Buffalo Run Mesa
Metropolitan District
ADAMS COUNTY, COLORADO



ANNUAL FINANCIAL STATEMENTS

December 31, 2025

Table of Contents

STATEMENT OF NET POSITION 1

STATEMENT OF ACTIVITIES 2

BALANCE SHEET – GOVERNMENTAL FUNDS 3

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES 4

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES 5

GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL 6

NOTES TO FINANCIAL STATEMENTS 8

SUPPLEMENTARY INFORMATION

DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL 20

DEBT MANAGEMENT & COMPLIANCE EXPENDITURE DETAILS - BUDGET AND ACTUAL 21

CAPITAL PROJECT FUND – SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL 22

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY 23

SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED 24

OTHER SUPPLEMENTARY INFORMATION

CHANGE IN TOTAL OVERLAPPING MILL LEVY 26

HISTORICAL DEBT RATIOS 27

FLYNN CPA, LLC
Bill@flynn-cpa.com
(303) 970-9698

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors

Buffalo Run Mesa Metropolitan District

Adams County, CO

Opinions

We have audited the accompanying financial statements of the governmental activities, and each major fund of Buffalo Run Mesa Metropolitan District (the "District") as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of District, as of December 31, 2025, and the respective changes in financial position and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for 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 Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, we:

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Other Matters

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 the financial reporting for placing the basic financial statements in an appropriate operation, 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 basic financial statements as a whole. The supplementary information, as listed in the table of contents, is presented for purposes of legal compliance and additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information, as identified in the table of contents. The other information 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 provide any 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.



Castle Pines, Colorado
June 30, 2026

BUFFALO RUN MESA METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
December 31, 2025

		Governmental Activities
ASSETS		
Cash and investments	$	84,480
Cash and investments – restricted		323,899
Accounts receivable		32,894
Accounts receivable – specific ownership taxes		3,198
Property taxes receivable		900,000
Prepaid expenses		18,661
Land and water rights		60,000
Depreciable capital assets, net		939,634
Total Assets	**$**	**2,362,766**
LIABILITIES		
Accounts payable and accrued liabilities	$	6,879
Accrued interest payable		11,957
Current portion of general obligation bank note		390,000
General obligation bank note		4,040,000
Total Liabilities		**4,448,836**
DEFERRED INFLOWS OF RESOURCES		
Deferred property tax revenue		900,000
NET POSITION (DEFICIT)		
Restricted:		
Emergency reserves		11,700
Debt service		34,334
Capital projects		279,684
Non-spendable		18,661
Unassigned:		(3,330,449)
Net Position (Deficit)	**$**	**(2,986,070)**

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

BUFFALO RUN MESA METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
For the 12-Month Period Ended
December 31, 2025

Functions/Programs	Expenses	Program Revenue: Charges for Services	Program Revenue: Operating Grants and Contributions	Program Revenue: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary Government:					
Government Activities:					
General government activities	$ (319,835)	$ 30,479	$ 1,500	$ -	$ (287,856)
Interest and related costs on long-term debt	(165,234)	-	-	-	(165,234)
Capital project activities	(288,690)	-	-	-	(288,690)
	$ (773,759)	**$ 30,479**	**$ 1,500**	**$ -**	**(741,780)**
	General Revenues				
	Property taxes				878,403
	Specific ownership taxes				43,911
	Net investment income				37,332
	Total general revenue				**959,646**
	Change in net position				217,866
	Net Position (Deficit) – Beginning of Year				(3,203,936)
	Net Position (Deficit) – End of Year				**$ (2,986,070)**

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

BUFFALO RUN MESA METROPOLITAN DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
December 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total Government Funds
ASSETS				
Cash and investments	$ 84,480	$ -	$ -	$ 84,480
Cash and investments - Restricted	11,700	32,515	279,684	323,899
Accounts receivable	32,894	-	-	32,894
Accounts receivable – spec ownership taxes	1,379	1,819	-	3,198
Property taxes receivable	377,000	523,000	-	900,000
Prepaid expenses	18,661	-	-	18,661
TOTAL ASSETS	**$ 526,114**	**$ 557,334**	**$ 279,684**	**$ 1,363,132**
LIABILITIES				
Accounts payable and accrued liabilities	$ 6,879	$ -	$ -	$ 6,879
DEFERRED INFLOWS OF RESOURCES				
Property tax revenue	377,000	523,000	-	900,000
TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	**383,879**	**523,000**	**-**	**906,879**
FUND BALANCES				
Restricted:				
Emergencies (TABOR)	11,700	-		11,700
Debt service	-	34,334		34,334
Capital projects	-	-	279,684	279,684
Non-spendable	18,661	-	-	18,661
Unrestricted	111,874			111,874
Total Fund Balances	**142,235**	**34,334**	**279,684**	**456,253**
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	**$ 526,114**	**$ 557,334**	**$ 279,684**	

