

EASTPARK70 METROPOLITAN DISTRICT
ADAMS COUNTY, COLORADO

FINANCIAL STATEMENTS

AND

REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANT

FOR THE YEAR ENDED
DECEMBER 31, 2025

EASTPARK70 METROPOLITAN DISTRICT

FINANCIAL STATEMENTS AND REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANT FOR THE YEAR ENDED DECEMBER 31, 2025

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Eastpark70 Metropolitan District
Adams County, Colorado

Report on the Audit of the Financial Statements

Opinions

I have audited the accompanying financial statements of the governmental activities and each major fund of Eastpark70 Metropolitan 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 my 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 Eastpark70 Metropolitan District as of December 31, 2025, and the changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinions

I conducted my audit in accordance with auditing standards generally accepted in the United States of America. My responsibilities under those standards are further described in the **Auditor's Responsibilities for the Audit of the Financial Statements** section of my report. I am required to be independent of Eastpark70 Metropolitan District and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

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 the District's ability to continue as a going concern for a reasonable period of time.

Auditor's Responsibilities for the Audit of the Financial Statements

My 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 my 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, I:

- 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 my 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.

I am 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 I identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the budgetary comparison schedule for the General Fund be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

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. I have not performed

any procedures with respect to this required supplementary information. My opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

My audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's basic financial statements. The supplementary budget comparison schedule identified in the table of contents is 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 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 my opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Scott Wright

Salida, Colorado
June 9, 2026

EASTPARK70 METROPOLITAN DISTRICT

STATEMENT OF NET POSITION DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Cash Equivalents	\$ 108,612
Receivables	1,230,221
Prepaid Items	4,175
	<hr/>
Total Assets	1,343,008
	<hr/>
LIABILITIES	
Accounts Payable	50,892
Due to Adams County	75,070
Noncurrent Liabilities:	
Due Within One Year	290,897
Due In More Than One Year	18,096,484
	<hr/>
Total Liabilities	18,513,343
	<hr/>
DEFERRED INFLOWS OF RESOURCES	
Unavailable Revenue - Property Taxes	1,223,897
	<hr/>
NET POSITION	
Net Investment in Capital Assets (Deficit)	(6,424,982)
Restricted For:	
Emergencies	4,650
Unrestricted (Deficit)	(11,973,900)
	<hr/>
Total Net Position (Deficit)	\$ (18,394,232)
	<hr/> <hr/>

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

EASTPARK70 METROPOLITAN DISTRICT

STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2025

Functions/Programs	Expenses	Program Revenues			Governmental Activities	Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions		
Governmental Activities:						
General Government	\$ 72,595	\$ -	\$ -	\$ -		\$ (72,595)
Aurora Regional Transportation Authority (ARTA)	38,216	-	-	-		(38,216)
Interest and Related Costs on Long-term Debt	1,642,674	-	-	-		(1,642,674)
Total Governmental Activities	\$ 1,753,485	\$ -	\$ -	\$ -		(1,753,485)
General Revenues:						
						973,728
						62,024
						19,688
						<u>1,055,440</u>
						Increase (Decrease) in Net Position (698,045)
						<u>Net Position (Deficit) - Beginning of Year</u> (17,696,187)
						<u>Net Position (Deficit) - End of Year</u> \$(18,394,232)

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

EASTPARK70 METROPOLITAN DISTRICT

BALANCE SHEET GOVERNMENTAL FUNDS DECEMBER 31, 2025

	General Fund	Debt Service Fund	Total
ASSETS			
Cash and Cash Equivalents	\$ 60,305	\$ 48,307	\$ 108,612
Due from ARTA	-	6,324	6,324
Property Taxes Receivable	73,217	1,150,680	1,223,897
Prepaid Items	4,175	-	4,175
Total Assets	<u>\$ 137,697</u>	<u>\$ 1,205,311</u>	<u>\$ 1,343,008</u>
LIABILITIES AND FUND BALANCES			
Accounts Payable	\$ 12,526	\$ 38,366	\$ 50,892
Due to Adams County	6,356	68,714	75,070
Total Liabilities	<u>18,882</u>	<u>107,080</u>	<u>125,962</u>
DEFERRED INFLOWS OF RESOURCES			
Unavailable Revenue - Property Taxes	73,217	1,150,680	1,223,897
Total Deferred Inflows of Resources	<u>73,217</u>	<u>1,150,680</u>	<u>1,223,897</u>
FUND BALANCES			
Nonspendable:			
Prepaid Items	4,175	-	4,175
Restricted For:			
TABOR Emergency Reserve	4,650	-	4,650
Unassigned (Deficit)	36,773	(52,449)	(15,676)
Total Fund Balances (Deficits)	<u>45,598</u>	<u>(52,449)</u>	<u>(6,851)</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 137,697</u>	<u>\$ 1,205,311</u>	<u>\$ 1,343,008</u>

