

BRADBURN METROPOLITAN DISTRICT NO. 2
Adams County, Colorado

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2025

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Bradburn Metropolitan District No. 2
Adams County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Bradburn Metropolitan District No. 2 (the District) as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2025, and the respective changes in financial position thereof, and the respective 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.

Responsibilities of Management for the Financial Statements

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

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

Auditor's 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 judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risk 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 judgement, 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 to those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

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

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Fiscal Focus Partners, LLC

Arvada, Colorado
June 11, 2026

BASIC FINANCIAL STATEMENTS

BRADBURN METROPOLITAN DISTRICT NO. 2
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	\$ 232,610
Investments - Restricted	1,000,695
Receivable - County Treasurer	3,057
Property Taxes Receivable	1,191,999
Prepaid Expenses	4,419
Capital Assets, Net of Accumulated Depreciation	4,599
Total Assets	<u>2,437,379</u>
LIABILITIES	
Accounts Payable	6,278
Accrued Interest Payable	35,383
Noncurrent Liabilities:	
Due Within One Year	220,000
Due in More Than One Year	18,218,979
Total Liabilities	<u>18,480,640</u>
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	1,191,999
Total Deferred Inflows of Resources	<u>1,191,999</u>
NET POSITION	
Net Investment in Capital Assets	(839,578)
Restricted for:	
Emergency Reserves	3,400
Debt Service	966,302
Unrestricted	<u>(17,365,384)</u>
Total Net Position	<u><u>\$ (17,235,260)</u></u>

See accompanying Notes to Basic Financial Statements.

BRADBURN METROPOLITAN DISTRICT NO. 2
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
	Expenses				
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	\$ 123,514	\$ -	\$ -	\$ -	\$ (123,514)
Interest and Related Costs on Long-Term Debt	1,071,540	-	-	-	(1,071,540)
Total Governmental Activities	<u>\$ 1,195,054</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	(1,195,054)
GENERAL REVENUES					
Property Taxes					1,163,326
Specific Ownership Taxes					58,856
Net Investment Income					71,326
Total General Revenues					<u>1,293,508</u>
CHANGE IN NET POSITION					98,454
Net Position - Beginning of Year					<u>(17,333,714)</u>
NET POSITION - END OF YEAR					<u>\$ (17,235,260)</u>

See accompanying Notes to Basic Financial Statements.

BRADBURN METROPOLITAN DISTRICT NO. 2
BALANCE SHEET – GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and Investments	\$ 232,610	\$ -	\$ 232,610
Investments - Restricted	3,400	997,295	1,000,695
Receivable - County Treasurer	-	3,057	3,057
Property Taxes Receivable	99,999	1,092,000	1,191,999
Prepaid Expense	3,086	1,333	4,419
	<u>\$ 339,095</u>	<u>\$ 2,093,685</u>	<u>\$ 2,432,780</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 6,278	\$ -	\$ 6,278
Total Liabilities	6,278	-	6,278
DEFERRED INFLOWS OF RESOURCES			
Property Tax Revenue	99,999	1,092,000	1,191,999
Total Deferred Inflows of Resources	99,999	1,092,000	1,191,999
FUND BALANCES			
Nonspendable:			
Prepaid Expenses	3,086	1,333	4,419
Restricted for:			
Emergency Reserve	3,400	-	3,400
Debt Service	-	1,000,352	1,000,352
Unassigned:			
General Government	226,332	-	226,332
Total Fund Balances	<u>232,818</u>	<u>1,001,685</u>	<u>1,234,503</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 339,095</u>	<u>\$ 2,093,685</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:

Capital Assets, Net of Accumulated Depreciation	4,599
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Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not recorded as liabilities in the funds:

Developer Advance - Principal	(15,600)
Developer Advance - Interest	(1,073,616)
Bonds Payable - Principal	(14,703,000)
Bonds Payable - Interest	(35,383)
Bond Premium	(156,489)
Accrued Bond Interest Payable	<u>(2,490,274)</u>

Net Position of Governmental Activities	<u>\$ (17,235,260)</u>
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See accompanying Notes to Basic Financial Statements.

