

ASPEN PARK METROPOLITAN DISTRICT

2024 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, 2024, 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 2024.

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

The District did not enter into or terminate any intergovernmental agreements in 2024.

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.

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, 2024.

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

The District did not construct any facilities or improvements during 2024.

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 2024.

7. The final assessed valuation of the District as of December 31st of the reporting year.

The District’s final assessed valuation is \$6,301,520

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

A copy of the District’s 2025 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 2024 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
2025 Budget

ASPEN PARK METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025

**ASPEN PARK METROPOLITAN DISTRICT
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/29/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 2,186,331	\$ 2,393,794	\$ 2,494,571
REVENUES			
Property taxes	387,499	417,325	416,901
Specific ownership taxes	27,624	32,924	29,183
Sales Tax Revenue	189,198	180,000	186,000
Interest Income	77,864	80,020	74,000
Other Revenue	-	6,625	-
Sewer usage fees	94,056	90,000	99,000
Water usage fees	44,675	44,000	50,600
Utility flat fees	240,216	291,000	325,920
Late fees/penalties	4,902	500	2,000
PIF Revenue	1,234,040	1,150,000	1,170,000
Total revenues	<u>2,300,074</u>	<u>2,292,394</u>	<u>2,353,604</u>
TRANSFERS IN	<u>175,462</u>	<u>88,650</u>	<u>230,000</u>
Total funds available	<u>4,661,867</u>	<u>4,774,838</u>	<u>5,078,175</u>
EXPENDITURES			
General Fund	176,374	112,720	135,000
Debt Service Fund	1,230,389	1,453,247	1,555,000
Capital Projects Fund	175,462	88,650	230,000
Special Revenue Fund	138,252	130,000	210,000
Enterprise Fund	372,134	407,000	545,000
Total expenditures	<u>2,092,611</u>	<u>2,191,617</u>	<u>2,675,000</u>
TRANSFERS OUT	<u>175,462</u>	<u>88,650</u>	<u>230,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,268,073</u>	<u>2,280,267</u>	<u>2,905,000</u>
ENDING FUND BALANCES	<u>\$ 2,393,794</u>	<u>\$ 2,494,571</u>	<u>\$ 2,173,175</u>
EMERGENCY RESERVE	\$ 7,300	\$ 8,300	\$ 8,100
AVAILABLE FOR OPERATIONS	7,988	152,228	57,133
DEBT SERVICE SURPLUS REQUIREMENT	1,305,000	1,305,000	1,305,000
RESTRICTED SALES TAX FUNDS	528,429	507,779	483,779
TOTAL RESERVE	<u>\$ 1,848,717</u>	<u>\$ 1,973,307</u>	<u>\$ 1,854,012</u>

No assurance provided. See summary of significant assumptions.

**ASPEN PARK METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/29/25

ACTUAL	ESTIMATED	BUDGET
2023	2024	2025

ASSESSED VALUATION

Commercial	\$ 6,256,003	\$ 5,442,301	\$ 5,442,301
State assessed	15,677	99	105
Vacant land	161,942	171,004	171,004
Personal property	-	669,917	688,110
Bossman property AV/Debt only	203	195	195
Certified Assessed Value	\$ 6,433,825	\$ 6,283,516	\$ 6,301,715

MILL LEVY

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

PROPERTY TAXES

General	\$ 225,177	\$ 251,333	\$ 252,061
Debt Service	160,846	164,364	164,840
Levied property taxes	386,023	415,697	416,901
Adjustments to actual/rounding	1,476	1,628	-
Budgeted property taxes	\$ 387,499	\$ 417,325	\$ 416,901

BUDGETED PROPERTY TAXES

General	\$ 226,028	\$ 252,315	\$ 252,061
Debt Service	161,471	165,010	164,840
	\$ 387,499	\$ 417,325	\$ 416,901

**ASPEN PARK METROPOLITAN DISTRICT
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/29/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 54,383	\$ 15,288	\$ 160,528
REVENUES			
Property taxes	226,028	252,315	252,061
Specific ownership taxes	16,113	17,000	17,644
Interest Income	-	20	-
Other Revenue	-	6,625	-
Total revenues	242,141	275,960	269,705
Total funds available	296,524	291,248	430,233
EXPENDITURES			
General and administrative			
Accounting	47,398	38,000	40,000
Auditing	5,700	6,300	7,000
County Treasurer's Fee	3,390	3,835	3,781
Directors' fees	500	1,200	1,200
Dues and Membership	2,845	2,654	3,000
Insurance	-	1,163	1,200
District management	29,849	32,000	34,000
Legal	27,485	20,000	32,000
Miscellaneous	579	700	1,000
District - Rate Study	55,787	5,020	-
Election	2,841	99	3,000
Contingency	-	749	3,819
Website	-	1,000	5,000
Total expenditures	176,374	112,720	135,000
TRANSFERS OUT			
Transfers to other fund	104,862	18,000	230,000
Total expenditures and transfers out requiring appropriation	281,236	130,720	365,000
ENDING FUND BALANCES	\$ 15,288	\$ 160,528	\$ 65,233
EMERGENCY RESERVE	\$ 7,300	\$ 8,300	\$ 8,100
AVAILABLE FOR OPERATIONS	7,988	152,228	57,133
TOTAL RESERVE	\$ 15,288	\$ 160,528	\$ 65,233

No assurance provided. See summary of significant assumptions.