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

EASTPARK70 METROPOLITAN DISTRICT

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION DECEMBER 31, 2025

	<u>Total</u>
Total Fund Balances (Deficits) - Governmental Fund	\$ (6,851)
 <i>Amounts reported for governmental activities in the statement of net position are different because:</i>	
Some liabilities, including bonds, notes and leases payable are not due and payable in the current period and therefore are not reported as liabilities in the governmental funds.	
- Series 2005 Bonds Payable	(7,670,000)
- Developer Advances	(408,698)
	<u>(8,078,698)</u>
Unamortized bond discounts are not available to pay for current period expenditures and therefore are deferred in the funds.	
	<u>1,653,716</u>
Accrued interest payable that is not due and payable in the current period is not reported as a liability in the governmental funds.	
- Series 2005 Bonds Payable	(11,462,451)
- Developer Advances	(499,948)
	<u>(11,962,399)</u>
Net Position (Deficit) of Governmental Activities	<u>\$ (18,394,232)</u>

EASTPARK70 METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE YEAR ENDED DECEMBER 31, 2025

	General Fund	Debt Service Fund	Total
Revenues			
Taxes:			
General Property Taxes, Net of Abatement	\$ 58,424	\$ 876,355	\$ 934,779
General Property Taxes - ARTA, Net of Abatement	-	38,949	38,949
Specific Ownership Tax	-	62,024	62,024
Investment Earnings	2,929	16,759	19,688
Total Revenues	<u>61,353</u>	<u>994,087</u>	<u>1,055,440</u>
Expenditures			
Current:			
General and Administrative	55,060	17,535	72,595
Aurora Regional Transportation Authority	-	38,216	38,216
Debt Service:			
Principal	-	370,000	370,000
Interest	-	555,782	555,782
Total Expenditures	<u>55,060</u>	<u>981,533</u>	<u>1,036,593</u>
Net Change in Fund Balances	6,293	12,554	18,847
Fund Balances (Deficits), Beginning of Year	<u>39,305</u>	<u>(65,003)</u>	<u>(25,698)</u>
Fund Balances (Deficits), End of Year	<u>\$ 45,598</u>	<u>\$ (52,449)</u>	<u>\$ (6,851)</u>

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

EASTPARK70 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

	<u>Total</u>
Net change in fund balances - Total Governmental Funds	<u>\$ 18,847</u>
<i>Amounts reported for governmental activities in the statement of activities are different because:</i>	
Expenses reported in the Statement of Activities that do not require the use of current financial resources are not reported as expenditures in governmental funds.	
- Change in Accrued Interest Payable	<u>(976,246)</u>
Expenses reported in the Statement of Activities that do not require the use of current financial resources are not reported as expenditures in governmental funds.	
- Amortization of Bond Discount	<u>(110,646)</u>
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position.	
- Repayment of Bonds Payable	<u>370,000</u>
Change in Net Position of Governmental Activities	<u><u>\$ (698,045)</u></u>

EASTPARK70 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2025

The financial statements of Eastpark70 Metropolitan District (District) have been prepared in conformity with generally accepted accounting principles (GAAP) generally accepted in the United States of America as applied to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting board for establishing governmental accounting and financial reporting principles. The following notes are an integral part of the District's financial statements.

Note 1. Summary of Significant Accounting Policies

A. Financial Reporting Entity

As required by generally accepted accounting principles, these financial statements present the District. The District does not have any component units for which the District is considered financially accountable.

Primary Government. The District, a quasi-municipal corporation and a political subdivision of the State of Colorado was organized by order and decree of the District Court in and for Adams County, Colorado, on November 10, 2004, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes) and the District's Service Plan, approved by the City of Aurora, on August 30, 2004. The District was established to finance and construct certain public infrastructure improvements including sanitary and storm sewers, streets, water, safety protection, and other improvements that benefit the citizens of the District. The District's primary revenues are property taxes. An elected Board of Directors governs the District. The District has no employees, and all operations and administrative functions are contracted.

The accompanying financial statements present the District, which is considered a primary government under GAAP. In evaluating how to define the District for financial reporting purposes, management has considered all potential component units. The determination of component units is based on financial accountability, including the appointment of a voting majority of an organization's governing board and (1) the ability of the District to impose its will on that organization, or (2) the potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the District. Based on the foregoing criteria, the District is not financially accountable for any other organization, nor is the District a component unit of any other governmental entity. Accordingly, the District's financial statements do not include any component units.

