

ERIE COMMONS METROPOLITAN DISTRICT NO. 2
Weld County, Colorado

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2025

**ERIE COMMONS METROPOLITAN DISTRICT NO. 2
TABLE OF CONTENTS
DECEMBER 31, 2025**

INDEPENDENT AUDITORS' REPORT	I
BASIC FINANCIAL STATEMENTS	
GOVERNMENT-WIDE FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION	1
STATEMENT OF ACTIVITIES	2
FUND FINANCIAL STATEMENTS	
BALANCE SHEET – GOVERNMENTAL FUNDS	3
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS	4
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUND TO THE STATEMENT OF ACTIVITIES	5
GENERAL FUND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUALS	6
NOTES TO BASIC FINANCIAL STATEMENTS	7
OTHER INFORMATION	
SUMMARY OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED	19
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY	20

Board of Directors
Erie Commons Metropolitan District No. 2
Weld County, Colorado

Independent Auditor's Report

Opinions

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

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Erie Commons Metropolitan District No. 2 as of December 31, 2025, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

"Wipfli" is the brand name under which Wipfli LLP and Wipfli Advisory LLC and its respective subsidiary entities provide professional services. Wipfli LLP and Wipfli Advisory LLC (and its respective subsidiary entities) practice in an alternative practice structure in accordance with the AICPA Code of Professional Conduct and applicable law, regulations, and professional standards. Wipfli LLP is a licensed independent CPA firm that provides attest services to its clients, and Wipfli Advisory LLC provides tax and business consulting services to its clients. Wipfli Advisory LLC and its subsidiary entities are not licensed CPA firms.

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

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

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

"Wipfli" is the brand name under which Wipfli LLP and Wipfli Advisory LLC and its respective subsidiary entities provide professional services. Wipfli LLP and Wipfli Advisory LLC (and its respective subsidiary entities) practice in an alternative practice structure in accordance with the AICPA Code of Professional Conduct and applicable law, regulations, and professional standards. Wipfli LLP is a licensed independent CPA firm that provides attest services to its clients, and Wipfli Advisory LLC provides tax and business consulting services to its clients. Wipfli Advisory LLC and its subsidiary entities are not licensed CPA firms.

Other Matters

Required Supplemental Information

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

Other Information

Management is responsible for the other information included in our report. The other information, as listed in the table of contents, does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and, accordingly, we do not express an opinion or provide any assurance on them.

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

The logo for Wipfli LLP, featuring the company name in a stylized, handwritten-style script.

Wipfli LLP
Denver, Colorado

July 10, 2026

"Wipfli" is the brand name under which Wipfli LLP and Wipfli Advisory LLC and its respective subsidiary entities provide professional services. Wipfli LLP and Wipfli Advisory LLC (and its respective subsidiary entities) practice in an alternative practice structure in accordance with the AICPA Code of Professional Conduct and applicable law, regulations, and professional standards. Wipfli LLP is a licensed independent CPA firm that provides attest services to its clients, and Wipfli Advisory LLC provides tax and business consulting services to its clients. Wipfli Advisory LLC and its subsidiary entities are not licensed CPA firms.

BASIC FINANCIAL STATEMENTS

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

	Governmental Activities
ASSETS	
Cash and Investments	\$ 597,604
Cash and Investments - Restricted	4,700
Due From Town of Erie	1,004
Due From Other Districts	2,842
Prepaid Insurance	2,006
Property Tax Receivable	2,276,225
Total Assets	<u>2,884,381</u>
DEFERRED OUTFLOWS OF RESOURCES	
Bond Insurance Cost	260,042
Total Deferred Outflows of Resources	<u>260,042</u>
LIABILITIES	
Accounts Payable	3,004
Due to Other Districts	7,203
Accrued Interest	57,121
Noncurrent Liabilities:	
Due Within One Year	315,000
Due in More Than One Year	33,663,448
Total Liabilities	<u>34,045,776</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	2,276,225
Total Deferred Inflows of Resources	<u>2,276,225</u>
NET POSITION	
Restricted for:	
Emergency Reserve	4,700
Unrestricted	<u>(33,182,278)</u>
Total Net Position	<u><u>\$ (33,177,578)</u></u>

See accompanying Notes to Basic Financial Statements.

