

**ANNUAL INFORMATION REPORT
for the year 2022
ASPEN RESERVE METROPOLITAN DISTRICT**

As required by Section VII of the Service Plan for the above-referenced District, approved by the City of Thornton on February 23, 2016, we present the following report of the District's activities from January 1, 2022 to December 31, 2022.

1. Boundary changes made or proposed to the District's boundaries as of December 31, 2022:

There were no changes or proposed changes made to the District's Boundaries as of December 31, 2022.

2. Intergovernmental Agreements entered into or proposed with other governmental entities as of December 31, 2022:

There were no Intergovernmental Agreements entered into or proposed with other governmental entities between January 1, 2022 and December 31, 2022.

3. Copies of the District's rules and regulations, if any, promulgated or modified as of December 31, 2022:

There were no amendments to the rules and regulations in 2022. Access information to obtain a copy of the rules and regulations: **Rules and regulations adopted by the District may be accessed at the offices of Special District Management Services, Inc., 141 Union Blvd., Suite 150, Lakewood, CO 80228, 303-987-0835, or on the District's website: <https://aspenreservemd.colorado.gov/>.**

4. A summary of any litigation involving the District as of December 31, 2022:

The District was not involved in any litigation during 2022.

5. The status of the District's construction of the District Improvements as of December 31, 2022:

The District did not construct any public improvements in 2022.

6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31, 2022:

There were no new Improvements accepted by the City in 2022.

7. The assessed valuation of the District for the current year:

A copy of the 2022 Certification of Valuation by Adams County Assessor is attached hereto as **Exhibit A**.

8. The current year budget, including a description of the District Improvements to be constructed in such year:

A copy of the 2023 Budget is attached hereto as **Exhibit B**. It is not anticipated that the District is constructing any improvements in 2023.

9. An audit of the District's financial statements for the year ending December 31, 2022 prepared in accordance with generally accepted auditing standards or an audit exemption, if authorized by State law:

A copy of the District's 2022 Audit is attached hereto as **Exhibit C**.

10. Notice of any uncured event of default under any District Debt instrument, which continued beyond a ninety (90) day period:

None.

11. Any inability of the District to pay its Bonds when due in accordance with the terms of such obligations, which continued beyond a ninety (90) day period:

None.

EXHIBIT A
2022 Certification of Valuation

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **426 - ASPEN RESERVE METRO DISTRICT**

IN ADAMS COUNTY ON 12/1/2022

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$4,992,650
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$4,890,920
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$4,890,920
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2022

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$69,319,144
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: ----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2022

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
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** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.

Ken Musso
ASSESSOR



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
PHONE 720.523.6038
FAX 720.523.6037
www.adcogov.org

December 1, 2022

ASPEN RESERVE METRO DISTRICT
SPECIAL DISTRICT MANAGEMENT SERVICES INC
Attn: DAVID SOLIN
141 UNION BLVD STE 150
LAKEWOOD CO 80228-1898

To DAVID SOLIN:

Enclosed is the final 2022 certified value.

This value is subject to change by the State Board of Assessment Appeals and the State Board of Equalization as provided by law.

In accordance with the law, you are directed to certify a mill levy for the year 2022 by December 15, 2022.

Please note: If the mill levy is 0, a DLG form still needs to be returned.

Certification forms should be mailed to: Adams County Finance Department
4430 S. Adams County Pkwy. Ste. C4000A
Brighton, CO 80601

Please email completed DLG form to: MillLevy@adcogov.org
Questions: 720-523-6862

Sincerely,

A handwritten signature in black ink, appearing to read 'KM', with a long horizontal flourish extending to the right.

Ken Musso
Adams County Assessor
KM/rmb

EXHIBIT B
2023 Budget

ASPEN RESERVE METROPOLITAN DISTRICT

2023 Budget Message

Introduction

The District was formed in 2016 for the purpose of providing design, financing, acquisition, and construction, of certain infrastructure improvements. These improvements have been dedicated to the City of Thornton, Adams County, or such other entities as appropriate for the use and benefit of the District taxpayers and service users.

The 2023 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2023 fiscal year based on available revenues. This budget provides for the annual debt service on the District's general obligation debt as well as the general operation of the District.

The District's Service Plan authorizes an adjustment of the Maximum Debt Mill Levy in the event that the method of calculating assessed valuation is changed after January 1, 2004, by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut, or abatement. The adjustment to the Maximum Debt Mill Levy is determined by the Board so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. The Colorado General Assembly passed House Bill 17-1349 setting the ratio of valuation for assessment for real residential property at 7.2% (decreased from 7.96%) for property taxes commencing on and after January 1, 2017, and House Bill 19-255 setting the ratio of valuation for assessment for real residential property at 7.15% (decreased from 7.2%) for property taxes commencing on and after January 1, 2019, until the next property tax year that the General Assembly determines to adjust the ratio of valuation for assessment for residential real property. Senate Bill 21-293 further reduced the assessment ratio for real residential property to 6.95% for property tax years commencing on January 1, 2022 and January 1, 2023. The Service Plan allows for a total mill levy imposition, as noted in the following paragraph, so the District's revenue is neither diminished nor enhanced.

The District's 2022 assessed value is \$4,890,920, a decrease from \$4,992,650 in the prior year. The District certified 65.664 mills for taxes collected in the 2023 fiscal year with 10.000 mills dedicated to the General Fund and 55.664 mills dedicated to the Debt Service Fund.