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

Other long-term assets are not available or otherwise cannot be converted to cash to pay for current expenditures and, therefore, are recorded as expenditures in the funds	
Land and water rights	60,000
Property, structures and equipment, net	939,634
Long-term liabilities, including bank notes, are not due and payable in the current period and, therefore, are not reported in the funds:	
General obligation bank note payable	(4,430,000)
Accrued interest payable	(11,957)
Net position of governmental activities	**$ (2,986,070)**

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

BUFFALO RUN MESA METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
12-Month Period Ended
December 31, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Total Government Funds
REVENUES				
Property taxes	$ 378,898	$ 499,505	$ -	$ 878,403
Specific ownership taxes	18,941	24,970	-	43,911
Covenant violation fine income/reimbursements	6,479	-	-	6,479
HOA contributions	1,500	-	-	1,500
Verizon cell tower lease fees	24,000	-	-	24,000
Other income	-	-	-	-
Net investment income	19,156	269	17,907	37,332
Total Revenues	**448,974**	**524,744**	**17,907**	**991,625**
EXPENDITURES				
General and administration	44,737	-	-	44,737
Landscaping maintenance	158,935	-	-	158,935
Clubhouse/pool maintenance	81,718	-	-	81,718
Capital Asset Maintenance	14,189	-	-	14,189
Other district expenses	20,256	-	-	20,256
Debt service				
Debt management & compliance		31,997		31,997
Interest payments – 2017 Bank Note	-	133,237	-	133,237
Principal payments - 2017 Bank Note	-	380,000	-	380,000
Public infrastructure acquisitions	-	-	404,805	404,805
Total Expenditures	**319,835**	**545,234**	**404,805**	**1,269,874**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**129,139**	**(20,490)**	**(386,898)**	**(278,249)**
OTHER FINANCING SOURCES (USES)				
Fund Transfers In / (Out)	(102,400)	-	102,400	-
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	**26,739**	**(20,490)**	**(284,498)**	**(278,249)**
FIND BALANCES – BEGINNING	**115,496**	**54,824**	**564,182**	**734,502**
FUND BALANCES – END OF YEAR	**$ 142,235**	**$ 34,334**	**$ 279,684**	**$ 456,253**

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

BUFFALO RUN MESA METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
12-Month Period Ended
December 31, 2025

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances – Total government funds	$	(278,249)
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 asset over the estimated useful life of the asset. Therefore, this is the net capital outlay activity for the year:		
Construction of public infrastructure		285,530
Depreciation expense on property, structures and equipment		(96,081)
Loss on disposal of assets		(73,334)
The issuance of long-term debt (e.g., bank notes) 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.		
Principal payment on bank note		380,000
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Increase in accrued interest payable on bank note		-
Changes in net position of governmental activities	**$**	**217,866**

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

BUFFALO RUN MESA METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Property taxes	$ 378,900	$ 378,898	$ (2)
Specific ownership taxes	19,000	18,941	(59)
Covenant violation fine income/reimbursements	6,000	6,479	479
Verizon cell tower lease fees	24,000	24,000	-
Net investment income	1,000	19,156	18,156
Other Income	-	-	-
Total Revenues	**428,900**	**448,974**	**20,074**
EXPENDITURES			
General and administration	59,200	44,737	14,463
Landscaping maintenance	182,400	158,935	23,465
Pool maintenance & operation	92,500	81,718	10,782
Capital Asset Maintenance	24,900	14,189	10,711
Other district expenses	30,000	20,256	9,744
Total Expenditures	**389,000**	**319,835**	**69,165**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**39,900**	**129,139**	**89,239**
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	(102,400)	(102,400)	-
Total Other Financing Sources (Uses)	**(102,400)**	**(102,400)**	**-**
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	**(62,500)**	**26,739**	**89,239**
FUND BALANCE – BEGINNING OF YEAR	**112,500**	**115,496**	**2,996**
FUND BALANCE – END OF YEAR	**$ 50,000**	**$ 142,235**	**$ 92,235**

