Cumberland Green Metropolitan District

Annual Financial Report

December 31, 2025

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INDEPENDENT AUDITORS' REPORT

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Cumberland Green Metropolitan District

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Cumberland Green 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 the District as of December 31, 2025, and the respective changes in financial position 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. Our responsibilities under those standards are further described in the Auditors' 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 these 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 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.

Auditors' 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 auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements 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.

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The schedules of revenues, expenditures, and changes in fund balance, the schedule of debt service requirements to maturity, and the summary of assessed valuation, mill levy, and property tax collected, are presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information, as listed in the table of contents, is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



Littleton, Colorado
September 28, 2025

Basic Financial Statements

Cumberland Green Metropolitan District
Statement of Net Position (Deficit)
December 31, 2025

	Governmental Activities
Assets	
Cash and investments	$ 142,120
Cash and investments - restricted	498,077
Property taxes receivable	465,032
Prepaid expense	12,746
Accounts receivable	18,314
Capital assets, net of depreciation	539,084
Total assets	$ 1,675,373
Liabilities	
Accounts payable	13,255
Accrued interest payable	15,881
Bonds payable, due within one year	81,000
Bonds payable, due in more than one year	3,549,000
Total liabilities	$ 3,659,136
Deferred Inflows of Resources	
Property tax revenue	465,032
Total deferred inflows of resources	465,032
Net Position	
Net investment in capital assets	539,084
Restricted for:	
Emergency	10,345
Parks and open space	27,493
Unrestricted	(3,025,717)
Total Net Position (Deficit)	(2,448,795)
Total Liabilities and Net Position (Deficit)	$ 1,675,373

The accompanying notes are an integral part of these financial statements.

Cumberland Green Metropolitan District
Statement of Activities
For the Year Ended December 31, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services and other fees	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 222,817	$ 7,298	$ 12,100	$ -	$ (203,419)
Interest and related costs on long term debt	277,293	-	-	-	(277,293)
	500,110	7,298	12,100	-	(480,712)
General revenues:					
Property taxes					828,468
Specific ownership taxes					79,416
Interest income					33,382
Miscellaneous income					11,986
Total general revenues					953,252
Change in net position					472,540
Net position (Deficit) - beginning of year					(2,921,335)
Net position (Deficit) - end of year					$ (2,448,795)

The accompanying notes are an integral part of these financial statements.

Cumberland Green Metropolitan District
Governmental Funds Balance Sheet
and Reconciliation of Fund Balances to Net Position
December 31, 2025

Assets	General Fund	Debt Service Fund	Capital Projects Fund	Conservation Trust Fund	Total Governmental Funds
Cash and investments	$ 46,190	$ 62,286	$ 6,151	$ 27,493	$ 142,120
Cash and investments - restricted	-	498,077	-	-	498,077
Prepaid expense	12,746	-	-	-	12,746
Property taxes receivable	206,681	258,351	-	-	465,032
Accounts receivable	11,986	-	-	-	11,986
Receivable from EPC Treasurer	2,287	4,041	-	-	6,328
Total assets	$ 279,890	$ 822,755	$ 6,151	$ 27,493	$ 1,136,289
Liabilities					
Accounts payable	13,255	-	-	-	13,255
Total liabilities	13,255	-	-	-	13,255
Deferred Inflows of Resources					
Deferred property tax revenue	206,681	258,351	-	-	465,032
Total deferred inflows of resources	206,681	258,351	-	-	465,032
Fund Balances					
Nonspendable:					
Prepaid expense	12,746	-	-	-	12,746
Restricted:					
Emergency reserves	10,345	-	-	-	10,345
Debt service	-	564,404	-	-	564,404
Parks, vegetation and open space	-	-	-	27,493	27,493
Assigned - capital projects	-	-	6,151	-	6,151
Unassigned	36,863	-	-	-	36,863
Total Fund Balances	59,954	564,404	6,151	27,493	658,002
Total Liabilities, Fund Balances and Deferred Inflows of Resources	$ 279,890	$ 822,755	$ 6,151	$ 27,493	$ 1,136,289

Total governmental fund balance per above	$ 658,002
Amounts reported for governmental activities in the statement of net position excluded from the governmental fund balance because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	539,084
Bonds not payable in the current year are excluded as liabilities in the governmental funds. Interest on bonds payable is recognized as an expenditure in governmental funds when due. These liabilities consist of:	
Bonds payable	(3,630,000)
Accrued interest on bonds	(15,881)
Net position (Deficit) of governmental activities	$ (2,448,795)

The accompanying notes are an integral part of these financial statements.

