

HAWTHORN METROPOLITAN DISTRICT
Jefferson County, Colorado

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

**HAWTHORN METROPOLITAN DISTRICT
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2025**

INDEPENDENT AUDITOR'S 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 BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES	5
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL	6
NOTES TO BASIC FINANCIAL STATEMENTS	7
SUPPLEMENTARY INFORMATION	
DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL	24
OTHER INFORMATION	
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY	26
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED	27



Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Hawthorn Metropolitan District
Jefferson County, Colorado

Opinions

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

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Supplementary Information, as listed 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 our opinion, the Supplementary Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

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

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

Duggio & Associates, P.C.

July 6, 2026

BASIC FINANCIAL STATEMENTS

**HAWTHORN METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 301,514
Cash and Investments - Restricted	604,286
Accounts Receivable	1,794
Prepaid Insurance	13,913
Receivable from County Treasurer	4,764
Property Tax Receivable	882,909
Capital Assets:	
Capital Assets, Net of Depreciation	696,178
Total Assets	<u>2,505,358</u>
DEFERRED OUTFLOWS OF RESOURCES	
Cost of Refunding, Net	596,024
Total Deferred Outflows of Resources	<u>596,024</u>
LIABILITIES	
Accounts Payable	36,031
Accrued Interest Payable	27,394
Noncurrent Liabilities:	
Due Within One Year	130,000
Due in More Than One Year	8,095,000
Total Liabilities	<u>8,288,425</u>
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	882,909
Total Deferred Inflows of Resources	<u>882,909</u>
NET POSITION	
Net Investment in Capital Assets	(481,456)
Restricted for:	
Emergency Reserve	11,100
Debt Service	568,712
Unrestricted	<u>(6,168,308)</u>
Total Net Position	<u><u>\$ (6,069,952)</u></u>

See accompanying Notes to Basic Financial Statements.

**HAWTHORN METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025**

	Expenses	Program Revenues			Net Revenues (Expenses) and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	\$ 322,241	\$ -	\$ -	\$ -	\$ (322,241)
Interest on Long-Term Debt and Related Costs	386,147	-	-	-	(386,147)
Total Governmental Activities	<u>\$ 708,388</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	(708,388)
GENERAL REVENUES					
Property Taxes					863,133
Specific Ownership Taxes					58,544
Developer Contribution					222,874
Interest Income					35,928
Other Revenue					1,294
Total General Revenues					<u>1,181,773</u>
CHANGES IN NET POSITION					473,385
Net Position - Beginning of Year					<u>(6,543,337)</u>
NET POSITION - END OF YEAR					<u>\$ (6,069,952)</u>

See accompanying Notes to Basic Financial Statements.

**HAWTHORN METROPOLITAN DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025**

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and Investments	\$ 301,514	\$ -	\$ 301,514
Cash and Investments - Restricted	11,100	593,186	604,286
Receivable from County Treasurer	1,844	2,920	4,764
Accounts Receivable	1,794	-	1,794
Prepaid Insurance	13,913	-	13,913
Property Tax Receivable	377,103	505,806	882,909
	<u>707,268</u>	<u>1,101,912</u>	<u>1,809,180</u>
Total Assets	<u>\$ 707,268</u>	<u>\$ 1,101,912</u>	<u>\$ 1,809,180</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 36,031	\$ -	\$ 36,031
Total Liabilities	36,031	-	36,031
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	377,103	505,806	882,909
Total Deferred Inflows of Resources	377,103	505,806	882,909
FUND BALANCES			
Nonspendable:			
Prepaid Expense	13,913	-	13,913
Restricted for:			
Emergency Reserves	11,100	-	11,100
Debt Service	-	596,106	596,106
Assigned to:			
Subsequent Year's Expenditures	11,500	-	11,500
Unassigned	257,621	-	257,621
Total Fund Balances	294,134	596,106	890,240
	<u>294,134</u>	<u>596,106</u>	<u>890,240</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 707,268</u>	<u>\$ 1,101,912</u>	
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.			696,178
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.			
Cost of Refunding, Net			596,024
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.			
Loans Payable			(8,225,000)
Accrued Loan Interest			(27,394)
Net Position of Governmental Activities			<u>\$ (6,069,952)</u>

See accompanying Notes to Basic Financial Statements.