BRADBURN METROPOLITAN DISTRICT NO. 2
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	\$ 98,736	\$ 1,064,590	\$ 1,163,326
Specific Ownership Taxes	-	58,856	58,856
Net Investment Income	11,778	59,548	71,326
Total Revenues	<u>110,514</u>	<u>1,182,994</u>	<u>1,293,508</u>
EXPENDITURES			
Accounting	33,521	-	33,521
Audit	6,600	-	6,600
County Treasurers' Fee	1,484	16,006	17,490
Dues and Licenses	384	-	384
Election Expense	5,895	-	5,895
Insurance and Bonds	3,086	-	3,086
Legal Services	21,303	-	21,303
Website Development	582	-	582
Paying Agent Fees	-	8,000	8,000
Bond Interest - Series 2018A	-	433,200	433,200
Bond Interest - Series 2018B	-	339,257	339,257
Bond Principal - Series 2018A	-	215,000	215,000
Bond Principal - Series 2018B	-	186,000	186,000
Total Expenditures	<u>72,855</u>	<u>1,197,463</u>	<u>1,270,318</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	37,659	(14,469)	23,190
Fund Balances - Beginning of Year	<u>195,159</u>	<u>1,016,154</u>	<u>1,211,313</u>
FUND BALANCES - END OF YEAR	<u><u>\$ 232,818</u></u>	<u><u>\$ 1,001,685</u></u>	<u><u>\$ 1,234,503</u></u>

See accompanying Notes to Basic Financial Statements.

BRADBURN METROPOLITAN DISTRICT NO. 2
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

Net Change in Fund Balances - Total Governmental Funds	\$	23,190
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable assets over the estimated useful life of the asset.

Depreciation Expense		(50,659)
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The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Current Year Bond Principal Payment - Series 2018A		215,000
Current Year Bond Principal Payment - Series 2018B		186,000
Amortization of Bond Premium		11,468

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.

Developer Advance - Interest		(1,248)
Accrued Interest Payable - 2018B Subordinate Bonds -		
Change in Liability		115,306
Accrued Interest Payable - 2018C Junior Lien Bonds -		
Change in Liability		(401,320)
Accrued Interest on Series 2018A Bonds - Change in Liability		717

Change in Net Position of Governmental Activities	\$	<u>98,454</u>
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BRADBURN METROPOLITAN DISTRICT NO. 2
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 99,999	\$ 98,736	\$ (1,263)
Net Investment Income	6,300	11,778	5,478
Total Revenues	<u>106,299</u>	<u>110,514</u>	<u>4,215</u>
EXPENDITURES			
Accounting	38,500	33,521	4,979
Audit	7,000	6,600	400
County Treasurers' Fee	1,500	1,484	16
Dues and Licenses	500	384	116
Election Expense	50,000	5,895	44,105
Insurance and Bonds	4,000	3,086	914
Legal Services	27,700	21,303	6,397
Miscellaneous	300	-	300
Website Development	7,500	582	6,918
Contingency	3,000	-	3,000
Total Expenditures	<u>140,000</u>	<u>72,855</u>	<u>67,145</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(33,701)	37,659	71,360
Fund Balance - Beginning of Year	<u>176,054</u>	<u>195,159</u>	<u>19,105</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 142,353</u></u>	<u><u>\$ 232,818</u></u>	<u><u>\$ 90,465</u></u>

See accompanying Notes to Basic Financial Statements.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 1 DEFINITION OF REPORTING ENTITY

Bradburn Metropolitan District No. 2 (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court for Adams County on November 28, 2000, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was organized to provide construction, installation, financing, and operation of public improvements, including water, wastewater, streets, park and recreation facilities, and other improvements needed for the District. The District was organized in conjunction with two other related districts, Bradburn Metropolitan District No. 1 and Bradburn Metropolitan District No. 3 (collectively with District No. 2, the Districts). Under the Consolidated Service Plan approved by the City Council of Westminster on September 11, 2000, as amended by a First Modification dated April 23, 2001, District No. 1 was the Operating District and District Nos. 2 and 3 were the Financing Districts. On August 22, 2016, the City Council approved the Second Modification to the Service Plan. Under the provisions of the Second Modification, District Nos. 2 and 3 operate individually and independently. During 2018, the Board of Directors approved moving forward with the dissolution process for Bradburn Metropolitan District No.1. Dissolution of Bradburn Metropolitan District No. 1 was granted by court on June 17, 2020. The District's service area is located entirely within the City of Westminster, Adams County, Colorado.