**ASPEN PARK METROPOLITAN DISTRICT
SPECIAL REVENUE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/29/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 548,083	\$ 528,429	\$ 507,779
REVENUES			
Sales Tax Revenue	189,198	180,000	186,000
Total revenues	<u>189,198</u>	<u>180,000</u>	<u>186,000</u>
Total funds available	<u>737,281</u>	<u>708,429</u>	<u>693,779</u>
EXPENDITURES			
General and administrative			
Accounting	23,345	19,000	20,000
District management	13,557	17,000	17,000
Legal	13,538	8,600	16,000
Operations and maintenance			
Landscaping	43,770	51,400	50,000
Snow removal	12,069	20,000	40,000
Engineering	10,912	7,000	17,000
Sales Tax Administration	3,969	1,000	4,000
Utilities - Improved Surfaces	386	500	500
Contingency	-	100	5,500
Xeriscape Project	16,706	5,400	-
Irrigation - water (EF)	-	-	40,000
Total expenditures	<u>138,252</u>	<u>130,000</u>	<u>210,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>70,600</u>	<u>70,650</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>208,852</u>	<u>200,650</u>	<u>210,000</u>
ENDING FUND BALANCES	<u>\$ 528,429</u>	<u>\$ 507,779</u>	<u>\$ 483,779</u>
RESTRICTED SALES TAX FUNDS	<u>\$ 528,429</u>	<u>\$ 507,779</u>	<u>\$ 483,779</u>
TOTAL RESERVE	<u>\$ 528,429</u>	<u>\$ 507,779</u>	<u>\$ 483,779</u>

No assurance provided. See summary of significant assumptions.

**ASPEN PARK METROPOLITAN DISTRICT
DEBT SERVICE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/29/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 1,520,772	\$ 1,775,269	\$ 1,732,956
REVENUES			
Property taxes	161,471	165,010	164,840
Specific ownership taxes	11,511	15,924	11,539
PIF Revenue	1,234,040	1,150,000	1,170,000
Interest Income	77,864	80,000	74,000
Total revenues	<u>1,484,886</u>	<u>1,410,934</u>	<u>1,420,379</u>
Total funds available	<u>3,005,658</u>	<u>3,186,203</u>	<u>3,153,335</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	2,422	2,508	2,473
Legal - PIF Collection Agreement Amend	243	-	-
PIF Compliance and Review	15,643	20,000	20,000
Paying agent fees	2,500	2,500	2,500
Contingency	-	-	6,848
Debt Service			
Loan interest - Series 2020A	178,125	177,735	168,920
Loan interest - Series 2020B	163,096	165,760	146,259
Loan principal 2020A	277,548	281,737	315,000
Loan principal 2020B	180,812	183,007	193,000
Loan principal prepayment - Series 2020A	205,000	100,000	100,000
Loan principal prepayment - Series 2020B	205,000	100,000	100,000
Loan principal prepayment (additional)	-	420,000	500,000
Total expenditures	<u>1,230,389</u>	<u>1,453,247</u>	<u>1,555,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,230,389</u>	<u>1,453,247</u>	<u>1,555,000</u>
ENDING FUND BALANCES	<u>\$ 1,775,269</u>	<u>\$ 1,732,956</u>	<u>\$ 1,598,335</u>
DEBT SERVICE SURPLUS REQUIREMENT	<u>\$ 1,305,000</u>	<u>\$ 1,305,000</u>	<u>\$ 1,305,000</u>
TOTAL RESERVE	<u>\$ 1,305,000</u>	<u>\$ 1,305,000</u>	<u>\$ 1,305,000</u>

No assurance provided. See summary of significant assumptions.