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

BUFFALO RUN MESA METROPOLITAN DISTRICT
GENERAL FUND
EXPENDITURE DETAILS - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
GENERAL AND ADMINISTRATION			
District management and accounting fees	$ 41,200	$ 41,196	$ 4
Administrative costs	3,000	6,543	(3,543)
Audit fees	8,500	8,500	-
Collection fees – County Treasurer	8,300	5,687	2,613
Board of Directors' fees	3,500	2,800	700
Board training and conferences	4,000	-	4,000
Board election expenses	12,000	117	11,883
Insurance	4,700	3,746	954
Legal fees	2,000	648	1,352
Collection fees mgmt. company	1,000	-	1,000
Debt management & compliance cost allocation	(32,000)	(24,500)	(7,500)
Miscellaneous	3,000	-	3,000
Total General and Administration	**$ 59,200**	**$ 44,737**	**$ 14,463**
LANDSCAPING MAINTENANCE			
Ground maintenance fees	$ 42,700	$ 45,890	$ (3,190)
Tree Maintenance	20,000	2,320	17,680
Sprinkler repairs	16,000	10,921	5,079
Backflow maintenance	1,300	1,997	(697)
Sprinklers – water	59,400	68,424	(9,024)
Sprinklers – electricity	1,400	1,171	229
Winter Tree Watering	-	7,140	(7,140)
Grounds improvements	35,000	12,918	22,082
Tree Replacement	-	2,537	(2,537)
Detention pond maintenance	-	3,703	(3,703)
Miscellaneous landscape costs	6,600	1,914	4,686
Total Landscaping Maintenance	**$ 182,400**	**$ 158,935**	**$ 23,465**
POOL MAINTENANCE & OPERATION			
Pool maintenance	$ 8,600	$ 7,755	$ 845
Pool repairs	11,000	8,836	2,164
Utilities (gas)	5,800	6,544	(744)
Utilities (water)	9,600	6,309	3,291
Utilities (electricity)	3,300	2,904	396
Internet service	2,700	2,318	382
Pool chemicals	6,600	6,269	331
Gate monitor fees	29,500	28,301	1,199
Pool gate keys	2,800	855	1,945
Bathroom cleaning/trash removal services	12,600	11,627	973
Total Pool Maintenance & Operation	**$ 92,500**	**$ 81,718**	**$ 10,782**
CAPITAL ASSET MAINTENANCE			
Perimeter fence maintenance & repairs	$ 4,000	$ 925	$ 3,075
Property Insurance	9,400	13,264	(3,864)
Monument sign maintenance	2,500	-	2,500
Sidewalk maintenance	5,000	-	5,000
Playground/pet station maintenance	4,000	-	4,000
Total Other District Expenses	**$ 24,900**	**$ 14,189**	**$ 10,711**
OTHER DISTRICT EXPENSES			
Snow removal	$ 9,000	$ 3,016	$ 5,984
Newsletter publication costs	-	6	(6)
Park and recreation events	3,000	883	2,117
Covenant enforcement services	16,000	16,351	(351)
Vandalism	2,000	-	2,000
Total Other District Expenses	**$ 30,000**	**$ 20,256**	**$ 9,744**

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

NOTE 1 – DEFINITION OF REPORTING ENTITY

Buffalo Run Mesa Metropolitan District (District), a quasi-municipal corporation, was organized on June 17, 2002, and is governed pursuant to provisions of the Colorado Special District Act (Title 32). The District operates under an amended and restated service plan approved by Commerce City (City) on September 18, 2017. The District's service area is located in Adams County, Colorado entirely within the boundaries of the City. The District was established to provide financing for the design, acquisition, construction and installation of streets, traffic and safety controls, park and recreation facilities, water facilities, sanitary and storm drainage improvements and mosquito control services within the District.