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 District organization, including District No. 3, nor is the District a component unit of any other primary governmental entity.

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

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. Governmental activities are normally supported by property taxes and intergovernmental revenues.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of net position reports all financial and capital resources of the District. The difference between the assets, deferred outflow of resources, liabilities, and deferred inflow of resources of the District is 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. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the governmental funds. 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.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. 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 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.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

The District has amended its annual budget for the year ended December 31, 2025.

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 and investments.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$1,000. 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 fixed assets, as applicable.

Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Landscape Improvements	20 Years
Park Structure	15 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 or if in equal installments, at the taxpayer's election, in February and June.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property Taxes (Continued)

Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

Bond Premiums and Discounts

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

In the fund financial statements, governmental fund types recognize bonds premiums, as well as bond 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. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

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 position 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.

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:

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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 balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

Adoption of New Accounting Standards

In December 2023, the GASB issued Statement No. 102, Certain Risk Disclosures ("Statement 102"). Statement 102 requires note disclosure when (a) a concentration or constraint is known prior to issuance of the financial statements, (b) it makes the reporting unit vulnerable to the risk of a substantial impact, and (c) an event associated with the concentration or constraint has occurred, has begun to occur, or is more likely than not to begin to occur within 12 months of issuance.

The District adopted the requirements of the guidance effective January 1, 2025, and has elected to apply the provisions of this standard to the beginning of the period of adoption. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2025, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 232,610
Cash and Investments - Restricted	<u>1,000,695</u>
Total Cash and Investments	<u><u>\$ 1,233,305</u></u>

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

Deposits with Financial Institutions	\$ 358
Investments	<u>1,232,947</u>
Total Cash and Investments	<u><u>\$ 1,233,305</u></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. 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, 2025, the District's cash deposits had bank balance and a carrying balance of \$358.

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.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions

Revenue bonds of local government securities, corporate and bank securities, and guaranteed investment contracts not purchased with bond proceeds, are limited to maturities of three years or less.

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, 2025, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	\$ 249,009
Morgan Stanley Institutional Liquidity Funds	Weighted-Average Under 30 Days	983,938
Total Investments		<u>\$ 1,232,947</u>

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the 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 currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST (Continued)

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S.

Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAm by Standard & Poor's. COLOTRUST EDGE is rated AA Af/S1 by Fitch Ratings. COLOTRUST records its investments at fair value, and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

Morgan Stanley Institutional Liquidity Funds

The District's trust accounts at United Missouri Bank are invested in the Morgan Stanley Institutional Liquidity Funds (MSILF). This portfolio is a money market mutual fund which invests in repurchase agreements and US Treasury Debt with a weighted average life of less than 30 days. MSILF records its investments at fair value, and the District records its investment in MSILF using the net asset value method.

The Morgan Stanley Institutional Liquidity Funds is rated AAAm by Standard & Poor's, and AAA-mf by Moody's.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 4 CAPITAL ASSETS

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

<u>By Classification</u>	Balance at December 31, 2024	Additions	Retirements	Balance at December 31, 2025
Capital Assets, Being Depreciated:				
Landscape Improvements	\$ 2,314,274	\$ -	\$ -	\$ 2,314,274
Park Structure	46,000	-	-	46,000
Total Capital Assets, Being Depreciated	2,360,274	-	-	2,360,274
Less Accumulated Depreciation for:				
Landscape Improvements	(2,266,682)	(47,593)	-	(2,314,275)
Park Structure	(38,334)	(3,066)	-	(41,400)
Total Accumulated Depreciation	(2,305,016)	(50,659)	-	(2,355,675)
Total Capital Assets, Being Depreciated, Net	55,258	(50,659)	-	4,599
Governmental Activities - Capital Assets, Net	<u>\$ 55,258</u>	<u>\$ (50,659)</u>	<u>\$ -</u>	<u>\$ 4,599</u>

Depreciation expense was charged to the governmental operations of the District for the year ended December 31, 2025.