Cumberland Green Metropolitan District
Governmental Fund Revenues, Expenditures and Changes in Fund Balances
For the Year Ended December 31, 2025

	General	Debt Service	Capital Projects	Conservation Trust	Total Governmental Funds
Revenues					
Property taxes	$ 299,657	$ 528,811	$ -	$ -	$ 828,468
Specific ownership taxes	28,725	50,691	-	-	79,416
Lottery proceeds	-	-	-	12,100	12,100
Fines	7,298	-	-	-	7,298
Interest income	86	33,117	179	-	33,382
Miscellaneous income	11,986	-	-	-	11,986
Total General Revenues	347,752	612,619	179	12,100	972,650
Expenditures					
Current					
Covenant enforcement	39,815	-	-	-	39,815
Accounting	13,200	-	-	-	13,200
Audit	9,873	-	-	-	9,873
Banking fees	475	-	-	-	475
County Treasurer's fees	4,498	7,933	-	-	12,431
Communication	600	-	-	-	600
Landscape Maintenance	58,447	-	-	-	58,447
Legal	10,028	-	-	-	10,028
Management	27,103	-	-	-	27,103
Dues - membership fees	1,237	-	-	-	1,237
Insurance	10,819	-	-	-	10,819
Election	4,035	-	-	-	4,035
Miscellaneous	13,783	-	-	-	13,783
Design review committee expense	2,700	-	-	-	2,700
Directors fees	2,800	-	-	-	2,800
Payroll taxes	352	-	-	-	352
Utilities	2,663	-	-	-	2,663
Paying agent fees	-	2,500	-	-	2,500
Capital Outlay	-	-	284,346	5,480	289,826
Debt service					
Bond Principal payment	-	1,750,000	-	-	1,750,000
Bond interest	-	282,450	-	-	282,450
Total Expenditures	202,428	2,042,883	284,346	5,480	2,535,137
Excess of revenues over (under) expenditures	145,324	(1,430,264)	(284,167)	6,620	(1,562,487)
Other financing sources (uses)					
Interfund transfers	(284,346)	-	284,346	-	-
Total other financing sources (uses)	(284,346)	-	284,346	-	-
Net change in fund balances	(139,022)	(1,430,264)	179	6,620	(1,562,487)
Fund balances:					
Beginning of the year	198,976	1,994,668	5,972	20,873	2,220,489
End of the year	$ 59,954	$ 564,404	$ 6,151	$ 27,493	$ 658,002

The accompanying notes are an integral part of these financial statements.

Cumberland Green Metropolitan District
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities
For the Year Ended December 31, 2025

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

Net change in fund balance—total governmental funds	$	(1,562,487)
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.		
Capital Outlay		289,826
Depreciation		(12,456)
Long-term debt 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. Also, governmental funds do not report new long-term commitments until paid, while the commitment expense is recorded as a change in net position.		
Accrued bond interest - change in liability		7,657
Bond payments		1,750,000
Change in net position of governmental activities	$	472,540

The accompanying notes are an integral part of these financial statements.

Cumberland Green Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance—Actual and Budget
Governmental Fund Type—General Fund
For the Year Ended December 31, 2025

	Budgeted Amounts Original	Budgeted Amounts Final	Actual	Variance Favorable (Unfavorable)
Revenues				
Property taxes	$ 299,686	$ 299,700	$ 299,657	$ (43)
Specific ownership taxes	27,128	28,750	28,725	(25)
Fines	-	7,300	7,298	(2)
Interest income	50	50	86	36
Miscellaneous income	2,500	12,000	11,986	(14)
Total Revenues	329,364	347,800	347,752	(48)
Expenditures				
Covenant enforcement	34,000	40,000	39,815	185
Accounting	12,000	13,000	13,200	(200)
Audit	10,000	10,000	9,873	127
Banking Fees	600	500	475	25
County Treasurer's fees	4,495	4,495	4,498	(3)
Communication	700	600	600	-
Director's fees	3,600	2,800	2,800	-
Payroll taxes	514	514	352	162
Insurance	12,000	11,000	10,819	181
Landscape maintenance	42,000	58,500	58,447	53
Legal	9,000	9,900	9,863	37
Election	4,000	4,000	4,035	(35)
Management	26,500	27,000	27,103	(103)
Dues - membership fees	1,238	1,238	1,237	1
Miscellaneous	5,000	14,000	13,783	217
Event Expense	500	500	-	500
Design review committee expense	2,700	2,700	2,700	-
Publications of notices	200	200	165	35
Utilities	3,000	3,000	2,663	337
TABOR reserve 3% of revenues	9,881	-	-	-
Total Expenditures	181,928	203,947	202,428	1,519
Excess Revenues Over Expenditures	147,436	143,853	145,324	1,471
Other financing sources (uses)				
Interfund transfers	(286,311)	(286,311)	(284,346)	1,965
Total other financing sources (uses)	(286,311)	(286,311)	(284,346)	1,965
Net Change in Fund Balance	(138,875)	(142,458)	(139,022)	3,436
Fund Balance—Beginning of year	204,561	198,976	198,976	-
Fund Balance —End of Year	$ 65,686	$ 56,518	$ 59,954	$ 3,436