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 organizations 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 organizations governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies of the District are 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.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred inflows and the sum of liabilities and deferred outflows 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 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 and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

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

The 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 Project Fund accounts for the resources accumulated to fund major capital improvement projects – including major maintenance and replacement of existing capital assets such as community pool and park facilities located within the District.

When both restricted and unassigned resources are available for use, it is the District's policy to use restricted resources first, then unassigned 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 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 requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility.

Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Investment Valuation

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The District invests certain funds in an external investment pool (CSAFE) that records its investments at fair value. Investments in CSAFE are categorized as Level 2 Investments.

Property Taxes

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

Property taxes are recorded initially as deferred inflows or 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.

Specific Ownership Taxes

Beginning in 1937, the State of Colorado began assessing a tax annually on motor vehicles (aka Specific Ownership Tax). The Specific Ownership Tax is graduated based on a vehicle’s age and original value. Specific Ownership Tax revenue collected by the State is apportioned among the 64 counties based on the number of state highway miles within each county. Each county allocates its respective share of specific ownership tax revenue proportionally among the various property-taxing governmental entities on the basis of total property taxes assessed by each entity in relation to total property taxes assessed by all entities within the County. In 2025, the District’s share of specific ownership taxes was equal to approximately 5.0% of the property taxes collected.

Specific ownership tax is allocated proportionally between each fund based on the ratio of property tax revenue collected for each fund compared to total property revenue collected by the District.

Property Maintenance Fines

Covenant violation fines are assessed, in accordance with the District’s covenant enforcement policy, on properties that the District deems to be in violation of the restrictive covenants provided in the Declaration of Covenants, Conditions and Restrictions for Buffalo Run Mesa filed with the Adams County Clerk & Recorder’s Office on February 28, 2003 at reception number C1103835 (the Declaration). Covenant violation fines are recognized as income after the violation has been identified, the homeowner has been notified and the period has expired for the homeowner to request a hearing to dispute the violation. Pursuant to 32-1-1001(1)(j)(I) CRS, fines and reimbursable costs are secured on and against each respective property by a perpetual lien.

Reimbursable Costs

Legal fees and other costs incurred by the District related to covenant enforcement actions and other services provided to specific properties within the District are charged back to the respective properties. The District presents reimbursable costs on a net basis. Factors considered by the District in determining whether to present reimbursable cost chargeback revenue on a gross or net basis include whether risks exist that the District will be unable to recover such costs from property owners. Pursuant to 32-1-1001(1)(j)(I) CRS, fines and reimbursable costs are secured on and against each respective property by a perpetual lien, which has priority over all other encumbrances on a property.

Debt Management & Compliance

CRS 32-1-1101(6)(b) prohibits the issuance of general obligation debt and other obligations in an amount that exceeds the greater of two million dollars or fifty percent of the valuation for assessment of the taxable property within the District unless the funding of such obligations (which financial obligations include more than just funding principal and interest payments) is payable from a limited debt service mill levy, which mill levy shall not exceed 50 mills (as adjusted to offset any changes in the method of calculating the assessed value of property within the District).

Debt management and compliance costs incurred by the District include all costs incurred by the District that enable and support the District's ability to manage the District's various contractual obligations per its multiple year debt agreements. Such debt agreements require the District to assess an annual debt mill levy, collect property taxes from such debt mill levy, pay periodic interest and principal payments to the lender/bondholders and comply with various operational and reporting requirements (covenants). Generally, such costs include (a) county treasurer collection fees, (b) operating and reporting compliance costs that protect the District's right to collect property taxes (e.g. financial statement audit fees, fees paid to professionals to prepare mandatory periodic financial and operational reports to the City and State, etc), (c) professional fees related to applying and monitoring accounting controls over the collection of District revenues, (d) lender/bond trustee service fees, (e) costs related to managing the District's annual property tax assessment process and (f) insurance protecting the District from liability exposure that potentially could arise from performing these activities.

For the 2025 year, the District estimated 33% of general and administrative costs were related to the District's contractual obligations to manage the District's debt repayment process and comply with the various covenants in the District's debt agreements and, therefore, the District allocated 33% of such costs to the Debt Fund. Fees charged by the County Treasurer to collect taxes on behalf of the District from the District's debt mill levy are directly reported in the District's Debt Fund. Service fees charged by the lender/bond trustee and any costs related to refinancing the District's debt are directly reported in the District's Debt Fund.