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2025:

	Balance - December 31, 2024	Net Issues/ Additions	Retirements/ Refundings	Balance - December 31, 2025	Current Portion
2018A - \$10,120,000					
G.O. Bonds	\$ 8,845,000	\$ -	\$ 215,000	\$ 8,630,000	\$ 220,000
Bonds Premium, Series 2018A	167,957	-	11,468	156,489	-
2018B - \$2,988,000					
Subordinate Bonds	2,988,000	-	186,000	2,802,000	-
Accrued Interest -					
2018B Subordinate Bonds	124,335	223,951	339,257	9,029	-
2018C - \$3,271,000					
Junior Lien Bonds	3,271,000	-	-	3,271,000	-
Accrued Interest -					
2018C Junior Lien Bonds	2,079,925	401,320	-	2,481,245	-
Developer Advance - Operation	15,600	-	-	15,600	-
Accrued Interest - Operation	228,191	1,248	-	229,439	-
Accrued Interest - Capital	844,177	-	-	844,177	-
Total	<u>\$ 18,564,185</u>	<u>\$ 626,519</u>	<u>\$ 751,725</u>	<u>\$ 18,438,979</u>	<u>\$ 220,000</u>

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

The detail of the District's general obligation bonds outstanding during 2025 is as follows:

Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding and Improvement Bonds, Series 2018A (the 2018A Senior Bonds); Subordinate Limited Tax General Obligation Bonds, Series 2018B (the 2018B Subordinate Bonds); and Junior Lien Limited Tax General Obligation Bonds, Series 2018C (the 2018C Junior Lien Bonds, and together with the 2018A Senior Bonds and 2018B Subordinate Bonds, the 2018 Bonds) dated March 14, 2018.

2018 Bonds Details

The District issued the 2018 Bonds on March 14, 2018, in the par amounts of \$10,120,000 for the 2018A Senior Bonds, \$2,988,000 for the 2018B Subordinate Bonds, and \$3,271,000 for the 2018C Junior Lien Bonds. Proceeds of the 2018A Senior Bonds were applied to (i) pay the costs of refunding the District's General Obligation Bonds (Limited Tax Convertible to Unlimited Tax), Series 2004 and Supplemental General Obligation Limited Tax Bonds, Series 2004; (ii) finance or reimburse the costs of public improvements related to the development; (iii) fund the Senior Reserve Fund; and (iv) pay the costs of issuing the 2018 Bonds. Proceeds from the sale of the 2018B Subordinate Bonds were applied to (i) finance or reimburse public improvements related to the development; and (ii) pay other costs in connection with the issuance of the 2018B Subordinate Bonds. Proceeds from the 2018C Junior Lien Bonds were applied to pay and cancel obligations of the District to the Developer under Reimbursement Agreements.

The 2018A Senior Bonds were issued as three term bonds. The first term bond bears interest at 4% and matures on December 1, 2028, the second term bond bears interest at 5% and matures on December 1, 2038, and the third term bond bears interest at 5% and matures on December 1, 2047. The interest on the 2018A Senior Bonds is payable semi-annually on June 1 and December 1, beginning on June 1, 2018. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2018. To the extent principal of any bond is not paid when due, such principal shall remain outstanding until paid. To the extent interest on any bond is not paid when due, such interest shall compound semi-annually on each interest payment date at the rate borne by the bond; however, the District shall not be obligated to pay more than the amount permitted by law and the electoral authorization in repayment of the 2018A Senior Bonds.