**ASPEN PARK METROPOLITAN DISTRICT
ENTERPRISE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/29/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUNDS AVAILABLE	\$ 63,093	\$ 74,808	\$ 93,308
REVENUES			
Sewer usage fees	94,056	90,000	99,000
Water usage fees	44,675	44,000	50,600
Utility flat fees	240,216	291,000	325,920
Late fees/penalties	4,902	500	2,000
Irrigation - water (SRF)	-	-	40,000
Total revenues	383,849	425,500	517,520
Total funds available	446,942	500,308	610,828
EXPENDITURES			
General and administrative			
Insurance	17,800	19,093	26,000
Miscellaneous	4,617	100	5,000
Billing	27,033	24,000	25,200
Engineering	22,156	15,000	25,000
Contingency	-	730	5,600
Operations and maintenance			
Water - Repairs and Maintenance	65,269	60,000	68,000
Water - Operations (contract base)	24,790	27,000	35,100
Water - Chemicals and Supplies	70,444	75,000	80,000
Water - Utilities	19,682	22,000	24,000
Water - Testing	11,549	15,000	17,000
Water - Operations	2,871	277	13,000
Water - Contingency	-	-	30,000
Sewer - Repairs and Maintenance	5,652	800	28,000
Sewer - Operations (contract base)	24,790	27,000	35,100
Sewer - Chemicals and Supplies	-	-	32,000
Sewer - Utilities	21,207	22,000	24,000
Sewer - Sludge and Waste Disposal	47,610	99,000	39,000
Sewer - Testing	2,750	-	16,000
Sewer - Operations	3,914	-	13,000
Locates	-	-	3,000
Stormwater	-	-	1,000
Total expenditures and transfers out requiring appropriation	372,134	407,000	545,000
ENDING FUNDS AVAILABLE	\$ 74,808	\$ 93,308	\$ 65,828

No assurance provided. See summary of significant assumptions.

**ASPEN PARK METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/29/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Total revenues	-	-	-
TRANSFERS IN			
Transfers from other funds	175,462	88,650	230,000
Total funds available	175,462	88,650	230,000
EXPENDITURES			
General and Administrative			
Contingency	-	-	37,000
Capital Projects			
Consultants - Water Rights	43,040	18,000	36,000
Purchase - Water Rights	70,600	70,650	-
Electrical line	-	-	20,000
Furnace replacement	3,593	-	-
Repairs and maintenance	7,466	-	-
Reroute chemical feed piping	50,763	-	-
WW screen/ screen auger wear bar & bold assembly	-	-	30,000
Wastewater membrane replacement	-	-	101,000
WWTF composite autosampler replacement	-	-	6,000
Total expenditures	175,462	88,650	230,000
Total expenditures and transfers out requiring appropriation	175,462	88,650	230,000
ENDING FUND BALANCES	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**ASPEN PARK METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Aspen Park Metropolitan District (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
2025 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 2025, SB22-238, SB 22-238, SB 23B-001, SB 24-233, and HB24B-1001 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%			

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. In connection with a recent rate study, The District is increasing water fees by 15%, flat utility fees by 12%, and sewer fees by 10% starting on January 1, 2025.

**ASPEN PARK METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

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

Debt and Leases

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.

**ASPEN PARK METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of fiscal year spending for 2025 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.

EXHIBIT B
2024 Audit

ASPEN PARK METROPOLITAN DISTRICT
Jefferson County, Colorado

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2024

**ASPEN PARK METROPOLITAN DISTRICT
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2024**

INDEPENDENT AUDITOR'S REPORT	1
BASIC FINANCIAL STATEMENTS	
GOVERNMENT-WIDE FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION	1
STATEMENT OF ACTIVITIES	2
FUND FINANCIAL STATEMENTS	
BALANCE SHEET – GOVERNMENTAL FUNDS	3
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – GOVERNMENTAL FUNDS	4
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES	5
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	6
SPECIAL REVENUE FUND – SALES TAX – STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	7
STATEMENT OF NET POSITION – PROPRIETARY FUNDS	8
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION – PROPRIETARY FUNDS	9
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS	10
NOTES TO BASIC FINANCIAL STATEMENTS	11
SUPPLEMENTARY INFORMATION	
DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	27
CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	28
ENTERPRISE FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUNDS AVAILABLE – BUDGET AND ACTUAL	29
OTHER INFORMATION	
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY	31
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED	32



Board of Directors
Aspen Park Metropolitan District
Jefferson County, Colorado

Independent Auditor's Report

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, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying 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 Aspen Park Metropolitan District as of December 31, 2024, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund and special revenue fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Other Matters

Required Supplemental Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States 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 opinions on the basic financial statements are not affected by this missing information.

Supplemental Information

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

Other Information

Management is responsible for the other information included in our report. The other information, as listed in the table of contents, does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and, accordingly, we do not express an opinion or provide any assurance on them.

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.