Deferred Outflows of Resources and Deferred Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting in this category.

A deferred inflow of resources is an acquisition of net position by a government that is applicable to a future reporting period and a deferred outflow of resources is a consumption of net position by a government that is

applicable to a future reporting period. Both deferred inflows and outflows are reported in the statement of net position but are not recognized in the financial statement as revenues and expenses until the period(s) to which they relate. Deferred inflows of resources in the governmental fund financial statements of the District for the 12-month period ended December 31, 2025 are comprised of property taxes due from Adams County that will not be collected within 60 days of the end of the current calendar year. Deferred inflows of resources in the government-wide financial statements represents property taxes for which an enforceable legal claim to assets exists, but for which the levy pertains to the subsequent year.

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the government'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: non-spendable, 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:

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

- ***Restricted fund balance*** – The portion of a 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 a 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 a 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 a fund balance that does not meet any of the criteria described above.

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

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 – unrestricted	$ 84,480
Cash and investments – restricted	323,899
Total cash and investments	**$ 408,379**

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

Deposits with financial institutions	$ 50,137
Investments	358,242
Total cash and investments	**$ 408,379**

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 held at financial institutions had a bank balance of $50,936 and a carrying balance of $50,137.

Investments

The District has adopted a formal investment policy in accordance with state statutes regarding investments.

The District generally limits its concentration of investments to those listed 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 disclosure requirements or subject to investment custodial risk 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.

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 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 purchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

As of December 31, 2025, the District's investments were comprised of the following:

Investment	Maturity	Fair Value
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted average under 60 days	$ 358,242

CSAFE

The District holds investments in the Colorado Surplus Asset Fund Trust (CSAFE), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing CSAFE. CSAFE operates similarly to a money market fund and each share is equal in value to $1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper. CSAFE measures its investments at amortized cost, which value is not materially different (less than 0.005% difference) than the fair value measurement of such investments. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption period notice. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement.

The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. No limitations exist on the District's ability to withdraw funds invested in CSAFE. CSAFE is rated AAAmmf by Fitch Group.

NOTE 4 – CAPITAL ASSETS

The following Capital Assets has been precured during the period:

	Balance at 12/31/24	Purchases	Disposals	Balance at 12/31/25	Accumulated Depreciation
6Ft. Solid Wood Fence - 550 ft (Kittredge St & 105th Pl)	$ 38,000	$ -	$ -	$38,000	($ 24,066)
Playground equipment (Kittredge St)	90,000	142,765	(90,000)	142,765	-
Playground equipment (Memphis St)	110,000	142,765	(110,000)	142,765	-
Large pool heater #1	9,300	-	-	9,300	(5,890)
Large pool heater #2	9,300	-	-	9,300	(5,580)
Small pool heater	6,600	-	-	6,600	(3,960)
5 sunshade structures (pool area)	250,000	-	-	250,000	(150,000)
Pool Furniture	26,000	-	-	26,000	(15,600)
Pool Cover	10,000	-	-	10,000	(6,000)
Cabana Roof/Gutters	45,000	-	-	45,000	(27,000)
Pool Cabana Building (excluding roof)	350,000	-	-	350,000	(210,000)
Iron fence around pool	65,000	-	-	65,000	(39,000)
Pool concrete deck	250,000	-	-	250,000	(150,000)
Parking Lot	80,000	-	-	80,000	(48,000)
Sidewalks	500,000	-	-	500,000	(300,000)
Depreciable Property - Total	**$ 1,839,200**	**$ 285,530**	**($200,000)**	**$ 1,924,730**	**($985,096)**

The District owns and maintains approximately 12 acres of public open spaces located across 17 land tracts within the District. The District has recorded the public land and related water rights at a nominal value of $60,000.