The 2018B Subordinate Bonds bear interest at the rate of 7.25% per annum and is payable annually on December 15, beginning on December 15, 2018, from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2047. The 2018B Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the 2018B Subordinate Bonds compounds annually on each December 15; however, the District shall not be obligated to pay more than the amount permitted by law and the electoral authorization in repayment of the 2018B Subordinate Bonds. In the event any amount of principal or interest on the 2018B Subordinate Bonds remains unpaid after the application of all Subordinate Pledged Revenue on December 15, 2057, such amounts shall be deemed discharged and no longer due and outstanding.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

2018 Bonds Details (Continued)

The 2018C Junior Lien Bonds bear interest at the rate of 7.50% per annum and is payable annually on December 15, beginning on December 15, 2018, from, and to the extent of, Junior Lien Pledged Revenue available, if any, and mature on December 15, 2051. The 2018C Junior Lien Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the 2018C Junior Lien Bonds compounds annually on each December 15; however, the District shall not be obligated to pay more than the amount permitted by law and the electoral authorization in repayment of the 2018C Junior Lien Bonds. In the event any amount of principal or interest on the 2018C Junior Lien Bonds remains unpaid after the application of all Junior Lien Pledged Revenue on December 15, 2057, such amounts shall be deemed discharged and no longer due and outstanding. In no event shall any principal, interest or Mandatory Redemption Price be paid on the 2018C Junior Lien Bonds until such time as there has been paid in full or defeased the 2018B Subordinate Bonds, and, to the extent required by the applicable Senior/Subordinate Obligation Indentures, any other Senior/Subordinated Obligations issued by the District.

2018 Bonds Optional Redemption

The 2018A Senior Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2028, and on any date thereafter, upon payment of par and accrued interest, without redemption premium.

The 2018B Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on December 15, 2023, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 15, 2023 to December 14, 2024	3.00%
December 15, 2024 to December 14, 2025	2.00
December 15, 2025 to December 14, 2026	1.00
December 15, 2026 and Thereafter	0.00

The 2018C Junior Lien Bonds are subject to redemption prior to maturity, at the option of the District, on December 15, 2023, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 15, 2023 to December 14, 2024	3.00%
December 15, 2024 to December 14, 2025	2.00
December 15, 2025 to December 14, 2026	1.00
December 15, 2026 and Thereafter	0.00

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

2018 Senior Reserve Fund

The Senior Reserve Fund reserve requirement is \$324,125. The balance in the Senior Reserve Fund at December 31, 2025, was \$325,964.

2018 Senior Surplus Fund

The Senior Surplus Fund maximum amount is \$648,250. The balance in the Senior Surplus Fund at December 31, 2025, was \$655,872.

Unused Lines of Credit

The Series 2018A Bonds, Series 2018B Subordinate Bonds, and the 2018C Junior Lien Bonds do not have any unused lines of credit.

Collateral

No assets have been pledged as collateral on the Series 2018A Bonds, Series 2018B Subordinate Bonds, and the 2018C Junior Lien Bonds.

Events of Default

Events of default occur if the District fails to impose the Required Mill Levy, or to apply the Pledged Revenues as required by the Indenture and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indenture.

Termination Events

The Series 2018A Senior Bonds do not have a termination provision. Any amounts that are outstanding (including principal and interest) on the Series 2018B Subordinate Bonds, and the 2018C Junior Lien Bonds will be deemed to discharge and no longer due and outstanding after December 15, 2057.

Acceleration

The Series 2018A Senior Bonds, Series 2018B Subordinate Bonds, and the 2018C Junior Lien Bonds are not subject to acceleration.

2018A Senior Bonds Debt Service

The outstanding bond principal and interest of the 2018A Senior Bonds are due as follows:

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 220,000	\$ 424,600	\$ 644,600
2027	230,000	415,800	645,800
2028	240,000	406,600	646,600
2029	250,000	397,000	647,000
2030	260,000	384,500	644,500
2031-2035	1,525,000	1,712,500	3,237,500
2036-2040	1,935,000	1,292,000	3,227,000
2041-2045	2,475,000	757,500	3,232,500
2046-2047	1,495,000	121,000	1,616,000
Total	<u>\$ 8,630,000</u>	<u>\$ 5,911,500</u>	<u>\$ 14,541,500</u>

The annual debt service requirements on the 2018B Subordinate Bonds and 2018C Junior Lien Bonds are not currently determinable since they are payable only from available Subordinate Pledged Revenue and Junior Lien Pledged Revenue, respectively.