Budgetary Basis of Accounting

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid.

Fund Summaries

The **General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax and expenditures which include district administration, legal services, and other expenses related to statutory operations of a local government.

The **Debt Service Fund** is used to account for property taxes and other revenues dedicated to pay the fiscal year’s debt expense which includes principal payments, interest payments, and administrative costs associated with debt obligations. In 2017, the District issued General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2017A and Subordinate General Obligation Limited Tax Bonds, Series 2017B. Below is a summary of the District’s debt.

Year	Series 2017A Senior Bonds		Series 2017B Subordinate Bonds		Annual Total
	Principal	Interest	Principal	Interest	
2023	\$ 30,000	\$ 174,194	\$ -	\$ 66,485	\$ 270,679
2024	35,000	172,431	-	68,650	276,081
2025	40,000	170,375	-	65,706	276,081
2026-2030	270,000	811,631	-	348,914	1,430,545
2031-2035	420,000	714,988	-	365,041	1,500,029
2036-2040	620,000	570,170	31,000	354,875	1,576,045
2041-2045	900,000	356,907	234,000	164,720	1,655,627
2046-2047	650,000	63,451	262,000	36,800	1,012,251
Total	\$ 2,965,000	\$ 3,034,147	\$ 527,000	\$ 1,471,191	\$ 7,997,338

Emergency Reserve

As required by the TABOR amendment to the Colorado Constitution, the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenues in the General Fund.

ASPEN RESERVE METROPOLITAN DISTRICT
Assessed Value, Property Tax and Mill Levy Information

	2021 Actual	2022 Adopted Budget	2023 Adopted Budget
Assessed Valuation	\$ 5,006,390	\$ 4,992,650	\$ 4,890,920
Mill Levy			
General Fund	10.000	10.000	10.000
Debt Service Fund	55.664	55.664	55.664
Total Mill Levy	65.664	65.664	65.664
Property Taxes			
General Fund	\$ 50,064	\$ 49,927	\$ 48,909
Debt Service Fund	278,676	277,911	272,248
Actual/Budgeted Property Taxes	\$ 328,740	\$ 327,838	\$ 321,157

ASPEN RESERVE METROPOLITAN DISTRICT

**GENERAL FUND
2023 Adopted Budget
with 2021 Actual and 2022 Adopted Budget**

	2021 Actual	2022 Adopted Budget	2023 Adopted Budget
BEGINNING FUND BALANCE	\$ 6,848	\$ 119	\$ 22,861
REVENUE			
Property Tax Revenue	50,044	49,927	48,909
Specific Ownership Taxes	3,708	3,000	2,935
Interest Income	219	-	-
Transfer fee	5,790	1,000	1,000
Operations Fee	82,965	108,000	108,000
Review Fees	350	200	200
Total Revenue	143,076	162,127	161,044
Total Funds Available	149,924	162,246	183,904
EXPENDITURES			
Accounting	11,200	11,000	11,900
Audit	4,700	5,000	5,000
Election	-	2,000	1,000
Insurance/SDA Dues	7,614	8,500	8,500
Legal	11,182	5,000	5,000
Management	12,762	8,000	8,600
Miscellaneous	4,916	2,500	3,000
Treasurer's Fees	751	749	734
Property Management	8,754	10,200	11,000
Billing Services	5,612	5,000	5,400
Landscape Maintenance	22,319	27,516	27,516
Landscape Improvements	19,328	-	20,000
Irrigation Repair	6,647	4,000	4,000
Snow Removal	3,625	10,000	10,000
Utilities	25,073	25,000	25,000
Detention Pond Maintenance	-	1,500	1,500
Repairs and Maintenance	7,425	4,000	4,000
Prairie Dog Control	-	3,600	3,600
Contingency	-	5,000	5,000
Total Expenditures	151,907	138,565	160,750
TRANSFERS AND OTHER SOURCES (USES)			
Emergency Reserve	-	(4,870)	(4,840)
Total Expenditures Requiring Appropriation	151,907	143,435	165,590
ENDING FUND BALANCE	\$ (1,983)	\$ 18,811	\$ 18,315

ASPEN RESERVE METROPOLITAN DISTRICT

DEBT SERVICE FUND 2023 Adopted Budget with 2021 Actual and 2022 Adopted Budget

	2021 Actual	2022 Adopted Budget	2023 Adopted Budget
BEGINNING FUND BALANCE	\$ 793,857	\$ 897,415	\$ 982,173
REVENUE			
Property Tax Revenue	278,563	277,911	272,248
Specific Ownership	20,639	16,675	16,335
Interest Income	231	300	300
Total Revenue	299,433	294,886	288,883
Total Funds Available	1,093,290	1,192,301	1,271,056
EXPENDITURES			
2017A Bond Principal	5,000	30,000	30,000
2017A Bond Interest	176,250	175,956	174,194
Paying Agent/Trustee Fees	5,547	5,600	5,600
Miscellaneous	-	1,500	1,500
Treasurer's Fees	4,181	4,169	4,084
Total Expenditures	190,979	217,225	215,378
Total Expenditures Requiring Appropriation	190,979	217,225	215,378
ENDING FUND BALANCE	\$ 902,311	\$ 975,075	\$ 1,055,678

EXHIBIT C
2022 Audit



SCHILLING & COMPANY, INC.