NOTE 5 – LONG-TERM DEBT

The following is a summary of the changes in the District's long-term debt:

Balance at December 31, 2024	$ 4,810,000
Principal repayments on Series 2016 Bonds	(380,000)
Balance at December 31, 2025	**$ 4,430,000**

Details regarding the District's long-term obligations are as follows:

Note Payable

On October 6, 2017, the District issued a $7,200,000 General Obligation Note for the purpose of refinancing its 2004 and 2006 General Obligation Bonds. The bond is due December 1, 2035, with an interest of 2.77%, paid semiannually on June 1 and December 1. The bond may be redeemed prior to maturity, at the option of the District, on any date, upon payment of the present value (as defined in the September 27, 2017 authorizing resolution of the board) of the Note. The Note is payable from pledged revenue, including the District's covenant to levy the required mill levy on all taxable property within the District to pay for debt scheduled payments as well as a portion of specific ownership taxes collected by the District as a result of the imposition of the required mill levy.

These notes are an integral part of the accompanying financial statements.

The Note is secured by the Pledged Revenues and all moneys and earnings thereon. Pledged Revenues consists of revenues derived from the imposition of the Required Mill Levy remitted to the District.

Per the District's service plan, no limitations exist on the mill levy the District can impose for debt service.

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2017 General Obligation Note:

	Principal	Interest	Total
2026	$ 390,000	$ 122,711	$ 512,711
2027	400,000	111,908	511,908
2028	410,000	100,828	510,828
2029	425,000	89,471	514,471
2030	435,000	77,699	512,699
2031 to 2035	2,370,000	200,409	2,570,409
	$ 4,430,000	**$ 703,026**	**$ 5,133,026**

Events of Default – Series 2017 Note

The following events are considered events of default under the 2017 Note Agreement: (1) The District fails to make any payment of the principal of or interest on the Note when due, (2) District breaches any material covenant set forth in the Note Resolution or failure by the District to perform any material duty imposed on it under the Noter Resolution and continuation of such breach or failure for a period of 30 days after written notice specifying such default and requiring the same to be remedied is delivered to the District from the Lender and (3) the District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligations represented by the Note. Upon the occurrence and continuance of an Event of Default, the Lender may protect and enforce its rights by proper legal or equitable remedy deemed most effectual including, without limitation, mandamus, specific performance of any covenants, injunctive relief, or requiring the District Board to act as if it were the trustee of an express trust, or any combination of such remedies; provided however, that acceleration of any payments due with respect to the Note shall not be a remedy available to the Lender. Any receiver appointed to protect the rights of the Lender may take possession of and operate and maintain the System in the same manner as the District itself might do. The failure of the Lender to proceed does not relieve the District or any person of any liability for failure to perform any duty hereunder. The foregoing rights are in addition to any other right, and the exercise of any right by the Lender shall not be deemed a waiver of any other right.

Debt Authorization

As of December 31, 2025, the District is prohibited from issuing any additional debt (other than refinancing existing debt that would generate a net cost saving to the homeowners) without first obtaining authorization from the District's voters in compliance with TABOR.

Pursuant to the District's Service Plan, the District is limited to issuing $8,000,000 in bond indebtedness. In the future, the District may issue up to $546,000 in additional indebtedness under the service plan limit if the District obtains voter authorization in the future to issue additional debt.

NOTE 6 – NET POSITION

The District has a net position consisting of three components – restricted, non-spendable and unassigned.

Restricted Net Position

The District's restricted net position as of December 31, 2025 in the general fund, debt service fund and capital projects fund totaled $11,700, $34,334 and $279,684, respectively. The restricted net position within the general fund is due to spending restrictions established by TABOR. See Note 8 for further details. The restricted net position within the debt service fund is comprised of funds that are restricted to servicing the Series 2017 general obligation note per the debt mill levy and related note agreement.

Non-Spendable Net Position

The District's non-spendable net position as of December 31, 2025 in the general fund, debt service fund and capital project fund totaled $18,661, $0, and $0, respectively. These balances were created due to the District prepaying certain 2026 expenses in 2025.

Unassigned Net Position

The District's unassigned net position as of December 31, 2025 totaled ($3,330,449). This deficit amount was a result of the District being responsible for the repayment of bonds issued for public improvements conveyed to Commerce City, South Adams County Water and Sanitation District and the Buffalo Run Mesa Homeowners Association, Inc.

NOTE 7 – AGREEMENTS WITH ASSOCIATION

On December 12, 2022, the District determined that it was in the best interests of the District's residents and property owners for the District to provide various services previously provided by the Association. The service area of the Association is located entirely within the boundaries of the District.