Authorized Debt

Pursuant to the Service Plan, as amended, the District and Bradburn Metropolitan District No. 3, collectively, are subject to a combined new money general debt limitation of \$20,000,000 (the "Service Plan Debt Issuance Limit"). The Service Plan Debt Issuance Limit may be increased up to \$30,000,000, subject to a request for administrative approval from the City of Westminster for such an increase, along with the submittal of a revised financing plan that supports the increased debt limitation. In no event is the District authorized to issue debt in excess of the Service Plan Debt Issuance Limit, with the exception that such limit is not applicable to refundings of the debt authorized to be issued under the Service Plan.

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

Therefore, the Service Plan Debt Issuance Limit was voted in every power relative to debt for public improvements. With that understanding, on November 7, 2000, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$77,000,000, at a net effective interest rate not to excess of 18% per annum. Such voted debt authorization has expired as of 2020, per C.R.S. 32-1-1101(2), due to 20 years passing since it was authorized at the 2000 election.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

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, 2025, the District had net investment in capital assets, calculated as follows:

Net Investment in Capital Assets:	
Capital Assets, Net	\$ 4,599
Noncurrent Long-Term Obligations	<u>(844,177)</u>
Net Investment in Capital Assets	<u><u>\$ (839,578)</u></u>

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 has restricted net position as of December 31, 2025, as follows:

Restricted Net Position:	
Emergency Reserves	\$ 3,400
Debt Service	<u>966,302</u>
Total Restricted Net Position	<u><u>\$ 969,702</u></u>

The unrestricted component of net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of the net investment in capital assets and restricted component of net position.

The District has a deficit in unrestricted net position. This deficit amount was a result of the District being responsible for the repayment of bonds issued for the construction of public improvements conveyed to other government entities.

NOTE 7 RELATED PARTIES

The members of the Board of Directors are employees of, owners of, or are otherwise associated with Continuum Partners, LLC, and may have conflicts of interest in dealing with the District. Continuum Partners, LLC (Continuum) has been responsible for the development of the property within the District. Continuum has created additional entities to fund the development within the District; however, these entities are controlled by Continuum and its management team. The entities are CP Bradburn Village Central, LLC, Bradburn Northern Associates, LLC (BNA), and Continuum Property Management Company, LLC (CPCM). Continuum and the additional entities are collectively referred to as the Developer.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 7 RELATED PARTIES (CONTINUED)

The District has entered into Funding and Reimbursement Agreements with the Developer as follows:

Developer Advance and Reimbursement Agreement

District No. 1, Bradburn Community Associates, LLC (BCA), Continuum Bruchez Associates, LLC (CBA), and Orchard Park Investments, Inc. (OPI) entered into separate Reimbursement Agreements dated August 6, 2001, December 2, 2002, and April 4, 2005, respectively, to fund certain costs of District No. 1 related to the construction of public improvements necessary to develop the property within its Service Area. District No. 1 was to reimburse the Developer from funds available, subject to annual appropriation.

Interest accrues on the BCA and CBA Reimbursement Agreements at the rate of 8.5%. Interest accrues on the OPI Reimbursement Agreement at the rate of 8%. The OPI Reimbursement Agreement is subordinate to the other Reimbursement Agreements. Each of these Reimbursement Agreements were amended on February 16, 2016, and subsequently assigned to Bradburn Northern Association LLC. In 2018, the Bradburn Metropolitan District No. 1 repaid developers \$7,371,852 of previously received advances. All remaining amounts due and owing to the Developer under the Reimbursement Agreements were assigned to Bradburn Metropolitan District No. 2 as of March 14, 2018.

NOTE 8 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 (the 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 and public officials' liability 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 9 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 which apply to the state of Colorado and all local governments.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

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 7, 2000, the District's electors authorized the District to increase property taxes up to \$100,000 annually for District operations. The District was authorized to collect, retain and spend such revenue as a permanent revenue change under TABOR and an exception to the limitations set forth in Section 29-1-203, Colorado Revised Statutes.