Wipfli LLP

Wipfli LLP
Denver, Colorado

August 20, 2025

BASIC FINANCIAL STATEMENTS

**ASPEN PARK METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2024**

	Governmental Activities	Business- Type Activities	Total
ASSETS			
Cash and Investments	\$ 207,683	\$ 45,088	\$ 252,771
Cash and Investments - Restricted	2,040,577	-	2,040,577
Accounts Receivable	-	60,008	60,008
Receivable from County Treasurer	2,314	-	2,314
PIF Receivable	237,570	-	237,570
Sales Tax Receivable	29,744	-	29,744
Property Tax Receivable	416,901	-	416,901
Capital Assets:			
Capital Assets, Not Being Depreciated	492,090	501,841	993,931
Capital Assets, Net of Depreciation	-	3,031,817	3,031,817
Total Assets	3,426,879	3,638,754	7,065,633
LIABILITIES			
Accounts Payable	131,259	21,550	152,809
Accrued Interest Payable	23,681	-	23,681
Noncurrent Liabilities:			
Due Within One Year	473,853	-	473,853
Due in More Than One Year	9,246,524	-	9,246,524
Total Liabilities	9,875,317	21,550	9,896,867
DEFERRED INFLOWS OF RESOURCES			
Property Tax Revenue	416,901	-	416,901
Total Deferred Inflows of Resources	416,901	-	416,901
NET POSITION			
Net Investment in Capital Assets	149,717	3,533,658	3,683,375
Restricted for:			
Emergency Reserve	8,400	-	8,400
Sales Tax Eligible Expenses	464,572	-	464,572
Debt Service	1,234,590	-	1,234,590
Unrestricted	(8,722,618)	83,546	(8,639,072)
Total Net Position	\$ (6,865,339)	\$ 3,617,204	\$ (3,248,135)

See accompanying Notes to Basic Financial Statements.

**ASPEN PARK METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024**

FUNCTIONS/PROGRAMS	Program Revenues			Net Revenues (Expenses) and Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Primary Government:							
Governmental Activities:							
General Government	\$ 318,167	\$ 177,880	\$ -	\$ -	\$ (140,287)	\$ -	\$ (140,287)
Interest on Long-Term Debt and Related Costs	318,229	1,148,358	-	-	830,129	-	830,129
Total Governmental Activities	<u>\$ 636,396</u>	<u>\$ 1,326,238</u>	<u>\$ -</u>	<u>\$ -</u>	689,842	-	689,842
Business-Type Activities:							
Water and Wastewater	\$ 693,220	\$ 445,186	\$ -	\$ -	-	(248,034)	(248,034)
Total Business-Type Activities	<u>\$ 693,220</u>	<u>\$ 445,186</u>	<u>\$ -</u>	<u>\$ -</u>	-	(248,034)	(248,034)
GENERAL REVENUES							
Property Taxes					417,325	-	417,325
Specific Ownership Taxes					26,953	-	26,953
Interest Income					89,539	-	89,539
Other Revenue					11,477	-	11,477
Transfer of Capital Assets					(80,111)	80,111	-
Total General Revenues					<u>465,183</u>	<u>80,111</u>	<u>545,294</u>
CHANGES IN NET POSITION					1,155,025	(167,923)	987,102
Net Position - Beginning of Year					<u>(8,020,364)</u>	<u>3,785,127</u>	<u>(4,235,237)</u>
NET POSITION - END OF YEAR					<u>\$ (6,865,339)</u>	<u>\$ 3,617,204</u>	<u>\$ (3,248,135)</u>

See accompanying Notes to Basic Financial Statements.

**ASPEN PARK METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024**

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
ASSETS					
Cash and Investments	\$ 200,170	\$ -	\$ -	\$ 7,513	\$ 207,683
Cash and Investments - Restricted	8,400	503,505	1,528,672	-	2,040,577
Receivable from County Treasurer	1,399	-	915	-	2,314
Sales Tax Receivable	-	29,744	-	-	29,744
PIF Receivable	-	-	237,570	-	237,570
Property Tax Receivable	252,061	-	164,840	-	416,901
Total Assets	\$ 462,030	\$ 533,249	\$ 1,931,997	\$ 7,513	\$ 2,934,789
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
LIABILITIES					
Accounts Payable	\$ 24,342	\$ 68,677	\$ 8,886	\$ 29,354	\$ 131,259
Total Liabilities	24,342	68,677	8,886	29,354	131,259
DEFERRED INFLOWS OF RESOURCES					
Deferred Property Tax	252,061	-	164,840	-	416,901
Total Deferred Inflows of Resources	252,061	-	164,840	-	416,901
FUND BALANCES					
Restricted for:					
Emergency Reserves	8,400	-	-	-	8,400
Sales Tax Eligible Expenses	-	464,572	-	-	464,572
Debt Service	-	-	1,758,271	-	1,758,271
Assigned to:					
Subsequent Year's Expenditures	95,295	-	-	-	95,295
Unassigned	81,932	-	-	(21,841)	60,091
Total Fund Balances	185,627	464,572	1,758,271	(21,841)	2,386,629
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 462,030	\$ 533,249	\$ 1,931,997	\$ 7,513	

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 bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	
Accrued Interest Payable	(23,681)
Loans Payable	(9,720,377)
Net Position of Governmental Activities	\$ (6,865,339)