Covenant Enforcement and Architectural Review Services

On December 12, 2022, the District entered into a one-year agreement with the Association to provide covenant enforcement and architectural review services for a 12-month period beginning January 01, 2023. The cost of providing such services on behalf of the Association is funded from revenues generated by the District. This agreement automatically renews on January 1st of each calendar year unless cancelled by the District or the Association no less than 30 days prior to the renewal date.

Use and Maintenance Agreement

On December 12, 2022, the District entered into a one-year agreement with the Association to use, operate, maintain and improve the Association's common areas and public right-of-way landscaping (as depicted on the Buffalo Mesa Subdivision Filing No 1 plat map filed with the Adams County Clerk and Recorder's Office), entry monumentation, perimeter fencing and the storm water drainage system ("Service Areas"). Such services will be provided by the District at its own expense. This agreement automatically renews on January 1st of each calendar year unless cancelled by the District or Association no less than 30 days prior to the renewal date.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss including (a) torts, thefts of, damage to, or destruction of assets, (b) errors or omissions and (c) acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to insure its member districts against various risks of loss. Settled claims have not exceeded this coverage in any of the past three years.

The District pays annual premiums to the Pool for liability 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 its members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to the Pool's distribution formula.

NOTE 9 – TAX, SPENDING AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution—referred to 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.

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 May 07, 2002, District voters authorized the District to assess property taxes at no more than $250,000 annually, without limitation to rate, to pay the District's operations, maintenance and other expenses. Additionally, the District voters approved a revenue change to allow the District to retain and spend all revenue, other than ad valorem taxes, in excess of TABOR spending, revenue raising or other limitations. The $250,000 voter-approved property tax limit may be adjusted to reflect changes in the Denver-Lakewood-Aurora CPI. As of December 31, 2002, the United States Bureau of Labor Statistics Consumer Price Index for Denver-Lakewood-Aurora (CPI) was 184.8. As of November 30, 2025, the CPI was 337.561 causing the voter-approved property tax limit to be adjusted to $456,600.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). TABOR prohibits the District from using its emergency reserves to compensate for economic conditions and revenue shortfalls.

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

SUPPLEMENTARY INFORMATION

BUFFALO RUN MESA METROPOLITAN DISTRICT
DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Property taxes	$ 499,500	$ 499,505	$ 5
Specific ownership taxes	25,000	24,970	(30)
Net investment income	1,000	269	(731)
Total Revenues	**525,500**	**524,744**	**(756)**
EXPENDITURES			
Direct and indirect collection costs	40,700	31,997	8,703
Cash payments on debt			
Interest payments on bank note	133,300	133,237	63
Principal payments on bank note	380,000	380,000	-
Total Expenditures	**554,000**	**545,234**	**8,766**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**(28,500)**	**(20,490)**	**8,010**
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	-	-	-
Total Other Financing Sources (Uses)	-	-	-
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	**(28,500)**	**(20,490)**	**8,010**
FUND BALANCE – BEGINNING	**53,500**	**54,824**	**1,324**
FUND BALANCE – END OF YEAR	**$ 25,000**	**$ 34,334**	**$ 9,334**

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

BUFFALO RUN MESA METROPOLITAN DISTRICT
DEBT SERVICE FUND
DEBT MANAGEMENT & COMPLIANCE EXPENDITURE DETAILS - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
DEBT MANAGEMENT & COMPLIANCE			
Debt management & compliance cost allocation	$ 32,000	$ 24,500	$ 7,500
Collection fees – County Treasurer	7,500	7,497	3
Bank trustee fees	400	-	400
Other costs	800	-	800
Total Debt Management & Compliance Expenses	**$ 40,700**	**$ 31,997**	**$ 8,703**

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

BUFFALO RUN MESA METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025

	Amended and Final Budget	Actual Amounts	Positive / (Negative) Variance with Amended Budget
REVENUES			
Net investment income	$ 18,000	$ 17,907	$ (93)
Other income	-	-	-
Total Revenues	**18,000**	**17,907**	**(93)**
EXPENDITURES			
Major capital projects	430,000	404,805	25,195
Total Expenditures	**430,000**	**404,805**	**25,195**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**(412,000)**	**(386,898)**	**25,102**
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	102,400	102,400	-
Total Other Financing Sources (Uses)	**102,400**	**102,400**	**-**
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES	**(309,600)**	**(284,498)**	**25,102**
FUND BALANCE – BEGINNING OF YEAR	**592,700**	**564,182**	**28,518**
FUND BALANCE – END OF YEAR	**$ 283,100**	**$ 279,684**	**$ 53,620**