Certified Public Accountants

P.O. Box 631579
HIGHLANDS RANCH, CO 80163

PHONE: 720.348.1086
FAX: 720.348.2920

July 19, 2023

To the Board of Directors
Aspen Reserve Metropolitan District
Adams County, Colorado

We have audited the financial statements of the governmental activities and the major funds of Aspen Reserve Metropolitan District (District) for the year ended December 31, 2022, and have issued our report thereon dated July 19, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards as well as certain information related to the planned scope and timing of our audit. We have communicated to such information in our engagement letter dated January 5, 2023. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in Note 2 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2022.

We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. There were no accounting estimates that are considered particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The disclosures in the financial statements are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing the audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. The attached Exhibit I of material misstatements detected as a result of audit procedures were corrected by management.

The attached Exhibit II summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

The uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even though, in our judgment, such uncorrected misstatements are immaterial to the financial statements under audit.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that there were no such disagreements during the course of the audit.

Management Representation

We have requested certain representations from management that are included in the management representation letter dated June 6, 2023.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the District's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition of our retention.

Other Matters

We were engaged to report on supplementary information (as listed in the table of contents to the basic financial statements), which accompanies the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the

information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on other information (as listed in the table of contents to the basic financial statements), which accompanies the financial statements but is not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the use of the Board of Directors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

SCHILLING & COMPANY, INC.

Schilling & Company, Inc.
Highlands Ranch, Colorado

Adj. Journal Entries
Aspen Reserve Metropolitan District
December 31, 2022

Exhibit I

Done by:	Date:	Index:
Reviewer:	Date:	

AJE No.	Account Description	W/P Ref	Account Number	Debits	Credits
1	Cash in Bank - First Bank	A-1	1-100	14,929.74	
1	Accounts Payable		1-310		7,719.74
1	Prepaid Expenses		1-143		7,210.00

To reclassify December Bill.com payments not made until January 2023 to accounts payable at 12/31/22

2	Cash in Bank - First Bank	TB	1-100	4,167.95	
2	Due to Other Funds		1-332		4,167.95
2	Due from Other Funds		2-145	4,167.95	
2	Cash in Bank - First Bank		2-100		4,167.95

To reclassify negative cash balance to Due to other funds at 12/31/22

3	Cash in Bank - First Bank	GL	1-100	4,806.65	
3	Utilities		1-730		4,806.65

To adjust for duplicate City of Thornton payments

	Totals			28,072.29	28,072.29
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Government-Wide Adjusting Journal Entry

Capital Assets			\$448,285.00	
Net Position				\$448,285.00

<To record restatement of capital assets and beginning net position for certain capital assets which were contributed to the District by the Meritage Homes in 2019, which had not been recorded by the District>

Exhibit II

Done by:	Date:	Index:
Reviewer:	Date:	

PAJE No.	Account Description	W/P Ref	Account Number	Asset	Liability	Equity	Revenue Expense
1	Accounts Receivable	B-1	1-142	894.04			
1	Operations Fee		1-564				-894.04
To adjust accounts receivable at 12/31/22							
PAJE Totals By Classification				<u>894.04</u>	<u>0.00</u>	<u>0.00</u>	<u>-894.04</u>
Classification Totals Before PAJE				<u>1,356,369.04</u>	<u>-342,486.61</u>	<u>-900,489.75</u>	<u>-113,392.68</u>

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

**FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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SCHILLING & COMPANY, INC.

Certified Public Accountants

P.O. Box 631579
HIGHLANDS RANCH, CO 80163

PHONE: 720.348.1086
FAX: 720.348.2920

Independent Auditor's Report

Board of Directors
Aspen Reserve Metropolitan District
Adams County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Aspen Reserve Metropolitan District (District) as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Aspen Reserve Metropolitan District, as of December 31, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (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.

Responsibility of Management for the Financial Statements

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

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

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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.

Required Supplemental Information

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

Supplementary 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 listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the 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 the annual report. The other information as listed in the table of contents does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

SCHILLING & COMPANY, INC.

Highlands Ranch, Colorado
July 19, 2023

BASIC FINANCIAL STATEMENTS

**ASPEN RESERVE METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
GOVERNMENTAL ACTIVITIES
December 31, 2022**

ASSETS

Cash and investments - unrestricted	\$ 24,850
Cash and investments - restricted	985,530
Cash with County Treasurer	1,931
Accounts receivable	18,283
Property taxes receivable	321,157
Prepaid expense	450
Capital assets, not being depreciated	9,000
Capital assets, being depreciated, net of accumulated depreciation	420,042
Total assets	1,781,243

LIABILITIES

Accounts payable	17,162
Accrued interest payable	14,516
Bonds and developer advances payable:	
Due within one year	30,000
Due in more than one year	3,901,375
Total liabilities	3,963,053

DEFERRED INFLOWS OF RESOURCES

Property tax revenue	321,157
Total deferred inflows of resources	321,157

NET POSITION

Net investment in capital assets	429,042
Restricted for emergencies	5,100
Restricted for debt service	718,631
Unrestricted	(3,655,740)
Total net position	\$ (2,502,967)

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

**ASPEN RESERVE METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
GOVERNMENTAL ACTIVITIES
Year Ended December 31, 2022**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position	
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions		
General government	\$ 166,881	\$ 112,900	\$ -	\$ -	\$ (53,981)	
Interest and fiscal charges	245,344	-	-	-	(245,344)	
	<u>\$ 412,225</u>	<u>\$ 112,900</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(299,325)</u>	
General revenues:						
Taxes:						
Property taxes						327,838
Specific ownership taxes						23,903
Net investment income						6,598
Total general revenues						<u>359,871</u>
Change in net position						60,546
Net position - beginning (restated)						(2,563,513)
Net position - ending						<u>\$ (2,502,967)</u>