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, 2024**

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
REVENUES					
Property Taxes	\$ 252,315	\$ -	\$ 165,010	\$ -	\$ 417,325
Specific Ownership Taxes	16,296	-	10,657	-	26,953
Sales Tax Revenue	-	177,880	-	-	177,880
Interest Income	18	-	89,521	-	89,539
Other Revenue	11,477	-	-	-	11,477
PIF Revenue	-	-	1,148,358	-	1,148,358
Total Revenues	<u>280,106</u>	<u>177,880</u>	<u>1,413,546</u>	<u>-</u>	<u>1,871,532</u>
EXPENDITURES					
Current:					
Accounting	37,471	19,529	-	-	57,000
Auditing	6,300	-	-	-	6,300
County Treasurer's Fee	3,845	-	2,515	-	6,360
District - Rate Study	5,020	-	-	-	5,020
Directors' Fees	600	-	-	-	600
District Management	26,273	12,892	-	-	39,165
Dues And Membership	2,947	-	-	-	2,947
Engineering	-	6,737	-	-	6,737
Insurance	1,418	-	-	-	1,418
Landscaping	-	101,396	-	-	101,396
Legal	20,229	9,963	-	-	30,192
Miscellaneous	696	-	-	-	696
Snow Removal	-	14,772	-	-	14,772
Utilities - Improved Surfaces	-	398	-	-	398
Xeriscape Project	-	5,400	-	-	5,400
Debt Service:					
Loan Interest - Series 2020A	-	-	164,179	-	164,179
Loan Interest - Series 2020B	-	-	151,676	-	151,676
Loan Principal 2020A	-	-	281,737	-	281,737
Loan Principal 2020B	-	-	183,007	-	183,007
Loan Principal Prepayment - Series 2020A	-	-	100,000	-	100,000
Loan Principal Prepayment - Series 2020B	-	-	100,000	-	100,000
Loan Principal Prepayment (Additional)	-	-	420,000	-	420,000
PIF Compliance and Review	-	-	24,931	-	24,931
Paying Agent Fees	-	-	2,500	-	2,500
Capital Projects:					
Consultants - Water Rights	-	-	-	17,350	17,350
Purchase - Water Rights	-	-	-	70,650	70,650
Grinder Pumps Replacement	-	-	-	9,461	9,461
Total Expenditures	<u>104,799</u>	<u>171,087</u>	<u>1,430,545</u>	<u>97,461</u>	<u>1,803,892</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	175,307	6,793	(16,999)	(97,461)	67,640
Transfers In (Out)	(4,970)	(70,650)	-	75,620	-
Total Other Financing Sources (Uses)	<u>(4,970)</u>	<u>(70,650)</u>	<u>-</u>	<u>75,620</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	170,337	(63,857)	(16,999)	(21,841)	67,640
Fund Balances - Beginning of Year	<u>15,290</u>	<u>528,429</u>	<u>1,775,270</u>	<u>-</u>	<u>2,318,989</u>
FUND BALANCES - END OF YEAR	<u>\$ 185,627</u>	<u>\$ 464,572</u>	<u>\$ 1,758,271</u>	<u>\$ (21,841)</u>	<u>\$ 2,386,629</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, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$	67,640
--	----	--------

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 government funds. Neither transaction, however, has any effect on net position.

Loan Principal - Current Year Scheduled Payment		464,744
Loan Principal - Prepayment		620,000

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		2,641
--	--	-------

Changes in Net Position of Governmental Activities	\$	<u>1,155,025</u>
--	----	------------------

**ASPEN PARK METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 251,333	\$ 252,315	\$ 982
Specific Ownership Taxes	17,593	16,296	(1,297)
Interest Income	-	18	18
Other Revenue	-	11,477	11,477
Total Revenues	<u>268,926</u>	<u>280,106</u>	<u>11,180</u>
EXPENDITURES			
Accounting	39,000	37,471	1,529
Auditing	6,000	6,300	(300)
County Treasurer's Fee	3,770	3,845	(75)
Directors' Fees	1,000	600	400
District Management	32,000	26,273	5,727
District - Rate Study	-	5,020	(5,020)
Dues And Membership	3,000	2,947	53
Insurance	1,000	1,418	(418)
Legal	32,000	20,229	11,771
Miscellaneous	1,230	696	534
Website	1,000	-	1,000
Total Expenditures	<u>120,000</u>	<u>104,799</u>	<u>15,201</u>
EXCESS OF REVENUES OVER EXPENDITURES	148,926	175,307	26,381
OTHER FINANCING SOURCES (USES)			
Transfers To Other Fund	(148,126)	(4,970)	143,156
Total Other Financing Sources (Uses)	<u>(148,126)</u>	<u>(4,970)</u>	<u>143,156</u>
NET CHANGE IN FUND BALANCE	800	170,337	169,537
Fund Balance - Beginning of Year	<u>7,300</u>	<u>15,290</u>	<u>7,990</u>
FUND BALANCE - END OF YEAR	<u>\$ 8,100</u>	<u>\$ 185,627</u>	<u>\$ 177,527</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, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Sales Tax Revenue	\$ 206,000	\$ 177,880	\$ (28,120)
Total Revenues	<u>206,000</u>	<u>177,880</u>	<u>(28,120)</u>
EXPENDITURES			
Accounting	19,500	19,529	(29)
Contingency	47,000	-	47,000
District Management	16,000	12,892	3,108
Engineering	17,000	6,737	10,263
Landscaping	20,000	101,396	(81,396)
Legal	16,000	9,963	6,037
Sales Tax Administration	4,000	-	4,000
Snow Removal	40,000	14,772	25,228
Utilities - Improved Surfaces	500	398	102
Xeriscape Project	-	5,400	(5,400)
Total Expenditures	<u>180,000</u>	<u>171,087</u>	<u>8,913</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	26,000	6,793	(19,207)
OTHER FINANCING SOURCES (USES)			
Transfers To Other Fund	(72,500)	(70,650)	1,850
Total Other Financing Sources (Uses)	<u>(72,500)</u>	<u>(70,650)</u>	<u>1,850</u>
NET CHANGE IN FUND BALANCE	(46,500)	(63,857)	(17,357)
Fund Balance - Beginning of Year	<u>544,583</u>	<u>528,429</u>	<u>(16,154)</u>
FUND BALANCE - END OF YEAR	<u>\$ 498,083</u>	<u>\$ 464,572</u>	<u>\$ (33,511)</u>