The accompanying notes are an integral part of these financial statements.

Cumberland Green Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance—Actual and Budget
Governmental Fund Type—Conservation Trust Fund
For the Year Ended December 31, 2025

	Budgeted Amounts Original	Budgeted Amounts Final	Actual	Variance Favorable (Unfavorable)
Revenues				
Lottery proceeds	$ 14,000	$ 12,100	$ 12,100	$ -
Total Revenues	14,000	12,100	12,100	-
Expenditures				
Park maintenance/projects	4,000	5,480	5,480	-
Total Expenditures	4,000	5,480	5,480	-
Excess Revenue Over (Under) Expenditures	10,000	6,620	6,620	-
Net Change in Fund Balance	10,000	6,620	6,620	-
Fund Balance—Beginning of year	20,952	20,873	20,873	-
Fund Balance —End of Year	$ 30,952	$ 27,493	$ 27,493	$ -

Cumberland Green Metropolitan District
Notes to Financial Statements
December 31, 2025

1. Definition of Reporting Entity

Cumberland Green Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court on November 14, 2005, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City of Fountain on August 9, 2005. The District's service area is located entirely within the City in El Paso County, Colorado. The District was organized to provide planning, acquisition, construction, installation and financing of public improvements, including streets, water, wastewater, traffic and safety, park and recreation, mosquito control, television relay and transportation facilities, primarily for the residential development known as Cumberland Green.

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

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

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

2. Summary of Significant Accounting Policies

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

Government-wide and Fund Financial Statements

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

2. Summary of Significant Accounting Policies (continued)

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

The statement of activities demonstrates the degree to which the direct 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 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 government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District 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.

2. Summary of Significant Accounting Policies (continued)

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 fund.

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

The Conservation Trust Fund accounts for all government revenue and expenditures associated with state lottery disbursements.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

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

Budgets

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

The District amended the 2025 Budget for the General and Conservation Trust Funds.

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. Investments are carried at fair value.

2. Summary of Significant Accounting Policies (continued)

Property Taxes

Property taxes are levied by the District 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 for 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 taxes collected monthly to the District.

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

Capital Assets

Capital assets, which include property, plant and equipment and infrastructure (e.g. roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than $5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair 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.

Parks and recreation facilities	10-50 years

Fund Equity

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

2. Summary of Significant Accounting Policies (continued)

classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components.

The following classifications describe the relative strength of the spending constraints:

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

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

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

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

- *Unassigned fund balance* - The residual portion of fund balance that does not meet any of the criteria described above. If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's policy to use the most restrictive classification first.

Restricted Fund Balance

Emergency reserves have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (See Note 8).

The restricted fund balance in the Debt Service Fund is to be used exclusively for future payment of bond principal, interest and related costs.

2. Summary of Significant Accounting Policies (continued)

The restricted fund balance in the Conservation Trust Fund consists of lottery proceeds and is required by legislation to be used for the acquisition, development and maintenance of new conservation sites or for capital improvements or maintenance for recreational purposes on any public site.

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	$ 142,120
Cash and investments—Restricted	498,077
	$ 640,197

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

Deposits with financial institutions	$ 640,197
Total cash and investments	$ 640,197

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

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

As of December 31, 2025, the District's cash deposits had a carrying balance of $640,197 and a bank balance of $640,419, of which $250,000 was FDIC insured and $390,419 was covered by collateral held by authorized escrow agents in the financial institutions name (PDPA).