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, may require judicial interpretation.

Section 29-1-1702, C.R.S., contains limitations on revenues generated from property tax revenues that apply to certain local governments within the state of Colorado.

Annual operating revenue is limited to a 5.25% increase, such increase is determined based on a prior assessment period and adjusted for allowable exclusions and exemptions from qualified property tax revenues.

The District's management believes it is in compliance with the provisions of Section 29-1-1702, C.R.S. However, this section of the C.R.S. is complex and subject to interpretation.

NOTE 10 SUBSEQUENT EVENT

2026 LOANS

On May 26, 2026 the District issued a \$7,630,000 Taxable (Convertible to Tax-Exempt) Limited Tax General Obligation Refunding Loan Series 2026A-1 (2026A-1 Loan) and an \$8,925,000 Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Loan Series 2026A-2 (2026A-2 Loan), collectively the Loans. The 2026A-1 Loan will bear an interest rate of 5.93% until the Tax-Exempt Re-issuance Date; subsequent to the Tax-Exempt Re-issuance Date the 2026A-1 Loan will bear an interest rate of 4.41%. The 2026A-2 Loan will bear an interest rate of 4.41%.

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 10 SUBSEQUENT EVENT (CONTINUED)

2026 LOANS (Continued)

The Loans' proceeds of \$16,555,000, all of which shall be transferred to UMB Bank, for credit in various capacities including:

\$7,396,442 from the 2026A-1 Loan shall be credited to UMB Bank, in its capacity as Escrow Agent to an escrow account held under the escrow agreement representing an amount that when combined with other available funds is sufficient to fund the Escrow Account so as to fully defease the 2018A Senior Bonds.

\$2,219,528 shall be credited and applied by UMB Bank, in its capacity as the Refunded Bonds Trustee, together with other funds held by the Refunded Bonds Trustee securing the 2018B Subordinate Bonds, to redemption of the 2018B Subordinate Bonds.

\$5,958,144 shall be credited and applied by UMB Bank, in its capacity as the Refunded Bonds Trustee, to redemption of the 2018C Junior Lien Bonds.

\$280,886 (\$233,558 from proceeds of the 2026A-1 Loan and \$47,328 from proceeds of the 2026A-2 Loan) shall be credited by UMB Bank, in its capacity as Escrow Agent, to the Costs of Issuance Fund established under the Escrow Agreement, for payment of the fees, costs and expenses incurred in connection with the issuance and delivery of the Loans and refunding the Refunded Bonds.

Payment of interest will be due on June 1 and December 1 of each year commencing on December 1, 2026. Principal payments are to be made on December 1 of each year as follows:

	<u>2026A-1</u>	<u>2026A-2</u>
2027	\$ 60,000	\$ -
2028	80,000	10,000
2029	100,000	100,000
2030	105,000	120,000
2031	110,000	125,000
2032	120,000	145,000
2033	125,000	150,000
2034	140,000	170,000
2035	145,000	175,000
2036	6,645,000	7,930,000

BRADBURN METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 10 SUBSEQUENT EVENT (CONTINUED)

2026 LOANS (Continued)

The District may prepay all or with consent of the Lender a part of the Principal on any payment date with a redemption premium as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
On or Before December 1, 2028	1.50%
December 2, 2028 Through and Including December 1, 2030	1.00
December 2, 2030 Through and Including December 1, 2031	0.50
December 2, 2031 and Thereafter	0.00

The District is required to establish and maintain a Loan Payment Account to secure the payment of principal and interest on the Loans. Pledged revenue consisting of all Property Tax Revenues, Specific Ownership Taxes and any other legally available moneys which the Board determines to apply as Pledged Revenue shall be credited to the Loan Payment Account no later than 10 business days after receipt until the amount of pledged revenue credited equals the annual debt requirements coming due in the year.

In addition to covenants which are typical of a loan of this nature, the District is required to impose upon all taxable property of the District each year an amount necessary to generate Property Tax Revenues sufficient, when combined with moneys then held in the Loan Payment Account, to pay the Annual Debt Requirements for the next Fiscal Year, but not in excess of 50 mills. In the event that the method of calculating assessed valuation for residential property is changed after April 23, 2001, the 50 mill maximum levy provided shall be increased or decreased to reflect such changes.