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

BUFFALO RUN MESA METROPOLITAN DISTRICT

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

December 31, 2025

The District's repayment schedule for its Series 2017 general obligation note is as follows:

Year Ended December 31,	Principal	Interest	Interest Rate	Total
2026	$ 390,000	$ 122,711	2.770%	$ 512,711
2027	400,000	111,908	2.770%	511,908
2028	410,000	100,828	2.770%	510,828
2029	425,000	89,471	2.770%	514,471
2030	435,000	77,699	2.770%	512,699
2031	450,000	65,649	2.770%	515,649
2032	460,000	53,184	2.770%	513,184
2033	475,000	40,442	2.770%	515,442
2034	485,000	27,284	2.770%	512,284
2035	500,000	13,850	2.770%	513,850
	$4,430,000	**$ 703,026**		**$ 5,133,026**

Interest is payable each year on June 1st and December 1st, and principal payments are due each year on December 1st. The Bonds cannot be paid in advance without a redemption penalty.

BUFFALO RUN MESA METROPOLITAN DISTRICT

SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED

December 31, 2025

Year Ended December 31,	Prior Year Assessed Valuation for Current Year tax Levy	Mills Levied		Total Property Taxes		Percent Collected to Levied
		Operations	Debt	Levied	Collected (Note A)	
2019	$ 11,050,630	2.995	43.464	$ 513,400	$ 513,402	100.0%
2020	12,832,300	2.579	37.429	513,400	513,395	100.0%
2021	12,895,320	0.000	39.813	513,400	511,152	99.6%
2022	13,550,080	0.000	37.889	513,400	514,371	100.2%
2023	13,257,130	26.831	39.428	878,400	878,918	100.1%
2024	16,081,440	34.276	20.346	878,400	895,293	101.9%
2025	16,095,790	23.540	31.033	878,400	878,404	100.0%
2026	15,779,250	23.892	33.145	900,000	[TBD]	[TBD]

NOTE A: Property taxes collected in any one year may include collection of delinquent property taxes levied in prior years.

OTHER SUPPLEMENTARY INFORMATION

BUFFALO RUN MESA METROPOLITAN DISTRICT

CHANGE IN TOTAL OVERLAPPING MILL LEVY

December 31, 2025

	2024 Mill Levy *	2025 Mill Levy **	Change
Adams County	26.944	27.479	0.535
Buffalo Run Mesa Metro District	54.573	57.037	2.464
Commerce City	2.700	2.613	(0.087)
Commerce City North Infrastructure GID	8.000	8.000	0.000
Rangeview Library District	3.667	3.715	0.048
Regional Transportation District (RTD)	0.000	0.000	0.000
School District 27-Brighton	56.644	56.290	(0.354)
South Adams County Fire Protection District	14.750	14.750	0.000
South Adams County Water & Sanitation District	2.013	2.265	0.252
Urban Drainage and Flood Control District	0.900	0.900	0.000
Urban Drainage South Platte District	0.100	0.100	0.000
Total Mill Levy (Tax Area 598)	**170.291**	**173.149**	**2.858**

* -- For property tax collections in 2025

** -- For property tax collections in 2026

BUFFALO RUN MESA METROPOLITAN DISTRICT

HISTORICAL DEBT RATIOS

December 31, 2025

	12/31/21	12/31/22	12/31/23	12/31/24	12/31/25
Debt outstanding	$ 5,890,000	$ 5,540,000	$ 5,180,000	$ 4,810,000	$ 4,430,000
Restricted Cash	($ 168,120)	($ 168,932)	($ 222,703)	($ 53,594)	($ 50,422)
Combined assessed property values within the District	$ 13,550,080	$ 13,257,130	$ 16,081,440	$ 16,095,790	$ 15,779,250
Ratio of debt to assessed property values	42.2%	40.5%	30.8%	29.6%	27.8%