B. Government-wide and Fund Financial Statements

Government-wide Financial Statements. The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all non-fiduciary activities of the District. The Statement of Activities demonstrates the degree to which the direct expenses of a given function or business segment are offset by program revenues and helps identify the extent to which each is self-financing or draws from the

EASTPARK70 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2025

general revenues of the District. Direct expenses are those that are clearly identifiable with a specific function or business segment. Program revenues include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function and, 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or business segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Fund Financial Statements. Fund financial statements report detailed information about the District with the focus on major funds rather than on reporting funds by type. Separate financial statements are provided for governmental funds. The District has no proprietary or fiduciary funds. Individual governmental funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

Measurement Focus and Basis of Accounting. The government-wide financial statements have been prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when the 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. Revenue is recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period (60 days). The major sources of revenue which are 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. Expenditures generally are recorded when the liability is incurred, as under full accrual accounting. However, debt service expenditures, as well as expenditures related to claims and judgments, are recorded only when payment is due.

Financial Statement Presentation – Fund Accounting. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts which are segregated for the purpose of accounting for specific activities. The District uses funds to report results of operations and financial position, and demonstrate compliance with legal, contractual, and regulatory requirements.

The District reports the following major governmental funds:

- *General Fund* - This is the District's primary operating fund. It is used to account for all activities of the District not required to be accounted for in another fund.
- *Debt Service Fund* - This fund is used to account for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

EASTPARK70 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2025

D. Deferred Outflows / Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents the consumption of net position that applies to a future period that will not be recognized as an outflow of the resources (expenditure) until the future period. At the end of the current fiscal year, the District did not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category - deferred property tax revenues.

The governmental funds also reported deferred inflows of resources representing deferred property tax revenues.

Deferred outflows of resources are presented below the total assets on the government-wide and governmental fund statements. Deferred inflows of resources are presented below the total liabilities on the government-wide and governmental fund statements.

E. Cash and Cash Equivalents

Cash and cash equivalents include amounts in demand deposits as well as highly liquid investments (including restricted assets) with a maturity when purchased of three months or less and all local government investment pools. 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 minimum number of bank accounts. 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 total cash. Investments are stated at fair value.

F. Long-term Obligations

In the government-wide Statement of Net Position long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the interest method. Bonds payable is reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

EASTPARK70 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2025

Issuance costs, whether or not withheld from the actual debt proceeds, are reported as debt service expenditures.

G. Fund Balances

The District utilizes the fund balance presentation as required under GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. Fund balances are categorized as nonspendable, restricted, committed, assigned, or unassigned. These fund balance classifications describe the relative strength of the spending constraints placed on the purposes for which resources can be used:

- Nonspendable fund balance – amounts that are not in a spendable form (such as inventory or prepaid/deferred charges) or are legally or contractually required to be maintained intact;
- Restricted fund balance – amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation;
- Committed fund balance – amounts constrained to specific purposes by a government itself, using its highest level of decision-making authority; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest-level action to remove or change the constraint;
- Assigned fund balance – amounts a government intends to use for a specific purpose but is neither restricted nor committed; intent can be expressed by the governing body or an official or body to which the governing body delegates the authority;
- Unassigned fund balance – amounts that do not meet any other above criteria above and are available for any purpose; positive amounts are reported only in the general fund.

When fund balance resources are available for a specific purpose in more than one classification, it is the District's policy to use the most restrictive funds first in the following order: restricted, committed, assigned, and unassigned as they are needed. The District considers all unassigned fund balances to be "reserves" for future operations or capital replacement as defined within Article X, Section 20 of the Constitution of the State of Colorado (see Note 8).

H. Budgetary Information

Budgets are adopted on a basis consistent with GAAP for all funds. According to Local Government Budget Law, the legal level of appropriations is at the total fund expenditures level and lapse at year-end. During the year, the District's Board of Directors can modify the budget by line item within a fund's total appropriation without notification.

Upon meeting notification and publication requirements, supplemental amendments increasing appropriations may be passed by resolution of the Board of Directors. Budgeted amounts reported in the accompanying financial statements are as originally adopted and as amended by the Board of Directors.

EASTPARK70 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2025

I. Property Taxes

The District's Board of Directors levies property taxes. 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 15th by certification to the County Commissioners to put the tax lien on the individual properties as of January 1st of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and, generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District. Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Note 2. Deposits and Investments

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

Cash and Cash Equivalents	<u>\$ 108,612</u>
Total	<u>\$ 108,612</u>

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

Deposits With Financial Institutions	\$ 1,871
Deposits With Local Government Investment Pools	<u>106,741</u>
Total	<u>\$ 108,612</u>

Deposits

Custodial Credit Risk. Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the District would not be able to recover its deposits or would not be able to recover collateral securities that are in the possession of an outside party.