See accompanying Notes to Basic Financial Statements.

**ASPEN PARK METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2024**

	Enterprise
ASSETS	
Cash and Investments	\$ 45,088
Accounts Receivable	60,008
Capital Assets, Not Being Depreciated:	
Water Rights	501,841
Capital Assets, Net:	
Equipment	132,976
Water and Wastewater Facilities	2,330,372
Pipelines and Underground Infrastructure	568,469
Total Assets	3,638,754
 LIABILITIES	
Accounts Payable	21,550
Total Liabilities	21,550
 NET POSITION	
Net Investment in Capital Assets	3,533,658
Unrestricted	83,546
Total Net Position	\$ 3,617,204

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, 2024**

	<u>Enterprise</u>
OPERATING REVENUES	
Operating Revenues	\$ 445,186
Total Operating Revenues	<u>445,186</u>
OPERATING EXPENSES	
Cost of Services:	
Sewer Facilities	106,575
Water Facilities	275,581
Administration and General Expenses:	
Billing	23,001
Engineering	12,168
Insurance	19,093
Miscellaneous	30
Depreciation	256,772
Total Operating Expenses	<u>693,220</u>
OPERATING LOSS	(248,034)
OTHER REVENUES AND EXPENDITURES	
Capital Assets Conveyed from Governmental Fund	80,111
Total Other Revenues and Expenditures	<u>80,111</u>
CHANGE IN NET POSITION	(167,923)
Total Net Position - Beginning of Year	<u>3,785,127</u>
TOTAL NET POSITION - END OF YEAR	<u>\$ 3,617,204</u>

See accompanying Notes to Basic Financial Statements.

**ASPEN PARK METROPOLITAN DISTRICT
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2024**

	Enterprise
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from Customers	\$ 422,615
Payments to Suppliers	(469,866)
Net Cash Used by Operating Activities	(47,251)
 DECREASE IN CASH AND INVESTMENTS	 (47,251)
Cash and Investments - Beginning of Year	92,339
 CASH AND INVESTMENTS - END OF YEAR	 \$ 45,088
 RECONCILIATION OF OPERATING LOSS TO NET CASH USED BY OPERATING ACTIVITIES	
Operating Loss	\$ (248,034)
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities:	
Depreciation	256,772
(Increase) Decrease in:	
Accounts Receivable	(22,571)
Prepaid Expense	450
Increase (Decrease) in:	
Accounts Payable	(33,868)
Net Cash Used by Operating Activities	\$ (47,251)

See accompanying Notes to Basic Financial Statements.

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

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, 2024**

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, 2024**

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 (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 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.

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, 2024**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property Taxes

Property taxes are levied by the 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, 2024**

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, 2024**

NOTE 3 CASH AND INVESTMENTS

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

Statement of Net Position:

Cash and Investments	\$ 252,771
Cash and Investments - Restricted	<u>2,040,577</u>
Total Cash and Investments	<u>\$ 2,293,348</u>

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

Deposits with Financial Institutions	\$ 826,740
Investments	<u>1,466,608</u>
Total Cash and Investments	<u>\$ 2,293,348</u>

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, 2024, the District's cash deposits had a bank and a carrying balance of \$826,740.

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, 2024**

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, 2024, 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>\$ 1,466,608</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, 2024**