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

**ASPEN RESERVE METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2022**

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
ASSETS				
Cash and investments - unrestricted	\$ 24,850	\$ -	\$ -	\$ 24,850
Cash and investments - restricted	-	985,530	-	985,530
Cash with County Treasurer	294	1,637	-	1,931
Accounts receivable	18,283	-	-	18,283
Property tax receivable	48,909	272,248	-	321,157
Prepaid expense	450	-	-	450
Due from other fund	-	4,168	-	4,168
TOTAL ASSETS	<u>\$ 92,786</u>	<u>\$ 1,263,583</u>	<u>\$ -</u>	<u>\$ 1,356,369</u>
LIABILITIES				
Accounts payable	\$ 17,162	\$ -	\$ -	\$ 17,162
Due to other fund	4,168	-	-	4,168
Total liabilities	<u>21,330</u>	<u>-</u>	<u>-</u>	<u>21,330</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred property tax revenue	48,909	272,248	-	321,157
Total deferred inflows of resources	<u>48,909</u>	<u>272,248</u>	<u>-</u>	<u>321,157</u>
FUND BALANCES				
Nonspendable - prepaid items	450	-	-	450
Spendable:				
Restricted for:				
Emergencies	5,100	-	-	5,100
Debt service	-	991,335	-	991,335
Assigned for subsequent year's expenditures	4,546	-	-	4,546
Unassigned	12,451	-	-	12,451
Total fund balances	<u>22,547</u>	<u>991,335</u>	<u>-</u>	<u>1,013,882</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 92,786</u>	<u>\$ 1,263,583</u>	<u>\$ -</u>	

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

Capital assets reported in the governmental activities are not financial resources, and therefore are not reported in the governmental fund balance sheet:

Capital assets, net	429,042
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Some liabilities, including bonds payable and other accrued payables, are not due and payable in the current period and, therefore, are not reported in the Balance Sheet - Governmental Funds.

General obligation bonds payable	(3,492,000)
Developer advances	(104,980)
Accrued interest payable - bonds	(14,516)
Unpaid interest on 2017B Bonds	(290,317)
Accrued interest payable - developer advances	(44,078)
	(3,945,891)
Net position of governmental activities	\$ (2,502,967)

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

**ASPEN RESERVE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES (DEFICITS) - GOVERNMENTAL FUNDS
Year Ended December 31, 2022**

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
REVENUES				
Property tax	\$ 49,927	\$ 277,911	\$ -	\$ 327,838
Specific ownership tax	3,640	20,263	-	23,903
Net investment income	-	6,598	-	6,598
Transfer fee	2,700	-	-	2,700
Operations fee	108,750	-	-	108,750
Review fee	1,450	-	-	1,450
Miscellaneous	1,532	-	-	1,532
Total revenues	<u>167,999</u>	<u>304,772</u>	<u>-</u>	<u>472,771</u>
EXPENDITURES				
Current				
Management fees	9,705	-	-	9,705
Accounting	12,003	-	-	12,003
Audit	4,700	-	-	4,700
Legal	14,498	-	-	14,498
Insurance	7,645	-	-	7,645
Election expense	977	-	-	977
Property management	8,810	-	-	8,810
Repairs and maintenance	9,282	-	-	9,282
Landscape maintenance	34,545	-	-	34,545
Snow removal	4,719	-	-	4,719
Utilities	22,803	-	-	22,803
Miscellaneous	5,948	-	-	5,948
County Treasurer's fees	749	4,169	-	4,918
Billing services	7,085	-	-	7,085
Debt service				
Paying agent fees and other fees	-	5,786	-	5,786
Bond principal	-	30,000	-	30,000
Bond interest	-	175,956	-	175,956
Total expenditures	<u>143,469</u>	<u>215,911</u>	<u>-</u>	<u>359,380</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>24,530</u>	<u>88,861</u>	<u>-</u>	<u>113,391</u>
OTHER FINANCING SOURCES (USES)				
Transfer (to) from other funds	-	162	(162)	-
Total other financing sources (uses)	<u>-</u>	<u>162</u>	<u>(162)</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	24,530	89,023	(162)	113,391
FUND BALANCES (DEFICITS) - BEGINNING OF YEAR	<u>(1,983)</u>	<u>902,312</u>	<u>162</u>	<u>900,491</u>
FUND BALANCES - END OF YEAR	<u>\$ 22,547</u>	<u>\$ 991,335</u>	<u>\$ -</u>	<u>\$ 1,013,882</u>

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

**ASPEN RESERVE METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES (DEFICITS) OF
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended December 31, 2022**

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

Net change in fund balances - Total governmental funds	<u>\$ 113,391</u>
<p>Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. Instead the cost of the asset is allocated over its estimated useful life, and recorded as depreciation expense in each of those years.</p>	
Depreciation expense	<u>(19,243)</u>
<p>The repayment of the principal of long-term debt consumes current financial resources of governmental funds. However, it has no effect on net position.</p>	
Bond principal payments	<u>30,000</u>
<p>Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.</p>	
Change in accrued interest payable - bonds	147
Change in unpaid accrued interest payable - bonds	(55,351)
Change in accrued interest payable - developer advances	<u>(8,398)</u>
	<u>(63,602)</u>
Change in net position - Governmental activities	<u><u>\$ 60,546</u></u>