The District's deposits are entirely covered by federal deposit insurance or by collateral held under Colorado's Public Deposit Protection Act ("PDPA"). The Federal Deposit Insurance Corporation (FDIC) insures the first \$250,000 of the District's deposits at each financial institution. Deposit balances over \$250,000 are collateralized as required by PDPA. PDPA requires that cash be deposited in eligible public depositories and deposits 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 with the District being a named participant in the single institution collateral pool. The minimum pledging requirement is 102% of the uninsured deposits. The Colorado State

EASTPARK70 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2025

Banking Board verifies the market value at least monthly. Bank assets (usually securities) are required by PDPA to be delivered to a third-party institution for safekeeping and pledged to the Colorado Division of Banking. Based on the above, the Colorado State Auditor has concluded that there is no custodial risk for public deposits collateralized under PDPA.

Local Government Investment Pools

Local government investment pools are trusts established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the trusts. A designated custodial bank serves as custodian pursuant to a custodian agreement. The custodian acts as safekeeping agent for the trusts' investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the trusts. The District invests its surplus funds in the Colorado Surplus Asset Fund Trust (CSAFE). The CSAFE may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities as well as in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. CSAFE is a stable \$1.00 net asset value (NAV) fund that offers daily liquidity.

Investments

Credit Risk. Colorado State Statutes specify investment instruments meeting defined rating and risk criteria in which local government entities may invest. These investments include local government investment pools and certain obligations of the United States government. State law limits investments in commercial paper, corporate bonds, and money market mutual funds to the top two ratings issued by nationally recognized statistical rating organizations. The District has no investment policy that would further limit its investment choices.

Presented below is the minimum rating, as required by Colorado State Statutes, for investments held by the District as of December 31, 2025.

Ratings <u>Fitch</u>	Local Government <u>Investment Pools</u>
AAAmmf	<u>\$106,741</u>

Interest Rate Risk. The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. However, the District follows Colorado state statutes regarding investments.

Concentration of Credit Risk. The District places no limit on the amount it may invest in any one issuer. As discussed above, the District invests its surplus funds in Colorado Surplus Asset Fund Trust (CSAFE). The investment is not categorized because the investment is not

EASTPARK70 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2025

evidenced by securities that exist in physical or book entry form. At December 31, 2025, the District had an investment of \$106,741 for both market and carrying value.

Fair Value of Investments. The District measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Quoted prices for identical investments in active markets;
- Level 2: Observable inputs other than quoted market prices; and,
- Level 3: Unobservable inputs.

At December 31, 2025, the District had no investments measured at fair value and had the following investments measured at net asset value:

<u>Investments Measured at Net Asset Value</u>	<u>Total</u>
CSAFE	<u>\$106,741</u>
Total	<u>\$106,741</u>

At December 31, 2025, there were no unrealized losses reflective of changes in the fair market value of investments.

Note 3. Tax Abatements

During the fiscal year ended December 31, 2025, property tax abatements of \$14,863 for the General Fund and \$232,847 for the Debt Service Fund, related to current and prior year property taxes were refunded to taxpayers within the District by the Adams County Treasurer.

Note 4. Legal Compliance – Budgets

No later than October 15, the District Manager submits to the Board of Directors a proposed budget for the calendar year commencing the following January 1. The budget is prepared by fund and line item and includes information on the prior year, current year estimates and requested appropriations and estimated revenues for the upcoming year.

The Board of Directors holds public hearings and must adopt the budget by resolution prior to December 15. Once adopted, the Board may at any time, by resolution, amend the budget. The District had no supplemental appropriations during the year ended December 31, 2025.

Expenditures may not legally exceed budgeted appropriations at the fund level. Budgetary comparisons in the accompanying required supplemental information are presented with a higher level of detail than legally required to facilitate closer financial analysis.

EASTPARK70 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2025

Note 5. Capital Assets

All capital assets have been dedicated to the City of Aurora or such other entities as appropriate for the use and benefit of the District taxpayers and service users.

Note 6. Long-term Debt

General Obligation Bonds. On February 22, 2005, the District issued General Obligation Bonds (Limited Tax Convertible to Unlimited Tax) Series 2005 (Series 2005 Bonds) totaling \$8,380,000. The Series 2005 Bonds were issued to fund public improvements within the District. The Series 2005 Bonds are secured by, and payable from, the Pledged Revenue consisting of funds derived by the District from the following sources, net of any costs of collections: (a) the Required Mill Levy; (b) the portion of the Specific Ownership tax allocable to the amount of the Required Mill Levy; and (c) any other legally available moneys which are credited to the Bond Fund by the District. The District has covenanted to levy an ad valorem mill levy, (not to exceed 50 mills) upon all taxable property of the District in an amount sufficient to pay the principal of and interest of the bonds as they come due and payable. The Required Mill Levy shall be imposed by the District each year through the maturity of the Series 2005 Bonds, and any subsequent years to the extent necessary to cure defaults of previous principal or interest payments.

