facilities	150,000	105,923	44,077
Stormwater Facilities	1,000	-	1,000
Retaining Wall	1,000	-	1,000
Locates	2,500	-	2,500
Total Expenditures	<u>385,000</u>	<u>372,133</u>	<u>12,867</u>
<b>NET CHANGE IN FUNDS AVAILABLE</b>	11,800	11,716	(84)
Funds Available - Beginning of Year	<u>50,883</u>	<u>63,093</u>	<u>12,210</u>
<b>FUNDS AVAILABLE - END OF YEAR</b>	<u>\$ 62,683</u>	<u>\$ 74,809</u>	<u>\$ 12,126</u>
<b>ADJUSTMENTS TO RECONCILE BUDGET BASIS TO GAAP BASIS:</b>			
Net Change in Funds Available		\$ 11,716	
Capital Assets Conveyed from Governmental Fund		74,193	
Depreciation		<u>(259,099)</u>	
<b>CHANGE IN NET POSITION</b>		(173,190)	
Net Position - Beginning of Year		<u>3,958,317</u>	
<b>NET POSITION - END OF YEAR</b>		<u>\$ 3,785,127</u>	

## **OTHER INFORMATION**



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

\$7,445,000 Taxable (Convertible to Tax-Exempt)  
Public Improvement Fee/Limited Tax Supported  
Refunding Loan - Series 2020A  
Dated January 17, 2020  
Interest rate at 3.66% thru March 2021;  
at 2.89% thru 2034  
Principal Due December 1  
Payable June 1 and December 1

\$5,975,000 Public Improvement Fee/Limited Tax  
Supported Refunding Loan - Series 2020B  
Dated January 17, 2020  
Interest Rate at 2.96%  
Principal Due December 1  
Payable June 1 and December 1

Year Ended December 31,	\$7,445,000 Taxable (Convertible to Tax-Exempt) Public Improvement Fee/Limited Tax Supported Refunding Loan - Series 2020A Dated January 17, 2020 Interest rate at 3.66% thru March 2021; at 2.89% thru 2034 Principal Due December 1 Payable June 1 and December 1			\$5,975,000 Public Improvement Fee/Limited Tax Supported Refunding Loan - Series 2020B Dated January 17, 2020 Interest Rate at 2.96% Principal Due December 1 Payable June 1 and December 1		
	Principal	Interest	Totals	Principal	Interest	Totals
2024	\$ 281,737	\$ 164,179	\$ 445,916	\$ 183,007	\$ 151,676	\$ 334,683
2025	290,975	156,037	447,012	192,157	146,259	338,416
2026	309,449	147,628	457,077	201,307	140,571	341,878
2027	318,686	138,685	457,371	210,458	134,612	345,070
2028	337,161	129,474	466,635	219,608	128,383	347,991
2029	351,017	119,731	470,748	228,758	121,882	350,640
2030	364,873	109,586	474,459	242,484	115,111	357,595
2031	378,729	99,041	477,770	251,634	107,934	359,568
2032	397,203	88,096	485,299	260,785	100,485	361,270
2033	411,059	76,617	487,676	274,510	92,766	367,276
2034	2,240,043	64,737	2,304,780	2,859,480	84,641	2,944,121
Total	\$ 5,680,932	\$ 1,293,811	\$ 6,974,743	\$ 5,124,188	\$ 1,324,320	\$ 6,448,508

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

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Taxes		Percentage Collected to Levied
		General	Debt Service	Levied	Collected	
2019	\$ 5,525,555	15.000	45.000	\$ 331,530	\$ 331,521	99.99 %
2020	5,666,133	15.000	45.000	339,965	339,956	99.99
2021	5,586,964	35.000	25.000	335,211	335,206	99.99
2022	6,464,303	35.000	25.000	387,851	389,350	100.38
2023	6,433,825	35.000	25.000	386,024	387,499	100.37
Estimated for the Year Ending December 31, 2024	\$ 6,283,516	40.000	26.158	\$ 415,697		