4. Capital Assets

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

	Balance at December 31, 2024	Additions	Disposals/ Retirements	Balance at December 31, 2025
Capital assets, being depreciated:				
Park and Recreation	$ 335,277	$ 289,826	$ -	$ 625,103
Security equipment	7,500	-	-	7,500
Total capital assets, being depreciated	342,777	289,826	-	632,603
Less accumulated depreciation for				
Park and Recreation	79,688	10,956	-	90,644
Security equipment	1,375	1,500	-	2,875
Total accumulated depreciation	81,063	12,456	-	93,519
Total capital assets, being depreciated, net	$ 261,714	$ 277,370	$ -	$ 539,084

Depreciation expense of $12,456 for the year ended December 31, 2025 was charged to general government activities.

5. Long-Term Liabilities

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

	Balance at December 31, 2024	Additions	Deductions	Balance at December 31, 2025	Due Within One Year
General Obligation Bonds					
2015 Bonds	$ 5,380,000	$ -	$ 1,750,000	$ 3,630,000	$ 81,000
Total Bonds payable	$ 5,380,000	$ -	$ 1,750,000	$ 3,630,000	$ 81,000
Total-Long-Term Obligations	$ 5,380,000	$ -	$ 1,750,000	$ 3,630,000	$ 81,000

5. Long-Term Liabilities (continued)

$5,700,000 General Obligation Limited Tax Refunding and Improvement Bonds, Series 2015

On November 19, 2015, the District issued $5,700,000 (original issue amount) General Obligation Limited Tax Refunding and Improvement Bonds, Series 2015. The bonds, maturing December 1, 2045, bear an interest rate of 5.25% per annum, calculated on a basis of a 360 day year of twelve 30 day months, payable semi-annually on each June 1 and December 1.

The 2015 bonds are subject to redemption, prior to maturity, at the option of the District, as a whole or in integral multiples of $1,000, in any order of maturity and in whole or partial maturities, on December 1, 2025 and on any date thereafter, upon payment of par plus accrued interest to the date of redemption, with no redemption premium. During 2025, the District paid an additional principal amount of $1,655,000.

Further, the 2015 Bonds are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2020, and on each December 1 thereafter prior to the maturity date of such bonds, upon payment of par and accrued interest, without redemption premium.

Below is a summary of the future maturities of the Series 2015 Bonds:

	Limited Tax General Obligation Bonds		
	Principal	Interest	Total
2026	$ 81,000	$ 190,575	$ 271,575
2027	78,000	186,322	264,322
2028	89,000	182,228	271,228
2029	103,000	177,555	280,555
2030	114,000	172,148	286,148
2031-2035	694,000	763,402	1,457,402
2036-2040	1,015,000	548,624	1,563,624
2041-2045	1,456,000	246,435	1,702,435
	$ 3,630,000	$ 2,467,289	$ 6,097,289

Authorized Debt

On November 1, 2005, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed $30,000,000 at an interest rate not to exceed 12% per annum.

5. Long-Term Liabilities (continued)

At December 31, 2025 the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Authorized November 1, 2005 Election	Authorization Used, Series 2007 Bonds	Authorization Used, Series 2012 Senior Notes	Subordinate General Obligation Limited Tax Note	Authorization Used, Series 2015 Series Limited Tax Note	Remaining at December 31, 2025
Streets	$ 5,000,000	$ 854,678	$ –	$ 348,451	$ -	$ 3,796,871
Water	3,000,000	737,787	–	111,549	-	2,150,664
Sanitary sewer and storm drainage	3,000,000	1,237,417	–	167,578	-	1,595,005
Traffic and safety controls	1,000,000	–	–	19,287	-	980,713
Parks and recreation facilities	3,000,000	85,118	53,464	255	1,352,880	1,508,283
Refunding of debt	15,000,000	–	3,206,536	-	4,347,120	7,446,344
Total	$ 30,000,000	$ 2,915,000	$ 3,260,000	$ 647,120	$ 5,700,000	$ 17,477,880

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to $15,000,000.