The Series 2005 Bonds mature on December 1, 2034, and bear interest at (i) a rate of 0% per annum from the date of issuance to November 30, 2009; and (ii) at the rate of 8.00% per annum from December 1, 2009, until maturity or prior redemption. Interest is payable semiannually to the extent of available pledged revenue on June 1st and December 1st, commencing on June 1, 2010. To the extent interest is not paid, such interest will compound semiannually on each interest payment date at the rates described below.

General obligation bonds currently outstanding at December 31, 2025, are as follows:

<u>Purpose</u>	<u>Interest Rate</u>	<u>Amount</u>
General Government – Public Improvements	8.00%	<u>\$7,670,000</u>

Unpaid Debt Service. Beginning in 2010, District assessed valuations and related property tax revenues were unable to produce sufficient revenues to meet the scheduled debt service requirements of the Series 2005 Bonds. As described in more detail below, the District and bondholder have entered into agreements regarding the required mill levy for 2010-2025 and therefore the bondholder has taken no formal action. The unpaid obligations accrue interest at the stated rates in the Series 2005 Bonds. The required mill levy required by the Series 2005 Bonds is expected to continue after maturity to cure defaults of previous principal or interest payments.

The occurrence or existence of any one or more of the following events shall be an Event of Default under the Bond Resolution: (a) the District fails or refuses to impose the Required Mill

EASTPARK70 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2025

Levy or to apply the Pledged Revenue as required by the Bond Resolution; (b) the District defaults in the performance or observance of any other of the covenants, agreements, or conditions on the part of the District in the Bond Resolution, and fails to remedy the same within thirty (30) days after notice thereof; or (c) the District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the debt represented by the Series 2005 Bonds. The Bond Resolution acknowledges that the failure to make the required principal or interest payments on the Series 2005 Bonds does not, in and of itself, constitute an event of default under the Bond Resolution.

The remaining insufficiencies as of December 31, 2025, on the Series 2005 Bonds are as follows:

<u>Application</u>	<u>Series 2005 Bonds</u>	<u>Compound Interest</u>
December 1, 2010, Unpaid Interest	\$ 280,060	\$ -
June 1, 2011, Unpaid Interest	271,103	11,202
December 1, 2011, Unpaid Interest	320,700	22,495
June 1, 2012, Unpaid Interest	294,414	36,222
December 1, 2012, Unpaid Interest	320,900	49,448
June 1, 2013, Unpaid Interest	293,800	64,262
December 1, 2013, Unpaid Interest	322,700	78,584
June 1, 2014, Unpaid Interest	292,174	94,636
December 1, 2014, Unpaid Interest	323,012	110,108
June 1, 2015, Unpaid Interest	322,095	127,433
December 1, 2015, Unpaid Interest	293,112	145,414
June 1, 2016, Unpaid Interest	289,659	162,955
December 1, 2016, Unpaid Interest	323,200	181,060
June 1, 2017, Unpaid Interest	294,200	201,230
December 1, 2017, Unpaid Interest	321,102	221,047
June 1, 2018, Unpaid Interest	237,000	242,733
December 1, 2018, Unpaid Interest	175,369	261,922
June 1, 2019, Unpaid Interest	73,667	279,414
December 1, 2019, Unpaid Interest	242,828	293,537
June 1, 2020, Unpaid Interest	-	314,992
December 1, 2020, Unpaid Interest	193,128	327,592
June 1, 2021, Unpaid Interest	-	348,420
December 1, 2021, Unpaid Interest	(240,000)	362,357
June 1, 2022, Unpaid Interest	-	367,251
December 1, 2022, Unpaid Interest	(585,000)	381,941
June 1, 2023, Unpaid Interest	-	373,819
December 1, 2023, Unpaid Interest	(216,374)	388,772
June 1, 2024, Unpaid Interest	-	395,668
December 1, 2024, Unpaid Interest	(182,000)	411,495
June 1, 2025, Unpaid Interest	-	420,674
December 1, 2025, Unpaid Interest	87,418	437,501
Unpaid Principal as of December 31, 2025	<u>2,120,000</u>	<u>-</u>
<i>Total Unpaid Debt Service</i>	<u>\$ 6,468,267</u>	<u>\$ 7,114,184</u>