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

**ASPEN RESERVE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE (DEFICIT) - BUDGET AND ACTUAL
GENERAL FUND
Year Ended December 31, 2022**

	Original Budgeted Amounts	Final Budgeted Amounts	Actual	Variance with Final Budget - Positive (Negative)
REVENUES				
Property tax	\$ 49,927	\$ 49,927	\$ 49,927	\$ -
Specific ownership taxes	3,000	3,000	3,640	640
Transfer fee	1,000	1,000	2,700	1,700
Operations fee	108,000	108,000	108,750	750
Review fee	200	200	1,450	1,250
Miscellaneous	-	-	1,532	1,532
Total Revenues	<u>162,127</u>	<u>162,127</u>	<u>167,999</u>	<u>5,872</u>
EXPENDITURES				
Management fees	8,000	8,000	9,705	(1,705)
Accounting	11,000	11,000	12,003	(1,003)
Audit	5,000	5,000	4,700	300
Legal	5,000	14,500	14,498	2
Insurance	8,500	8,500	7,645	855
Election expense	2,000	2,000	977	1,023
Property management	10,200	10,200	8,810	1,390
Repairs and maintenance	13,100	13,100	9,282	3,818
Landscape maintenance	27,516	34,600	34,545	55
Snow removal	10,000	10,000	4,719	5,281
Utilities	25,000	25,000	22,803	2,197
Miscellaneous	2,500	2,500	5,948	(3,448)
County Treasurer's fees	749	749	749	-
Billing services	5,000	5,000	7,085	(2,085)
Contingency	5,000	5,000	-	5,000
Emergency reserves	4,870	4,870	-	4,870
Total Expenditures	<u>143,435</u>	<u>160,019</u>	<u>143,469</u>	<u>16,550</u>
NET CHANGE IN FUND BALANCE	18,692	2,108	24,530	22,422
FUND BALANCE (DEFICIT) - BEGINNING OF YEAR	<u>119</u>	<u>(1,983)</u>	<u>(1,983)</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 18,811</u>	<u>\$ 125</u>	<u>\$ 22,547</u>	<u>\$ 22,422</u>

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

**ASPEN RESERVE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 1 – DEFINITION OF REPORTING ENTITY

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

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

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment.

**ASPEN RESERVE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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

Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets and redemption of bonds and notes are recorded as a reduction in liabilities.

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

The District reports the following major governmental funds:

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

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

The Capital Projects Fund accounts for the financial resources to be used for the acquisition and construction of capital equipment and facilities.

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

Budgets

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

**ASPEN RESERVE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

For the year ended December 31, 2022, the District amended the budgets of the General Fund, Debt Service Fund and Capital Projects Fund.

Pooled Cash and Investments

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

Capital Assets

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

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

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

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

Property Taxes

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

**ASPEN RESERVE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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

Deferred Inflows/Outflows of Resources

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

Debt Issue Costs and Original Issue Discount/Premium

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

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

Fund Balances – Governmental Funds

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

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

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

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

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

**ASPEN RESERVE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

Board of Directors delegates the authority.

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

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

Operations and Transfer Fees

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

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

NOTE 3 - CASH AND INVESTMENTS

Cash and investments as of December 31, 2022, are classified in the accompanying financial statements as follows:

Cash and investments - unrestricted	\$ 24,850
Cash and investments - restricted	985,530
	<u>\$ 1,010,380</u>

Cash and investments as of December 31, 2022, consist of the following:

Deposits with financial institutions	\$ 531,155
Investments	479,225
	<u>\$ 1,010,380</u>

Cash Deposits

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

**ASPEN RESERVE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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.

As of December 31, 2022, the District's cash deposits had a bank balance of \$531,052 and carrying balance of \$531,155.

Investments

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

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

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

As of December 31, 2022, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Carrying Value</u>
COLOTRUST Plus+	Weighted average under 60 days	\$ <u>479,225</u>

COLOTRUST

As of December 31, 2022, the District has invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST or Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund. The Trust offers shares in three portfolios, COLOTRUST Prime (Prime), COLOTRUST Plus+ (Plus+) and COLOTRUST Edge (Edge). All portfolios may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies and instrumentalities, and repurchase agreements collateralized with certain U.S. government agencies or instrumentalities. COLOTRUST Plus+ and COLOTRUST Edge may also invest in the highest rated commercial paper. The Prime and Plus+ portfolios are restricted to a weighted average maturity (WAM) of 60 days or less while the Edge portfolio incorporates longer-dated securities with a WAM of 60 days or more. Both Prime and Plus+ portfolios are rated AAAM by Standard and Poor's and the EDGE portfolio is

**ASPEN RESERVE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

rated AAAs/S1 by Fitch Ratings. Information related to COLOTRUST, including the annual audited financial statements, can be found at the COLOTRUST website at www.colotrust.com.

Investment Valuation

Certain investments are measured at fair value on a recurring basis are categorized within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

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

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

Restricted Cash and Investments

As of December 31, 2022, cash and investments in the amount of \$985,530 are restricted for debt service in accordance with the indenture of trust related to the Series 2017A and 2017B General Obligation Bonds (See Note 5).