NOTE 4 CAPITAL ASSETS

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

	Balance at December 31, 2023	Increases	Decreases	Balance at December 31, 2024
Governmental Activities:				
Capital Assets, Not Being Depreciated				
Parks and Recreation (Open Space/Tract A)	\$ 492,090	\$ -	\$ -	\$ 492,090
Total Capital Assets, Not Being Depreciated	492,090	-	-	492,090
Governmental Activities Capital Assets, Net				
	\$ 492,090	\$ -	\$ -	\$ 492,090
Business-Type Activities:				
Capital Assets, Not Being Depreciated:				
Water Rights	\$ 431,191	\$ 70,650	\$ -	\$ 501,841
Total Capital Assets, Not Being Depreciated	431,191	70,650	-	501,841
Capital Assets, Being Depreciated:				
Equipment	202,838	9,461	-	212,299
Water and Wastewater Facilities	7,038,341	-	-	7,038,341
Pipelines and Underground Infrastructure	871,340	-	-	871,340
Total Capital Assets, Being Depreciated	8,112,519	9,461	-	8,121,980
Less Accumulated Depreciation for:				
Building and Equip	(58,172)	(21,151)	-	(79,323)
Water and Wastewater Facilities	(4,489,775)	(218,194)	-	(4,707,969)
Pipelines and Underground Infrastructure	(285,444)	(17,427)	-	(302,871)
Total Accumulated Depreciation	(4,833,391)	(256,772)	-	(5,090,163)
Total Capital Assets, Being Depreciated, Net	3,279,128	(247,311)	-	3,031,817
Business-Type Activities Capital Assets, Net				
	3,710,319	(176,661)	-	3,533,658
Total Capital Assets, Net				
	\$ 4,202,409	\$ (176,661)	\$ -	\$ 4,025,748

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

Business-Type Activities:	
Equipment	\$ 21,151
Water and Wastewater Facilities	218,194
Pipelines and Underground Infrastructure	17,427
Total Depreciation Expense	<u>\$ 256,772</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, 2024**

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2023	Additions	Reductions	Balance at December 31, 2024	Due Within One Year
Public Improvement Fee/Limited Tax Supported Refunding Loan					
Series 2020A	\$ 5,680,933	\$ -	\$ 591,737	\$ 5,089,196	\$ 285,585
Series 2020B	5,124,188	-	493,007	4,631,181	188,268
Total Long-Term Obligations	<u>\$ 10,805,121</u>	<u>\$ -</u>	<u>\$ 1,084,744</u>	<u>\$ 9,720,377</u>	<u>\$ 473,853</u>

The details of the bonds outstanding at December 31, 2024 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 Loans by resolution duly adopted by the Board of Directors; 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, 2024**

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 pursuant to the terms in the Amended and Restated PIF Collection Agreement dated February 10, 2023, which may be amended from time-to-time.

Capital Levy Revenues

For the purposes of providing for payment on the 2020 Loans and funding and maintaining the Surplus Fund Requirement, the Board of Directors 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, 2024**

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, 2024, the Debt Service Surplus Fund has a balance of \$1,453,710.

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>
2025	\$ 473,853	\$ 284,161	\$ 758,014
2026	500,951	270,334	771,285
2027	518,982	255,719	774,701
2028	546,080	240,576	786,656
2029	568,645	224,644	793,289
2030-2034	7,111,866	859,338	7,971,204
Total	<u>\$ 9,720,377</u>	<u>\$ 2,134,772</u>	<u>\$ 11,855,149</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, 2024**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Acceleration

The 2020 Loans are not subject to acceleration.

Authorized Debt

On November 5, 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 shown below, prior borrowings were allocated to these old debt authorizations.

	Original Authorization	Authorization Used				Authorized But Unused
		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
Total	\$ 74,000,000	\$ 10,000,000	\$ 3,700,000	\$ 500,000	\$ 9,885,000	\$ 49,915,000

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, 2024, 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
Total	\$ 465,000,000	\$ 465,000,000

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

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, 2024, 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	\$ 3,533,658
Current Portion of Loans Payable	(17,595)	-
Noncurrent Portion of Loans Payable	(343,344)	-
Unspent Loan Proceeds	18,566	-
Net Investment in Capital Assets	\$ 149,717	\$ 3,533,658

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, 2024 as follows:

	Governmental Activities
Restricted Net Position:	
Emergency	\$ 8,400
Debt Service	1,234,590
Sales Tax Eligible Expenses	464,572
Total Restricted Net Position	\$ 1,707,562

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, 2024**

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 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 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, 2024, 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, 2024**

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 and November 2, 2021, 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, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 164,364	\$ 165,010	\$ 646
Specific Ownership Taxes	11,505	10,657	(848)
Interest Income	65,000	89,521	24,521
PIF Revenue	1,150,000	1,148,358	(1,642)
Total Revenues	<u>1,390,869</u>	<u>1,413,546</u>	<u>22,677</u>
EXPENDITURES			
County Treasurer's Fee	2,465	2,515	(50)
Paying Agent Fees	2,500	2,500	-
Loan Interest - Series 2020A	177,735	164,179	13,556
Loan Interest - Series 2020B	165,760	151,676	14,084
Loan Principal 2020A	305,000	281,737	23,263
Loan Principal 2020B	200,000	183,007	16,993
Loan Principal Prepayment - Series 2020A	100,000	100,000	-
Loan Principal Prepayment - Series 2020B	100,000	100,000	-
Loan Principal Prepayment (Additional)	500,000	420,000	80,000
PIF Compliance and Review	25,000	24,931	69
Contingency	1,540	-	1,540
Total Expenditures	<u>1,580,000</u>	<u>1,430,545</u>	<u>149,455</u>
NET CHANGE IN FUND BALANCE	(189,131)	(16,999)	172,132
Fund Balance - Beginning of Year	<u>1,565,581</u>	<u>1,775,270</u>	<u>209,689</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 1,376,450</u></u>	<u><u>\$ 1,758,271</u></u>	<u><u>\$ 381,821</u></u>