Annual debt service requirements to maturity for general obligation bonds outstanding at December 31, 2025, are as follows:

EASTPARK70 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2025

Year Ending December 31	Principal	Interest	Total
Unpaid Balance - 2025	\$ 2,120,000	\$ 4,348,267	\$ 6,468,267
2026	415,000	613,600	857,400
2027	450,000	580,400	859,200
2028	505,000	544,400	878,200
2029	545,000	504,000	877,800
2030	605,000	460,400	894,200
2031-2034	<u>3,030,000</u>	<u>1,314,400</u>	<u>3,639,600</u>
Total	<u>\$ 7,670,000</u>	<u>\$ 8,365,467</u>	<u>\$ 16,035,467</u>

Contract Funding and Reimbursement Agreements and Developer Advances

Operation Funding Agreement. On November 4, 2016, the District entered into the 2017-2021 Operation Funding Agreement (OFA) with EP70 LLC (Developer) with an effective date of January 1, 2017, whereby the Developer agreed to advance funds for operations and maintenance expenses in an amount equal to the difference between the budgeted general fund expenses and the budgeted general fund revenue. The Developer's obligation to advance funds under the OFA expired on March 15, 2022. Advances under the OFA accrue interest at a rate of 7.5% per annum from the date of deposit into the District's account, until paid. Payments to reimburse the Developer are to be applied pursuant to the priority of payments set forth in the OFA. In the event the District has not reimbursed the Developer for any advance(s) made pursuant to this OFA on or before December 31, 2052, any amount of principal and accrued interest outstanding shall be deemed to be forever discharged and satisfied in full. At December 31, 2025, the District had amounts payable under the OFA totaling \$825,852, which includes principal amounts of \$373,723 and \$452,129 of accrued interest.

Facilities Acquisition and Reimbursement Agreement. On December 21, 2004, the District and the Developer entered into a Facilities Acquisition and Reimbursement Agreement (FARA), as amended on October 19, 2005 to include additional public improvement costs, whereby the Developer agreed to construct or acquire certain public improvements within the District up to a maximum amount of \$6,000,000, and whereby the District agreed to reimburse the Developer for the verified public improvement and organizational costs, plus interest at a rate of 7.5% per annum. Reimbursement payments to the Developer shall be credited first to the principal amounts due, then to any accrued but unpaid interest. The term of the FARA will extend through December 31, 2044, unless terminated prior by mutual agreement of the parties. No payment is required under the FARA unless and until such time the District issues bonds sufficient to acquire a part or all of such improvements, or to reimburse Developer for part or all of the organizational costs. At December 31, 2025, the District had amounts due to the Developer under the FARA totaling \$82,795, which includes principal amounts of \$34,975 and accrued interest of \$47,819.

EASTPARK70 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2025

Changes in Long-term Liabilities. Long-term liability activity for the year ended December 31, 2025, was as follows:

	Beginning Balance (Restated)	Additions	Deletions	Ending Balance	Due Within One Year
<i>Bonds Payable:</i>					
Series 2005 GO Bonds	\$ 8,040,000	\$ -	\$ 370,000	\$ 7,670,000	\$ 415,000
Less: Unamortized Bond Discount	(1,764,362)	110,646	-	(1,653,716)	(124,103)
<i>Developer Advances:</i>					
<i>Operating Funding Agreement:</i>					
Capital - Principal	373,723	-	-	373,723	-
<i>Facilities Acquisition & Reimbursement Agreement:</i>					
Capital - Principal	34,975	-	-	34,975	-
Accrued Interest	<u>10,986,153</u>	<u>1,532,028</u>	<u>555,782</u>	<u>11,962,399</u>	<u>-</u>
Total Long- term Liabilities	<u>\$ 17,670,489</u>	<u>\$ 1,642,674</u>	<u>\$ 925,782</u>	<u>\$ 18,387,381</u>	<u>\$ 290,897</u>

Authorized Debt. The limit on the District's ability to issue Debt is set forth in its Service Plan as \$100,000,000 (the "Service Plan Debt Issuance Limit"). In no event is the District authorized to issue Debt in excess of the Service Plan Debt Issuance Limit. The amount of Debt authorization remaining within the Service Plan Debt Issuance Limit is \$91,620,000.

The District's voters have authorized the District to issue Debt in accordance with the Service Plan Debt Issuance Limit.

In the future, the District may issue a portion or all of the remaining Service Plan Debt Issuance Limit for purposes of providing public improvements to support development as it occurs within the District's service area.

Note 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 maintains commercial insurance for significant insurable risks. The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, 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.