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**ASPEN RESERVE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 4 – CAPITAL ASSETS

An analysis of the changes in the capital assets for the year ended December 31, 2022 follows:

	Balance December 31, 2021 (Restated)	Additions	Deletions	Balance December 31, 2022
Governmental activities				
Capital assets, not being depreciated:				
Land	\$ 9,000	\$ -	\$ -	\$ 9,000
Total capital assets, not being depreciated	9,000	-	-	9,000
Capital assets, being depreciated:				
Monument signage	43,256	-	-	43,256
Park equipment and facilities	222,927	-	-	222,927
Irrigation system	221,210	-	-	221,210
Total capital assets, being depreciated	487,393	-	-	487,393
Less accumulated depreciation for:				
Monument signage	(3,605)	(1,442)	-	(5,047)
Park equipment and facilities	(26,069)	(10,427)	-	(36,496)
Irrigation system	(18,434)	(7,374)	-	(25,808)
Total accumulated depreciation	(48,108)	(19,243)	-	(67,351)
Total capital assets, being depreciated, net	439,285	(19,243)	-	420,042
Government capital assets, net	<u>\$ 448,285</u>	<u>\$ (19,243)</u>	<u>\$ -</u>	<u>\$ 429,042</u>

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

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, 2022:

The detail of the District's long-term debt is as follows:

	Balance December 31, 2021	Additions	Retirements	Balance December 31, 2022	Due Within One Year
GO Bonds					
2017A	\$ 2,995,000	\$ -	\$ (30,000)	\$ 2,965,000	\$ 30,000
2017B	527,000	-	-	527,000	-
Unpaid interest on					
2017B	234,966	55,351	-	290,317	-
Developer Advances	104,980	-	-	104,980	-
Accrued interest on					
Developer advances	35,680	8,398	-	44,078	-
	<u>\$ 3,897,626</u>	<u>\$ 63,749</u>	<u>\$ (30,000)</u>	<u>\$ 3,931,375</u>	<u>\$ 30,000</u>

**ASPEN RESERVE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

General Obligation Limited Tax Bonds, Series 2017A and 2017B

Series 2017A

On April 21, 2017, the District issued \$3,000,000 General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2017A, (2017A Bonds), with interest of 5.875%. Proceeds of the 2017A Bonds were used for issuance costs and to reimburse the developer for capital construction costs. The 2017A Bonds mature on December 1, 2047 with mandatory sinking fund payments each year beginning December 1, 2021. Interest is due each June 1 and December 1, commencing December 1, 2017. The 2017A Bonds are subject to optional redemption, as a whole or in integral multiples of \$1,000 on any date, upon payment of par and accrued interest plus a redemption premium in varying rates beginning on December 1, 2022.

The 2017A Bonds are payable from pledged revenue, which includes the District's covenant to levy the required mill levy on all taxable property within the District to pay for debt scheduled payments, specific ownership taxes, capital fees and any other revenues designated as such and pledged to the payment of the 2017A Bonds by a resolution adopted by the Board. Prior to the Conversion Date (first date on which both the debt to assessed ratio is 50% or less; and no amounts of principal or interest on the 2017A Bonds are due but unpaid), the District is required to impose a mill levy sufficient to pay principal and interest on the 2017A Bonds as they come due, and if necessary, an amount sufficient to replenish the Reserve Fund to the amount of the Required Reserve, but (1) not in excess of 50.000 mills, and (2) for so long as the Surplus Fund is less than the Maximum Surplus Amount, not less than 50.000 mills; provided, however, that in the event the method of calculating assessed valuation is or was changed after January 1, 2004, any change in law, change in method of calculation, the minimum and maximum mill levies shall be increased or decreased to reflect such changes. On and after the Conversion Date, the District is to impose a mill levy in an amount sufficient to pay the principal and interest on the bonds as they come due.

Pursuant to the Indenture of Trust, the District is required to establish a Reserve Fund for the Series 2017A Bonds with bond proceeds in the amount of \$193,188. As of December 31, 2022, the balance was \$194,003.

Pledged revenue not required for the payment of the 2017A Bonds or the Reserve Fund shall be credited to the Surplus Fund in a maximum amount of \$325,000. The Surplus Fund was initially funded with bond proceeds in the amount of \$65,000. As of December 31, 2022, the balance was \$283,235.

Series 2017B

On April 21, 2017, the District issued \$527,000 Subordinate General Obligation Limited Tax Bonds, Series 2017B (2017B Bonds), with interest of 8.000%. Proceeds of the 2017B Bonds were used for issuance costs and to reimburse the developer for capital construction costs. The 2017B Bonds mature on December 15, 2047. Interest is payable on December 15 of each year, commencing on December 15, 2017. Unpaid interest shall compound annually on December 15 of each year. The balance of unpaid interest as of December 31, 2022, is \$290,317.

The 2017B Bonds are only payable in any particular year to the extent that there are amounts available in the Subordinate Pledged Revenue Fund. The Subordinate Pledged Revenue Fund

**ASPEN RESERVE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

is to be funded from the Subordinate Required Mill Levy, specific ownership taxes, capital fees and any other revenues designated as such and pledged to the payment of the 2017B Bonds by a resolution adopted by the Board. The Subordinate Required Mill Levy is 50.000 mills less the 2017A mill levy; provided, however, that in the event the method of calculating assessed valuation is or was changed after January 1, 2004, any change in law, change in method of calculation, the minimum and maximum mill levies shall be increased or decreased to reflect such changes.