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

FUNCTIONS/PROGRAMS	Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government:				
Governmental Activities:				
General Government	\$ 131,384	\$ -	\$ -	\$ (131,384)
Interest on Long-Term Debt and Related Costs	1,653,839	-	140,905	(1,512,934)
Total Governmental Activities	<u>\$ 1,785,223</u>	<u>\$ -</u>	<u>\$ 140,905</u>	<u>(1,644,318)</u>
GENERAL REVENUES				
Property Taxes				2,182,143
Specific Ownership Taxes				89,421
Interest Income				64,129
TIF Revenue				25,130
Other Revenue				671
Total General Revenues				<u>2,361,494</u>
CHANGES IN NET POSITION				717,176
Net Position - Beginning of Year				<u>(33,894,754)</u>
NET POSITION - END OF YEAR				<u><u>\$ (33,177,578)</u></u>

See accompanying Notes to Basic Financial Statements.

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

	General	Debt Service	General Fund and Total Governmental Fund
ASSETS			
Cash and Investments	\$ 597,604	\$ -	\$ 597,604
Cash and Investments - Restricted	4,700	-	4,700
Due From Other Districts	2,842	-	2,842
Due From Town of Erie	1,004	-	1,004
Prepaid Insurance	2,006	-	2,006
Property Tax Receivable	149,799	2,126,426	2,276,225
Total Assets	<u>\$ 757,955</u>	<u>\$ 2,126,426</u>	<u>\$ 2,884,381</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 3,004	\$ -	\$ 3,004
Due to Other Districts	7,203	-	7,203
Total Liabilities	10,207	-	10,207
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	149,799	2,126,426	2,276,225
Total Deferred Inflows of Resources	149,799	2,126,426	2,276,225
FUND BALANCES			
Nonspendable:			
Prepaid Expense	2,006	-	2,006
Restricted for:			
Emergency Reserves	4,700	-	4,700
Unassigned	591,243	-	591,243
Total Fund Balances	597,949	-	597,949
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 757,955</u>	<u>\$ 2,126,426</u>	<u>\$ 2,884,381</u>
Amounts reported for governmental activities in the statement of net position are different because:			
Prepaid municipal bond insurance is recognized as an asset for governmental activities that is amortized over the life of the related debt			
Bond Insurance Cost			260,042
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.			
Accrued Interest			(1,954,008)
Bonds Payable - 2019A Limited Tax Bonds			(18,745,000)
Bonds Payable - 2019B Limited Tax Bonds			(12,400,000)
Bond Premium - 2019A Limited Tax Bonds			(936,561)
Net Position of Governmental Activities			<u>\$ (33,177,578)</u>

See accompanying Notes to Basic Financial Statements.

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

	General Fund and Total Governmental Fund
REVENUES	
Property Taxes	\$ 2,182,143
Specific Ownership Taxes	89,421
Interest Income	64,129
Other Revenue	671
TIF Revenue	25,130
Intergovernmental Revenues	140,905
Total Revenues	<u>2,502,399</u>
EXPENDITURES	
Current:	
Accounting	22,942
Auditing	7,108
County Treasurer's Fee	33,126
Directors' Fees	200
District Management	1,536
Dues And Membership	1,650
Election	1,618
Insurance	2,006
Legal	17,878
Website	320
Intergovernmental Expenditures	43,000
Debt Service:	
Bond Interest - Series 2019A	700,200
Bond Interest - Series 2019B	1,256,246
Bond Principal - Series 2019A	295,000
Paying Agent Fees	6,000
Total Expenditures	<u>2,388,830</u>
NET CHANGE IN FUND BALANCES	113,569
Fund Balances - Beginning of Year	<u>484,380</u>
FUND BALANCES - END OF YEAR	<u><u>\$ 597,949</u></u>

See accompanying Notes to Basic Financial Statements.