EASTPARK70 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2025

Note 8. Commitments, Contingencies and Agreements

Intergovernmental Agreement with the City of Aurora. The District and the City of Aurora (Aurora) are parties to an Intergovernmental Agreement (Aurora IGA) dated December 21, 2004, which provides contractual enforcement rights to Aurora with respect to certain restrictions set forth in the District's Service Plan. Under the Aurora IGA, the District covenants to dedicate all public improvements to Aurora or other appropriate jurisdiction, and covenants that all improvements will be constructed in compliance with Aurora's standards and specifications. The Aurora IGA states that the District is not authorized to operate and maintain improvements, other than park and recreation improvements, unless otherwise agreed to by Aurora. Further, the District is required to impose a mill levy for Aurora Regional Improvements (the ARI Mill Levy) commencing in the first year the District imposes a debt service mill levy.

Agreements Regarding Required Mill Levy. The Series 2005 Bonds require the District to impose the Required Mill Levy in an amount sufficient to pay the principal, premium, and interest on the Series 2005 Bonds (not to exceed 50 mills and not less than 25 mills). However, as indicated in Note 4 above, due to insufficient increases in the District's assessed valuation, the District was not able to collect sufficient revenues to meet the scheduled debt service requirements. As such, the District and Cambridge Capital LLC (Bondholder) entered into Agreements Regarding Required Mill Levy for fiscal years 2010 through 2025, pursuant to which the District and Bondholder agreed that increases in the mill levy to comply with the Required Mill Levy would not be in the best interests of the District, its taxpayers and residents, or the Bondholder. Therefore, the District and Bondholder have agreed to a reduction in the amount of the Required Mill Levy for 2010 through 2025.

ARTA Establishment Agreement. On August 22, 2006, and as subsequently amended, the District, along with other Title 32 special districts, entered into the Aurora Regional Transportation Authority (ARTA) Establishment Agreement (ARTA Agreement), an authority formed pursuant to Section 29-1-203, C.R.S. The ARTA Agreement was further amended to add additional metropolitan district members. Pursuant to the ARTA Agreement, ARTA will plan, design, acquire, construct, relocate, redevelop, and finance regional improvements within the boundaries of the metropolitan districts which are parties to the ARTA Agreement using the revenue from the ARI Mill Levy (as defined therein) of each of the participating districts. In accordance with the ARTA Agreement, Aurora has been offered the right to appoint no less than 30% and no more than 49% of the ARTA Board, but as of 2025, had not exercised this right. For collection year 2025, the District imposed an ARI mill levy equal to 1.000 mill, which generated \$48,857 in ARTA property tax collections.

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.

EASTPARK70 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2025

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

On November 4, 2004, qualified electors of the District passed election questions allowing (1) the District to increase property taxes up to \$5,000,000 annually, without limitation of rate, to pay the District's operations, maintenance, and other expenses; (2) allowing for a phased tax increase up to \$55,000,000; and (3) allowing the District to collect, retain and spend all revenues in excess of TABOR spending, revenue raising or other limitations.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. The District has established an emergency reserve for the year ended December 31, 2025, in the amount of \$4,650.

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 interpretation of how to calculate Fiscal Year Spending limits, may require judicial interpretation.

Note 9. Fund Balance Deficit

At December 31, 2025, the Debt Service Fund reported a deficit fund balance of \$52,449. The deficit resulted from District assessed valuations and related property tax revenues being unable to produce sufficient current revenues to cover property tax abatements for the previous year. It is expected that the subsequent year property tax revenues will be sufficient to cover these costs.

Note 10. Deficit Net Position

The District has a deficit net position of \$18,394,232 as of December 31, 2025. The District has incurred general obligation debt since inception for the construction of public improvements within the District. All of these improvements have been deeded or transferred to other local and state governmental entities. These entities have assumed the responsibility for continued maintenance of these improvements and therefore, these assets no longer belong to the District but still exist for the benefit and use of the taxpayers of the District. GASB 34 requires netting the debt acquired to purchase assets against those assets the District still holds title to. In addition, pledged revenues have not been sufficient to pay all interest and principal due, which creates the net deficit as of December 31, 2025.

EASTPARK70 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2025

Note 11. Related Parties

The Developer within the District is controlled by private equity group Consolidated Investment Group (CIG). During 2025, the majority of the District's board members were officers, employees, or consultants of CIG. CIG is also the sole bondholder of the District's outstanding Series 2005 Bonds. The majority of the property within the District is owned by companies which are owned, controlled, or otherwise affiliated with the Developer.