2016 Operation Funding Agreement

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

2017 Operation Funding Agreements

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

As of December 31, 2022, the District owed a total of \$80,343 in principal and \$32,161 in accrued interest under the 2016 OFA and 2017 OFA.

Facilities Funding and Acquisition Agreement

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

Organization Costs

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

**ASPEN RESERVE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

Construction Costs

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

As of December 31, 2022, the District owed a total of \$24,637 in principal and \$11,917 in accrued interest under the FFA Agreement for construction costs.

The District’s 2017A Bonds will mature as follows:

Year Ending December 31,	Principal	Interest	Total
2023	\$ 30,000	\$ 174,194	204,194
2024	35,000	172,431	207,431
2025	40,000	170,375	210,375
2026	45,000	168,025	213,025
2027	45,000	165,381	210,381
2028-2032	330,000	778,436	1,108,436
2033-2037	490,000	663,581	1,153,581
2038-2042	725,000	494,382	1,219,382
2043-2047	1,225,000	247,339	1,472,339
	<u>\$ 2,965,000</u>	<u>\$ 3,034,144</u>	<u>\$ 5,999,144</u>

Annual debt service requirements of the District’s 2017B Bonds are not currently determinable since they are payable only from funds available from Subordinate Pledged Revenue.

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**ASPEN RESERVE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 6 – DEBT AUTHORIZATION

As of December 31, 2022, the District had the following authorized by unissued indebtedness:

	Authorized May 3, 2016 Election	Authorization Used	Remaining December 31, 2022
Streets	\$ 5,000,000	\$ 927,276	\$ 4,072,724
Parks and recreation	5,000,000	-	5,000,000
Water	5,000,000	751,096	4,248,904
Sanitation	5,000,000	1,848,628	3,151,372
Public transportation	5,000,000	-	5,000,000
Mosquito control	5,000,000	-	5,000,000
Safety Protection	5,000,000	-	5,000,000
Fire Protection	5,000,000	-	5,000,000
TV relay	5,000,000	-	5,000,000
Security services	5,000,000	-	5,000,000
Operations	5,000,000	-	5,000,000
Refunding	5,000,000	-	5,000,000
IGA Debt	5,000,000	-	5,000,000
	<u>\$ 65,000,000</u>	<u>\$ 3,527,000</u>	<u>\$ 61,473,000</u>

The District's Service Plan limits the total debt issued to \$5,000,000. In the future, the District may issue a portion or all of the remaining authorized but unissued debt.

NOTE 7 – FUND EQUITY

As of December 31, 2022, the District reported the following classifications of fund equity.

Nonspendable Fund Balance

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

Restricted Fund Balance

The restricted fund balance in the General Fund in the amount of \$5,100 is comprised of the Emergency Reserves that have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (see Note 10). The restricted fund balance in the Debt Service Fund in the amount of \$991,335 is to be used exclusively for debt service requirements (see Note 5).

Assigned Fund Balance

The amount classified as "assigned for subsequent year's expenditures" as December 31, 2022, represents the amount appropriated for use in the budget for the year ending December 31, 2023.

**ASPEN RESERVE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 8 - NET POSITION

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

The net investment in capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2022, the net investment in capital assets was \$429,042.

The restricted portion of net position includes amounts that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District's restricted net position as of December 31, 2022 is as follows:

Restricted net position:	
Emergency reserves (see Note 10)	\$ 5,100
Debt Service	<u>718,631</u>
	<u>\$ 723,731</u>

The District's unrestricted net position as of December 31, 2022 totaled a deficit of \$(3,655,740). This deficit amount was a result of the District being responsible for repayment of bonds issued for public improvements conveyed to other governmental entities.

NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees or acts of God. The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2022. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

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

NOTE 10 - TAX, SPENDING AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations that apply to the State of Colorado and all local governments. Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

**ASPEN RESERVE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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

On May 3, 2016, the District's electors authorized the District to increase taxes \$5,000,000 annually or by a lesser annual amount as may be necessary to pay the District's operations and maintenance and other expenses without limitation of rate. Further the District's electors authorized the District to collect, keep and expend all District revenues received in 2016 and each year thereafter, of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

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

NOTE 11 - RESTATEMENT

It was determined that certain capital assets had been contributed to the District in 2019, but had not been recorded by the District. Therefore, the beginning capital assets and beginning net position were restated as follows:

	Capital Assets	Net Position
Balance as previously stated December 31, 2021	\$ -	\$(3,011,798)
Restatement	448,285	448,285
Restated balance December 31, 2021	<u>\$ 448,285</u>	<u>\$(2,563,513)</u>

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

SUPPLEMENTAL INFORMATION

**ASPEN RESERVE METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
DEBT SERVICE FUND
Year Ended December 31, 2022**