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

Net Change in Fund Balances - Total Governmental Funds	\$ 113,569
--	------------

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

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.

Loan Principal	295,000
----------------	---------

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest Payable - Change in Liability	250,827
Amortization of Bond Insurance	(10,835)
Amortization of Bond Premium	68,615
	68,615

Changes in Net Position of Governmental Activities	\$ 717,176
--	------------

See accompanying Notes to Basic Financial Statements.

ERIE COMMONS METROPOLITAN DISTRICT NO. 2
GENERAL FUND STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
REVENUES				
Property Taxes	\$ 2,182,175	\$ 2,182,000	\$ 2,182,143	\$ 143
Specific Ownership Taxes	88,292	97,000	89,421	(7,579)
Interest Income	22,000	50,000	64,129	14,129
Other Revenue	-	671	671	-
TIF Revenue	25,126	25,130	25,130	-
Intergovernmental Revenues	143,691	144,899	140,905	(3,994)
Total Revenues	2,461,284	2,499,700	2,502,399	2,699
EXPENDITURES				
Current:				
Accounting	16,000	23,000	22,942	58
Auditing	6,800	7,108	7,108	-
County Treasurer's Fee	33,110	33,104	33,126	(22)
Directors' Fees	200	200	200	-
District Management	-	1,500	1,536	(36)
Dues And Membership	1,500	1,650	1,650	-
Election	2,500	1,618	1,618	-
Insurance	3,000	2,006	2,006	-
Legal	13,000	15,000	17,878	(2,878)
Miscellaneous	2,625	14,715	-	14,715
Website	1,000	100	320	(220)
Intergovernmental Expenditures	43,000	43,000	43,000	-
Debt Service:				
Paying Agent Fees	6,000	6,000	6,000	-
Bond Interest	1,780,200	-	-	-
Bond Principal	295,000	-	-	-
Bond Interest - Series 2019A	-	700,200	700,200	-
Bond Interest - Series 2019B	-	1,295,799	1,256,246	39,553
Bond Principal - Series 2019A	-	295,000	295,000	-
Total Expenditures	2,203,935	2,440,000	2,388,830	51,170
NET CHANGE IN FUND BALANCE	257,349	59,700	113,569	53,869
Fund Balance - Beginning of Year	607,018	484,380	484,380	-
FUND BALANCE - END OF YEAR	<u>\$ 864,367</u>	<u>\$ 544,080</u>	<u>\$ 597,949</u>	<u>\$ 53,869</u>

See accompanying Notes to Basic Financial Statements.

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

NOTE 1 DEFINITION OF REPORTING ENTITY

Erie Commons Metropolitan District No. 2 (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the Weld County District Court and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Consolidated Service Plan with Erie Commons Metropolitan District No. 1 (District No. 1) approved by the Town of Erie on July 8, 2003, amended on January 24, 2005, and as amended on September 13, 2019. Pursuant to the Service Plan, the District, the financing district, is intended to provide funding to District No. 1 for the design, acquisition, construction, and completion of public improvements, including streets, traffic and safety controls and devices, transportation services, park and recreation, water, mosquito and pest control and sanitation facilities. District No. 1, the operating district, is intended to manage the financial, construction and operation and maintenance of such improvements.

The operation and maintenance of all other services and facilities is anticipated to be provided by the Town of Erie and not by the District.

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

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

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity, including District No. 1 and the Town of Erie.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all the activities of the District. Governmental activities are normally supported by taxes.

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

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.

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

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 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. Expenditures generally are recorded when a liability is incurred as under accrual accounting. However, debt service expenditures are recorded only when payment 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.