Developer Advances

On February 8, 2006, the District entered into a Reimbursement Agreement (Agreement) with the previous developer, Jimmy Camp Development, Inc., whereby the District agreed to reimburse the Developer for operations, maintenance, and capital advances which had been, or were to be, made on behalf of the District. The Agreement referenced an Exhibit A, which was to list the advances made as of the date of the Agreement. Apparently, no such Exhibit A was attached at the date of execution. The Agreement provides that the District agreed to reimburse the Developer, along with accrued interest at a rate of 6% from the date of each advance, when and if the District issued general obligation or revenue bonds, the identified source of the reimbursement funds. The Agreement contemplated that the reimbursement would be made from proceeds of the initial bond offering, but provides that the issuance and timing of the initial or subsequent bond issuances would be at the discretion of the District.

The Agreement accurately recites that such agreement to make reimbursements does not legally constitute a multiple-fiscal year obligation under applicable Colorado laws. The Agreement further provides that all advances made after February 8, 2006 were subject to the District's additional discretionary determination that such new advances were for District "improvements" and that such improvements were "satisfactory."

5. Long-Term Liabilities (continued)

In 2011, Developer's development manager provided a listing of the Developer's cash advances made from January 1, 2008 through December 31, 2009, totaling $3,340,420 of which the Developer had been repaid $2,407,012, leaving a purported balance of $1,014,859. The submitted accounting did not identify the improvements nor the amounts paid to contractors for the construction of the improvements, which were purportedly constructed by the Developer with the advanced funds. Under its terms, the Agreement cannot be assigned or transferred by the Developer to any other person or entity except a transfer to a person or entity represented by the Developer to the District as an "Accredited Investor" defined by the Securities Act of 1933.

During 2010, the previous members of the District's Board of Directors, who were affiliated with the Developer, became ineligible to serve as board members and a new five-member Board of Directors not affiliated with the Developer was appointed by the City of Fountain. Members of the newly appointed Board of Directors, and their respective successors in office, do not believe the full amounts submitted in 2011 as developer advances, and the related accrued interest, are legitimate District obligations without supporting documentation as to each advance and the corresponding improvement constructed with such advance, and requested such supporting documentation from the Developer. To date, no supporting documentation evidencing expenditures made on behalf of the District has been produced by the Developer. Jimmy Camp Development, Inc. apparently is no longer an existing Colorado corporation in good standing, filed a petition in bankruptcy court in 2010, and to the District's best information and belief, no transfer of the Agreement has been made to any other Accredited Investor.

It is the opinion of the District's legal counsel that the obligation created under the Agreement is a contingent obligation that is not legally enforceable until each of the following contingencies are met: (1) the District determines in its governing board's sole discretion that the advances were made for District improvements and that such improvements are satisfactory; (2) the District's governing board authorizes and issues general obligation or revenue bonds at its discretion for purposes of effecting the reimbursement; and (3) the District's governing board appropriates sufficient funds from such bond proceeds in its annual budget as required by law. None of the three contingencies has been met as of December 31, 2025.

Infrastructure Funding and Reimbursement Agreement

On October 20, 2014, the District entered into an agreement with an additional developer, COLA, LLC, wherein the Developer will develop property within the District for residential purposes, and the District will reimburse advances made by the Developer to fund these activities. The Developer will advance the funds to the District in the form of performing certain design, engineering, installation and construction of public infrastructure. The District will reimburse the Developer an amount of no more than $1,000,000 of the estimated total advances of $2,400,000, along with accrued interest.

5. Long-Term Liabilities (continued)

The Developer was eligible for a reimbursement of up to $50,000 for costs associated with the design and construction of a gazebo and picnic area, in the location designated by the District (the "Gazebo Reimbursement"). In accordance with Paragraph 4 of the Agreement, in order to receive the Gazebo Reimbursement, the Developer needed to submit its request, along with an independent verification of costs, to the District by no later than December 31, 2016. Failure by the Developer to submit its request prior to this deadline resulted in the Developer forever forfeiting its claim to the Gazebo Reimbursement.

6. Net Position

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

Investment in capital assets consists of capital assets, net of accumulated depreciation. As of December 31, 2025, the District had invested in capital assets of $539,084.

Restricted assets include the net position that is restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2025 as follows:

Restricted net position:		
Emergency Reserves (see Note 8)	$	10,345
Parks and open space		27,493
Total restricted net position	$	37,838

The District's unrestricted net position as of December 31, 2025 is ($3,025,717). The negative unrestricted net position is a result of the issuance of debt for capital assets that were conveyed to another entity.

7. Risk Management

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees, or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2025. 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.

8. 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.

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.