**ASPEN PARK METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Total Revenues	\$ -	\$ -	\$ -
EXPENDITURES			
Consultants - Water Rights	36,000	17,350	18,650
Purchase - Water Rights	72,500	70,650	1,850
Upgrade Computer And Software Systems	35,789	-	35,789
Screen Auger Wear Bar & Bolt Assembly	14,750	-	14,750
Wastewater Screen	55,000	-	55,000
Grinder Pumps Replacement	6,587	9,461	(2,874)
Total Expenditures	<u>220,626</u>	<u>97,461</u>	<u>123,165</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(220,626)	(97,461)	123,165
OTHER FINANCING SOURCES (USES)			
Transfers From Other Funds	220,626	75,620	(145,006)
Total Other Financing Sources (Uses)	<u>220,626</u>	<u>75,620</u>	<u>(145,006)</u>
NET CHANGE IN FUND BALANCE	-	(21,841)	(21,841)
Fund Balance - Beginning of Year	-	-	-
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ (21,841)</u>	<u>\$ (21,841)</u>

**ASPEN PARK METROPOLITAN DISTRICT
ENTERPRISE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUNDS AVAILABLE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Utility Flat Fees	\$ 269,990	\$ 293,885	\$ 23,895
Water Usage Fees	56,684	50,470	(6,214)
Sewer Usage Fees	101,949	100,831	(1,118)
Late Fees/Penalties	1,005	-	(1,005)
Other Revenue	372	-	(372)
Total Revenues	430,000	445,186	15,186
EXPENDITURES			
Cost of Services:			
Sewer Facilities	176,000	106,575	69,425
Water Facilities	221,500	275,581	(54,081)
Administration and General Expenses:			
Billing	25,000	23,001	1,999
Miscellaneous	5,000	30	4,970
Engineering	30,000	12,168	17,832
Insurance	19,000	19,093	(93)
Contingency	5,500	-	5,500
Total Expenditures	482,000	436,448	45,552
NET CHANGE IN FUNDS AVAILABLE	(52,000)	8,738	60,738
Funds Available - Beginning of Year	68,073	74,808	6,735
FUNDS AVAILABLE - END OF YEAR	\$ 16,073	\$ 83,546	\$ (67,473)
ADJUSTMENTS TO RECONCILE BUDGET BASIS TO GAAP BASIS:			
Net Change in Funds Available		\$ 8,738	
Capital Assets Conveyed from Governmental Fund		80,111	
Depreciation		(256,772)	
CHANGE IN NET POSITION		(167,923)	
Total Net Position - Beginning of Year		3,785,127	
TOTAL NET POSITION - END OF YEAR		\$ 3,617,204	

OTHER INFORMATION

**ASPEN PARK METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2024**

\$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,	Principal			Interest			Totals		
	Principal	Interest	Totals	Principal	Interest	Totals	Principal	Interest	Totals
2025	\$ 285,585	\$ 147,078	\$ 432,663	\$ 188,268	\$ 137,083	\$ 325,351			
2026	303,718	138,824	442,542	197,233	131,510	328,743			
2027	312,784	130,047	442,831	206,198	125,672	331,870			
2028	330,916	121,007	451,923	215,164	119,569	334,733			
2029	344,516	111,444	455,960	224,129	113,200	337,329			
2030	358,115	101,487	459,602	237,576	106,566	344,142			
2031	371,714	91,138	462,852	246,542	99,533	346,075			
2032	389,847	80,395	470,242	255,507	92,236	347,743			
2033	403,446	69,129	472,575	268,955	84,673	353,628			
2034	1,988,555	57,469	2,046,024	2,591,609	76,712	2,668,321			
Total	\$ 5,089,196	\$ 1,048,018	\$ 6,137,214	\$ 4,631,181	\$ 1,086,754	\$ 5,717,935			

**ASPEN PARK METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2024**

Year Ended December 31,	Assessed Valuation	Total Mills Levied			Total Property Taxes		Percent Collected to Levied
		General Operations	Debt Service	Total	Levied	Collected	
2020	\$ 5,666,133	15.000	45.000	60.000	\$ 339,965	\$ 339,956	100.00 %
2021	5,586,964	35.000	25.000	60.000	335,211	335,206	100.00 %
2022	6,464,303	35.000	25.000	60.000	387,851	389,350	100.39 %
2023	6,433,825	35.000	25.000	60.000	386,024	387,499	100.38 %
2024	6,283,516	40.000	26.158	66.158	415,697	417,325	100.39 %
Estimated for Year Ending December 31, 2025	\$ 6,301,715	40.000	26.158	66.158	\$ 416,901		