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

Adoption of New Accounting Standards

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Adoption of New Accounting Standards (Continued)

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

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 on its basis of accounting unless otherwise indicated. The adopted budgets for the General Fund and Debt Service fund have been consolidated and reflected as the General Fund Budget for financial reporting purposes.

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

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year.

The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

Amortization

Original Issue Discount/Premium: In the government-wide financial statements bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

Deferred Inflows/Outflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until that time.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Inflows/Outflows of Resources (Continued)

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

Equity

Net Position

For government -wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

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.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

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

NOTE 3 CASH AND INVESTMENTS

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

Statement of Net Position:

Cash and Investments	\$ 597,604
Cash and Investments - Restricted	4,700
Total Cash and Investments	<u>\$ 602,304</u>

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

Deposits with Financial Institutions	\$ 28,741
Investments	573,563
Total Cash and Investments	<u>\$ 602,304</u>

Deposits with Financial Institutions

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

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

On December 31, 2025, the District had a bank and carrying balance of \$28,741.

Investments

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

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

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment instruments meeting defined rating and risk criteria in which local governments may invest, which include:

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

As of December 31, 2025, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	<u>\$ 573,563</u>

Colorado Surplus Asset Fund Trust (CSAFE)

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operations similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under Section 24-75-601.1, C.R.S.

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

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Colorado Surplus Asset Fund Trust (CSAFE) (Continued)

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

NOTE 4 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Bonds Payable:					
General Obligation Bonds:					
2019A Limited Tax Bonds	\$ 19,040,000	\$ -	\$ 295,000	\$ 18,745,000	\$ 315,000
2019B Limited Tax Bonds	12,400,000	-	-	12,400,000	-
Accrued Interest					
2019B Limited Tax Bonds	2,146,485	1,006,648	1,256,246	1,896,887	-
Subtotal Bonds Payable	33,586,485	1,006,648	1,551,246	33,041,887	315,000
Bond Premium/Discount:					
2019A Limited Tax Bonds	1,005,176	-	68,615	936,561	-
Subtotal Bond Premium / Discount	1,005,176	-	68,615	936,561	-
Total Long-Term Obligations	\$ 34,591,661	\$ 1,006,648	\$ 1,619,861	\$ 33,978,448	\$ 315,000

2019A and 2019B Senior and Subordinate General Obligation Limited Tax Bonds

On December 19, 2019, the District issued \$20,250,000 of senior and \$12,400,000 of subordinate general obligation limited tax bonds. The bonds were issued for the purpose of paying and discharging the outstanding Series 2009 Bonds, Series 2019 Note and Development Loan, and a portion of the Series 2010 Bond Anticipation Note originally issued by Erie Commons Metro District No. 1. The Bond Anticipation Note is held by a third-party owner, and the District has a pledge obligation for repayment.

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

NOTE 4 LONG TERM OBLIGATIONS (CONTINUED)

2019A and 2019B Senior and Subordinate General Obligation Limited Tax Bonds
(Continued)

The Series 2019A Senior Bonds bear an interest yield rate of 3.2% and a coupon interest rate of 3-5% per annum which is payable semi-annually on June 1 and December 1, commencing on June 1, 2020, and on the maturity dates of the Series 2019A Senior Bonds, subject to optional and mandatory sinking fund redemption prior to maturity. The Series 2019A Senior Bonds will mature on December 1, 2049. The Series 2019A Senior Bonds will constitute limited tax general obligations of the District payable solely from the Senior Pledged Revenue and certain District Funds and accounts established by the Senior Pledged Revenue, which consists primarily of the revenues derived from a District property tax levy of not more than 46.709 mills (subject to adjustment, and equal to 52.000 mills for fiscal year 2022, as described herein), and the portion of the specific ownership taxes on motor vehicles imposed by the state of Colorado. The Series 2019A Senior Bonds will constitute an irrevocable, but nonexclusive, first lien on the Senior Pledged Revenue and the amounts in such funds and accounts. The District made \$295,000 of principal payments in 2025. The District made \$700,200 of interest payments in 2025 and incurred \$700,200 in interest expense for the year ended December 31, 2025, for these bonds.