The District may not issue any additional debt without prior written consent of the Lender.

SUPPLEMENTARY INFORMATION

BRADBURN METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budget		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
REVENUES				
Property Taxes	\$ 1,078,206	\$ 1,078,206	\$ 1,064,590	\$ (13,616)
Specific Ownership Taxes	70,690	58,000	58,856	856
Net Investment Income	39,000	40,000	59,548	19,548
Total Revenues	<u>1,187,896</u>	<u>1,176,206</u>	<u>1,182,994</u>	<u>6,788</u>
EXPENDITURES				
County Treasurers' Fee	16,173	16,173	16,006	167
Paying Agent Fees	8,000	8,000	8,000	-
Bond Interest - Series 2018A	433,200	433,200	433,200	-
Bond Interest - Series 2018B	339,258	339,257	339,257	-
Bond Principal - Series 2018A	215,000	215,000	215,000	-
Bond Principal - Series 2018B	160,742	190,000	186,000	4,000
Contingency	3,827	13,370	-	13,370
Total Expenditures	<u>1,176,200</u>	<u>1,215,000</u>	<u>1,197,463</u>	<u>17,537</u>
EXCESS OF REVENUES OVER (UNDER)				
EXPENDITURES	11,696	(38,794)	(14,469)	24,325
Fund Balance - Beginning of Year	<u>978,145</u>	<u>1,016,154</u>	<u>1,016,154</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 989,841</u>	<u>\$ 977,360</u>	<u>\$ 1,001,685</u>	<u>\$ 24,325</u>

BRADBURN METROPOLITAN DISTRICT NO. 2
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Total Mills Levied		Total Property Taxes		Percent Collected to Levied
		General Operations	Debt Service	Levied	Collected	
2021	\$ 14,540,000	5.752	57.523	\$ 920,018	\$ 905,764	98.45 %
2022	16,020,740	5.752	57.523	1,013,712	1,014,685	100.10
2023	15,327,980	5.992	59.924	1,010,359	955,233 (A)	94.54
2024	17,334,760	5.768	61.602	1,167,843	1,172,228	100.38
2025	17,244,130	5.799	62.526	1,178,205	1,163,326	98.74
Estimated for Year Ending December 31, 2026	\$ 17,761,870	5.630	61.480	\$ 1,191,999		

NOTE:

Property taxes shown as collected in any one year include collection of delinquent property taxes or abatements of property taxes assessed in prior years. This presentation does not attempt to identify specific years of assessment.

(A) Includes a rebate of \$61,912 to taxpayers in 2023.

BRADBURN METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

\$10,120,000 General Obligation
Refunding and Improvement Bonds
Limited Tax (Convertible to Unlimited Tax)
Series 2018A
Dated March 14, 2018
Interest Rate 4.000% - 5.000%
Payable June 1 and December 1
Principal Due December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 220,000	\$ 424,600	\$ 644,600
2027	230,000	415,800	645,800
2028	240,000	406,600	646,600
2029	250,000	397,000	647,000
2030	260,000	384,500	644,500
2031	275,000	371,500	646,500
2032	290,000	357,750	647,750
2033	305,000	343,250	648,250
2034	320,000	328,000	648,000
2035	335,000	312,000	647,000
2036	350,000	295,250	645,250
2037	370,000	277,750	647,750
2038	385,000	259,250	644,250
2039	405,000	240,000	645,000
2040	425,000	219,750	644,750
2041	445,000	198,500	643,500
2042	470,000	176,250	646,250
2043	495,000	152,750	647,750
2044	520,000	128,000	648,000
2045	545,000	102,000	647,000
2046	570,000	74,750	644,750
2047	925,000	46,250	971,250
Total	<u>\$ 8,630,000</u>	<u>\$ 5,911,500</u>	<u>\$ 14,541,500</u>

NOTE:

The Subordinate Bonds Series 2018B and 2018C are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date.