**REQUIRED SUPPLEMENTARY
INFORMATION**

EASTPARK70 METROPOLITAN DISTRICT

GENERAL FUND REQUIRED SUPPLEMENTARY INFORMATION BUDGETARY COMPARISON SCHEDULE FOR THE YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts		Variance With	Actual Amounts	Variance with
	Original	Final	Final Budget - Over (Under) Original Budget	Budgetary (and GAAP) Basis	Final Budget - Over (Under) Actual Amounts
Budgetary Revenues					
Taxes:					
General Property Taxes, Net of Abatement	\$ 73,285	\$ 73,285	\$ -	\$ 58,424	\$ (14,861)
Investment Earnings	1,000	1,000	-	2,929	1,929
Total Budgetary Revenues	74,285	74,285	-	61,353	(12,932)
Budgetary Expenditures					
Current:					
Accounting	9,600	9,600	-	12,903	3,303
Audit	5,750	5,750	-	5,250	(500)
County Treasurer Fees	1,099	1,099	-	1,100	1
District Management	6,500	6,500	-	8,827	2,327
Election Costs	1,000	1,000	-	1,897	897
Insurance	4,300	4,300	-	4,198	(102)
Legal	15,000	15,000	-	20,835	5,835
Miscellaneous	500	500	-	50	(450)
TABOR Emergency Reserve	2,229	2,229	-	-	(2,229)
Total Budgetary Expenditures and Reserves	45,978	45,978	-	55,060	9,082
Budgetary Excess (Deficiency) of Revenues Over (Under) Expenditures	28,307	28,307	-	6,293	(22,014)
Budgetary Other Financing Sources (Uses)					
Transfers Out	(30,000)	(30,000)	-	-	30,000
Net Change in Fund Balances	(1,693)	(1,693)	-	6,293	7,986
Budgetary Fund Balances, Beginning of Year	45,261	45,261	-	39,305	(5,956)
Budgetary Fund Balances, End of year	\$ 43,568	\$ 43,568	\$ -	\$ 45,598	\$ 2,030

EASTPARK70 METROPOLITAN DISTRICT

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION DECEMBER 31, 2025

Budgetary Information

The District follows the requirements of the Colorado Local Government Budget Law in establishing the budgetary data reflected in the financial statements. The Board of Directors adopts an annual budget for the General Fund prior to December 31 of the preceding year. The budget includes estimated expenditures and the means of financing them. A public hearing is held prior to adoption of the budget, and the budget is legally enacted by resolution. Appropriations are adopted at the fund level. The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in the governmental fund financial statements.

Budget Amendments

During the year ended December 31, 2025, no amendments to the original appropriations were made. Accordingly, the original and final budgets are identical.

Explanation of Variances – Original Budget to Final Budget

There were no differences between the original and final budgets for the year ended December 31, 2025.

Explanation of Variances – Final Budget to Actual

Actual revenues were under final budgeted revenues due to property tax abatements. Actual expenditures were under final appropriations primarily because transfers out to the Debt Service Fund anticipated during the year were not required.

TABOR Emergency Reserve

Under the Colorado Taxpayer's Bill of Rights, the District is required to maintain an emergency reserve equal to 3% of fiscal year spending, excluding bonded debt service. The emergency reserve is included in the annual budget under Total Budgetary Expenditures and Reserves, but the reserve is not available for general spending.

SUPPLEMENTARY INFORMATION

EASTPARK70 METROPOLITAN DISTRICT

DEBT SERVICE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (BUDGETARY BASIS) - BUDGET AND ACTUAL FOR THE YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts <u>Original and Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
Revenues			
Taxes:			
General Property Taxes, Net of Abatement	\$ 1,099,275	\$ 876,355	\$ (222,920)
General Property Taxes - ARTA	48,857	38,949	(9,908)
Specific Ownership Tax	45,000	62,024	17,024
Investment Earnings	5,000	16,759	11,759
Total Revenues	<u>1,198,132</u>	<u>994,087</u>	<u>(204,045)</u>
Expenditures			
Current:			
County Treasurer Fees	16,489	17,235	(746)
Aurora Regional Transit Authority Payment	48,124	38,216	9,908
Debt Service:			
Bond Principal	370,000	370,000	-
Bond Interest	650,000	555,782	94,218
Paying Agent Fees	150	300	(150)
Total Expenditures	<u>1,084,763</u>	<u>981,533</u>	<u>103,230</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	113,369	12,554	(100,815)
Other Financing Sources			
Operating Transfers In	30,000	-	(30,000)
Net Change in Fund Balances	143,369	12,554	(130,815)
Fund Balances (Deficits), Beginning of Year	<u>(11,807,182)</u>	<u>(65,003)</u>	<u>11,742,179</u>
Fund Balances (Deficits), End of year	<u>\$ (11,663,813)</u>	<u>\$ (52,449)</u>	<u>\$ 11,611,364</u>