The 2019B Subordinate Bonds bear an interest yield rate of 6.94% and a coupon interest rate of 6.95% per annum which is payable annually on December 15, commencing December 15, 2020, subject to the extent of available Subordinate Pledged Revenue. To the extent interest on the 2019B Subordinate Bonds is not paid when due, such interest shall compound on each interest payment date of December 15. The 2019B Subordinate bonds mature on December 15, 2054. The 2019B Subordinate Bonds will also constitute limited tax general obligations of the District payable solely from the Subordinate Pledged Revenue and certain District Funds and accounts established by the Subordinate Pledged Revenue, which consists primarily of the revenues derived from a District property tax levy of not more than 46.709 mills (subject to adjustment, and equal to 52.000 mills for fiscal year 2022, as described herein), and the portion of the specific ownership taxes on motor vehicles imposed by the state of Colorado. The Series 2019B Subordinate Bonds are structured as cash flow bonds. There are no scheduled payments of principal of the Series 2019B Subordinate Bonds prior to their maturity date, but rather the Subordinate Bonds are subject to mandatory redemption on each December 15 prior to maturity from and to the extent of any available Subordinate Pledged Revenues. All Series 2019B Subordinate Bonds and interest thereon will be deemed to be paid, satisfied, and discharged on December 16, 2054, regardless of the amount of principal and interest paid on the Series 2019B Subordinate Bonds prior to such date. The District made \$1,256,246 of interest payments in 2025 and incurred \$1,006,649 in interest expense for the year ended December 31, 2025, for these bonds.

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

NOTE 4 LONG TERM OBLIGATIONS (CONTINUED)

2019A and 2019B Senior and Subordinate General Obligation Limited Tax Bonds
(Continued)

The District's long-term obligations relating to the 2019A Bonds will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 315,000	\$ 685,450	\$ 1,000,450
2027	330,000	669,700	999,700
2028	375,000	653,200	1,028,200
2029	395,000	634,450	1,029,450
2030	445,000	614,700	1,059,700
2031-2035	2,770,000	2,706,500	5,476,500
2036-2040	3,945,000	1,973,550	5,918,550
2041-2045	5,120,000	1,233,000	6,353,000
2046-2049	5,050,000	386,850	5,436,850
Total	<u>\$ 18,745,000</u>	<u>\$ 9,557,400</u>	<u>\$ 28,302,400</u>

Authorized Debt

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$22,300,000 (Service Plan Debt Issuance Limit). In no event is the District authorized to issue debt in excess of the Service Plan Debt Issuance Limit, with the exception that such limit is not applicable to refundings of the debt authorized to be issued under the Service Plan.

The District has voter authorization in excess of the Service Plan Debt Issuance Limit as at the time of the election, the actual costs of construction were not known. Without knowing the costs of construction, it is not possible to allocate the Service Plan Debt Issuance Limit by power (such as water, sewer or streets). Therefore, the Service Plan Debt Issuance Limit was voted in every power relative to debt for public improvements. With that understanding, on November 4, 2003, November 2, 2004, and November 1, 2005, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$22,300,000, \$22,300,000, and \$120,000,000, respectively, at an interest rate not to exceed 18% per annum. At December 31, 2025, the District had authorized but unissued indebtedness of \$377,565,000.

In the future, the District may issue a portion or all the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

NOTE 5 NET POSITION

The District has net position consisting of two components – restricted and unrestricted.

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

NOTE 5 NET POSITION (CONTINUED)

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

Restricted Net Position:

Emergency Reserve	\$ 4,700
Total Restricted Net Position	<u>\$ 4,700</u>

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

NOTE 6 AGREEMENTS

District Coordinating Services Agreement

Effective November 25, 2019, the District entered into a District Coordinating Services Agreement with Erie Commons Metropolitan District No. 1 (the "Coordinating District") and Erie Commons Metropolitan District No. 3 (together with the District, the "Financing Districts"). In accordance with this agreement, the Coordinating District is responsible for providing administrative services and operation and maintenance services to the District for public improvements not otherwise dedicated to another entity.