	Original Budgeted Amounts	Final Budgeted Amounts	Actual	Variance with Final Budget - Positive (Negative)
REVENUES				
Property taxes	\$ 277,911	\$ 278,676	\$ 277,911	\$ (765)
Specific ownership tax	16,675	16,721	20,263	3,542
Net investment income	300	8,000	6,598	(1,402)
Total Revenues	<u>294,886</u>	<u>303,397</u>	<u>304,772</u>	<u>1,375</u>
EXPENDITURES				
Bond principal	30,000	30,000	30,000	-
Bond interest	175,956	176,250	175,956	294
Paying agent and other fees	5,600	5,600	5,786	(186)
County treasurer's fees	4,169	4,180	4,169	11
Miscellaneous	1,500	1,500	-	1,500
Total Expenditures	<u>217,225</u>	<u>217,530</u>	<u>215,911</u>	<u>1,619</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>77,661</u>	<u>85,867</u>	<u>88,861</u>	<u>2,994</u>
OTHER FINANCING SOURCES (USES)				
Transfers from other funds	-	162	162	-
Total other financing sources (uses)	<u>-</u>	<u>162</u>	<u>162</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	77,661	86,029	89,023	2,994
FUND BALANCE - BEGINNING OF YEAR	<u>897,415</u>	<u>902,312</u>	<u>902,312</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 975,076</u>	<u>\$ 988,341</u>	<u>\$ 991,335</u>	<u>\$ 2,994</u>

**ASPEN RESERVE METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
CAPITAL PROJECTS FUND
Year Ended December 31, 2022**

	<u>Original Budgeted Amounts</u>	<u>Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance with Final Budget - Positive (Negative)</u>
REVENUES				
Total Revenues	\$ -	\$ -	\$ -	\$ -
EXPENDITURES				
Total Expenditures	-	-	-	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
OTHER FINANCING SOURCES (USES)				
Transfers to other funds	-	(162)	(162)	-
Total other financing sources (uses)	<u>-</u>	<u>(162)</u>	<u>(162)</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	-	(162)	(162)	-
FUND BALANCE - BEGINNING OF YEAR	<u>-</u>	<u>162</u>	<u>162</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

OTHER INFORMATION

**ASPEN RESERVE METROPOLITAN DISTRICT
SUMMARY OF ASSESSED VALUATION , MILL LEVY
AND PROPERTY TAXES COLLECTED
Year Ended December 31, 2022**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Percent Change	Mills Levied			Property Taxes		Percentage Collected to Levied
			General	Debt	Total	Levied	Collected	
2017	\$ 78,570	N/A	60.000	0.000	60.000	\$ 4,714	\$ 4,703	99.8%
2018	\$ 2,467,880	3041.0%	10.000	55.277	65.277	\$ 161,096	\$ 161,107	100.0%
2019	\$ 3,648,570	47.8%	10.000	55.277	65.277	\$ 238,168	\$ 238,168	100.0%
2020	\$ 4,447,030	21.9%	10.000	55.664	65.664	\$ 292,009	\$ 292,009	100.0%
2021	\$ 5,006,390	12.6%	10.000	55.664	65.664	\$ 328,740	\$ 328,607	100.0%
2022	\$ 4,992,650	-0.3%	10.000	55.664	65.664	\$ 327,838	\$ 327,838	100.0%
Estimated for year ending December 31, 2023	\$ 4,890,920	-2.0%	10.000	55.664	65.664	\$ 321,157	\$ 165,586 (a)	

NOTE: Property taxes collected in any one year may include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.

(a) - amount collected through April 30, 2023

**ASPEN RESERVE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2022**

**\$3,000,000 General Obligation Limited Tax
(Convertible to Unlimited Tax) Bonds, Series 2017A
Dated April 21, 2017
Interest Rate of 5.875%
Principal Due December 1
Interest Due June 1 and December 1**

<u>Year Ending December 31,</u>	<u>Interest Due June 1 and December 1</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 30,000 *	\$ 174,194	\$ 204,194
2024	35,000 *	172,431	207,431
2025	40,000 *	170,375	210,375
2026	45,000 *	168,025	213,025
2027	45,000 *	165,381	210,381
2028	55,000 *	162,737	217,737
2029	60,000 *	159,506	219,506
2030	65,000 *	155,981	220,981
2031	70,000 *	152,162	222,162
2032	80,000 *	148,050	228,050
2033	85,000 *	143,350	228,350
2034	90,000 *	138,356	228,356
2035	95,000 *	133,069	228,069
2036	105,000 *	127,487	232,487
2037	115,000 *	121,319	236,319
2038	125,000 *	114,563	239,563
2039	130,000 *	107,219	237,219
2040	145,000 *	99,581	244,581
2041	155,000 *	91,063	246,063
2042	170,000 *	81,956	251,956
2043	175,000 *	71,969	246,969
2044	195,000 *	61,688	256,688
2045	205,000 *	50,231	255,231
2046	220,000 *	38,188	258,188
2047	430,000	25,263	455,263
	<u>\$ 2,965,000</u>	<u>\$ 3,034,144</u>	<u>\$ 5,999,144</u>

* sinking fund redemptions

**ASPEN RESERVE METROPOLITAN DISTRICT
LARGEST TAXPAYERS WITHIN THE DISTRICT
Year Ended December 31, 2022
(UNAUDITED)**

Name	2022 Assessed Valuation	Percent of District Total Assessed Valuation¹
Xcel Energy	\$ 46,340	0.95%
Individual Homeowner	40,780	0.83%
Individual Homeowner	40,540	0.83%
Individual Homeowner	40,510	0.83%
Individual Homeowner	40,510	0.83%
Individual Homeowner	40,340	0.82%
Individual Homeowner	38,870	0.79%
Individual Homeowner	38,770	0.79%
Individual Homeowner	38,750	0.79%
Individual Homeowner	38,640	0.79%
Total	\$ 404,050	8.25%

¹ Based on District 2022 assessed valuation of \$4,890,920 to be collected in 2023.

Source: Adams County Assessor's Office