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

On November 1, 2005, the District's voters authorized the District to increase property taxes $750,000 annually. The election also allows the District to collect, spend and retain all revenues without regard to the limitations contained within Article X, Section 20 of the Colorado constitution.

8. Tax, Spending and Debt Limitations (continued)

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

Supplementary Information

Cumberland Green Metropolitan District
Schedule of Revenues, Expenditures and Changes in Fund Balance—Actual and Budget Governmental Fund Type—Debt Service Fund For the Year Ended December 31, 2025

	Budgeted Amounts Original & Final	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	$ 528,857	$ 528,811	$ (46)
Specific ownership taxes	47,872	50,691	2,819
Interest income	400	33,117	32,717
Total Revenues	577,129	612,619	35,490
Expenditures:			
Paying agent fees	2,500	2,500	-
County Treasurer's fee	7,933	7,933	-
Bond interest	282,450	282,450	-
Bond principal	95,000	95,000	-
Additional Principal Payment	1,655,000	1,655,000	-
Total Expenditures	2,042,883	2,042,883	-
Excess Revenues Over Expenditures	(1,465,754)	(1,430,264)	35,490
Net Change in Fund Balance	(1,465,754)	(1,430,264)	35,490
Fund Balance—Beginning of year	1,525,848	1,994,668	468,820
Fund Balance —End of Year	$ 60,094	$ 564,404	$ 504,310

Cumberland Green Metropolitan District

Schedule of Revenues, Expenditures and Changes in Fund Balance—Actual and Budget Governmental Fund Type—Capital Projects Fund For the Year Ended December 31, 2025

	Budgeted Amounts Original & Final	Actual	Variance Favorable (Unfavorable)
Revenues			
Interest income	$ 175	$ 179	$ 4
Total Revenues	175	179	4
Expenditures:			
Capital outlay	286,311	284,346	1,965
Total Expenditures	286,311	284,346	1,965
Excess Revenue Over (Under) Expenditures	(286,136)	(284,167)	1,969
Other financing sources (uses)			
Interfund transfers	285,311	284,346	(965)
Total other financing sources (uses)	285,311	284,346	(965)
Net Change in Fund Balance	(825)	179	1,004
Fund Balance —Beginning of year	5,970	5,972	2
Fund Balance —End of Year	$ 5,145	$ 6,151	$ 1,006

Cumberland Green Metropolitan District
Schedule of Debt Service Requirements to Maturity
For the Year Ended December 31, 2025

$5,700,000 General Obligation
General Obligation Limited Tax Refunding and Improvement Bonds
Series 2015
Interest Rate 5.25%
Principal Due December 1
Interest Payable June 1 and December 1

Year Ended December 31,	Principal	Interest	Total
2026	$ 81,000	$ 190,575	$ 271,575
2027	78,000	186,322	264,322
2028	89,000	182,228	271,228
2029	103,000	177,555	280,555
2030	114,000	172,148	286,148
2031	113,000	166,162	279,162
2032	136,000	160,230	296,230
2033	133,000	153,090	286,090
2034	158,000	146,108	304,108
2035	154,000	137,812	291,812
2036	184,000	129,728	313,728
2037	191,000	120,067	311,067
2038	195,000	110,040	305,040
2039	206,000	99,802	305,802
2040	239,000	88,987	327,987
2041	236,000	76,440	312,440
2042	257,000	64,050	321,050
2043	290,000	50,558	340,558
2044	291,000	35,332	326,332
2045	382,000	20,055	402,055
	$ 3,630,000	$ 2,467,289	$ 6,097,289

Cumberland Green 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 Property Tax Levy	Mills Levied (All Funds)	Total Property Taxes Levied	Total Property Taxes Collected	Percent Collected to Levied
2020	$ 11,058,290	50.000	$ 552,915	$ 552,936	100.00%
2021	$ 13,652,550	47.000	$ 641,670	$ 641,454	99.97%
2022	$ 14,011,730	47.000	$ 658,551	$ 658,644	100.01%
2023	$ 14,952,850	47.000	$ 702,783	$ 702,783	100.00%
2024	$ 17,631,170	47.000	$ 828,665	$ 836,697	100.97%
2025	$ 17,628,570	47.000	$ 828,543	$ 828,468	99.99%
Estimated for the year ending 12/31/2026	$ 17,223,380	27.000	$ 465,032		

Note:

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the county treasurer does not permit identification of specific year or levy.