The District, as a Financing District, is responsible for its proportionate share of the costs incurred by the Coordinating District for such services, which may include administrative, operational, and maintenance costs, including payments to consultants and service providers.

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

The District pays annual premiums to the Pool for liability 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.

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

NOTE 8 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, referred to as the Taxpayer's Bill of Rights (TABOR) contains tax, spending, revenue, and debt limitations, which apply to the state of Colorado and all local governments.

On November 5, 2005, and November 4, 2003, most of the District's electors authorized the District to collect and spend or retain in a reserve all annual District revenue without regard to any limitations under TABOR.

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 more than 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.

The District's management believes it follows 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 and qualification as an enterprise, will require judicial interpretation.

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

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

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

OTHER INFORMATION

ERIE COMMONS METROPOLITAN DISTRICT NO.2
SUMMARY OF ASSESSED VALUATION, MILL LEV, AND PROPERTY TAXES COLLECTED
YEAR ENDED DECEMBER 31, 2025

Year Ended December 31,	Assessed Valuation	Percent Change	Total Mills Levied			Total Property Taxes		Percent Collected to Levied
			General Operations	Debt Service	Total	Levied	Collected	
2020/2021	\$ 23,853,840	-17.6%	3.663	52.000	55.663	\$ 1,327,776	\$ 1,327,423	99.97 %
2021/2022	25,035,383	5.0%	3.663	52.000	55.663	1,393,545	1,393,545	100.00 %
2022/2023	24,896,421	-0.6%	3.765	53.455	57.220	1,424,573	1,424,485	99.99 %
2023/2024	33,431,139	34.3%	5.950	58.000	63.950	2,137,921	2,142,559	100.22 %
2024/2025	33,764,123	1.0%	4.254	60.376	64.630	2,182,175	2,182,143	100.00 %
Estimated for Year Ending December 31, 2026	\$ 35,837,090	6.1%	4.180	59.336	63.516	\$ 2,276,225		

Note:

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

ERIE COMMONS METROPOLITAN DISTRICT NO.2
SENIOR GENERAL OBLIGATION LIMITED TAX
BONDS SERIES 2019A AMORTIZATION SCHEDULE
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

	\$20,250,000 Senior General Obligation Limited Tax Bonds Series 2019A, Dated December 19, 2019 Interest Rate 3.00% - 4.00% Interest Payable June 1 and December 1 Principal Payable December 1		
Bonds/Loans and Interest Maturing in the Year Ending <u>December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 315,000	\$ 685,450	\$ 1,000,450
2027	330,000	669,700	999,700
2028	375,000	653,200	1,028,200
2029	395,000	634,450	1,029,450
2030	445,000	614,700	1,059,700
2031	465,000	592,450	1,057,450
2032	520,000	569,200	1,089,200
2033	545,000	543,200	1,088,200
2034	605,000	515,950	1,120,950
2035	635,000	485,700	1,120,700
2036	700,000	453,950	1,153,950
2037	730,000	425,950	1,155,950
2038	795,000	396,750	1,191,750
2039	825,000	364,950	1,189,950
2040	895,000	331,950	1,226,950
2041	920,000	305,100	1,225,100
2042	985,000	277,500	1,262,500
2043	1,015,000	247,950	1,262,950
2044	1,085,000	217,500	1,302,500
2045	1,115,000	184,950	1,299,950
2046	1,185,000	151,500	1,336,500
2047	1,225,000	115,950	1,340,950
2048	1,300,000	79,200	1,379,200
2049	<u>1,340,000</u>	<u>40,200</u>	<u>1,380,200</u>
Total	<u>\$ 18,745,000</u>	<u>\$ 9,557,400</u>	<u>\$ 28,302,400</u>