**HAWTHORN METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025**

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	\$ 334,156	\$ 528,977	\$ 863,133
Specific Ownership Taxes	22,665	35,879	58,544
Interest Income	9,450	26,478	35,928
Other Revenue	1,294	-	1,294
Total Revenues	<u>367,565</u>	<u>591,334</u>	<u>958,899</u>
EXPENDITURES			
Current:			
Accounting	34,659	-	34,659
Auditing	5,800	-	5,800
Compost Collection	3,000	-	3,000
County Treasurer's Fee	5,014	7,938	12,952
Directors' Fees	600	-	600
District Management	14,380	-	14,380
Dues And Membership	593	-	593
Election	2,251	-	2,251
Electricity	287	-	287
Grounds Cleanup	4,211	-	4,211
Insurance	13,513	-	13,513
Irrigation Repairs	9,387	-	9,387
Landscape Improvements	3,607	-	3,607
Landscape Maintenance Contract	32,004	-	32,004
Legal	43,731	-	43,731
Miscellaneous	606	-	606
North Table Mountain IGA	19,150	-	19,150
Snow Removal	8,618	-	8,618
Trash Collection	52,642	-	52,642
Water	3,982	-	3,982
Website	1,734	-	1,734
Debt Service:			
Loan Interest - Series 2022	-	333,529	333,529
Loan Principal - Series 2022	-	120,000	120,000
Paying Agent Fees	-	3,000	3,000
Total Expenditures	<u>259,769</u>	<u>464,467</u>	<u>724,236</u>
NET CHANGE IN FUND BALANCES	107,796	126,867	234,663
Fund Balances - Beginning of Year	<u>186,338</u>	<u>469,239</u>	<u>655,577</u>
FUND BALANCES - END OF YEAR	<u><u>\$ 294,134</u></u>	<u><u>\$ 596,106</u></u>	<u><u>\$ 890,240</u></u>

See accompanying Notes to Basic Financial Statements.

**HAWTHORN METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025**

Net Change in Fund Balances - Total Governmental Funds	\$ 234,663
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Amounts reported for governmental activities in the statement of activities are different because:

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

Depreciation Expense	(62,472)
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The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.

Loan Principal Payment	120,000
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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 on Loans - Change in Liability	400
Accrued Interest Payable on Developer Advances - Change in Liability	98,613
Developer Advance - Change in Liability	120,000
Amortization of Cost of Bond Refunding	(37,819)
	400

Changes in Net Position of Governmental Activities	\$ 473,385
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**HAWTHORN METROPOLITAN DISTRICT
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 334,292	\$ 334,156	\$ (136)
Specific Ownership Taxes	23,400	22,665	(735)
Interest Income	5,300	9,450	4,150
Other Revenue	-	1,294	1,294
Total Revenues	362,992	367,565	4,573
EXPENDITURES			
Accounting	35,000	34,659	341
Auditing	7,000	5,800	1,200
Compost Collection	3,000	3,000	-
County Treasurer's Fee	5,014	5,014	-
Covenant Enforcement	5,000	-	5,000
Directors' Fees	2,000	600	1,400
District Management	18,000	14,380	3,620
Dues And Membership	750	593	157
Election	5,000	2,251	2,749
Electricity	1,300	287	1,013
Grounds Cleanup	3,500	4,211	(711)
Insurance	13,500	13,513	(13)
Irrigation Repairs	7,500	9,387	(1,887)
Landscape Improvements	130,000	3,607	126,393
Landscape Maintenance Contract	32,000	32,004	(4)
Legal	55,000	43,731	11,269
Miscellaneous	5,521	606	4,915
North Table Mountain IGA	18,915	19,150	(235)
Snow Removal	18,000	8,618	9,382
Trash Collection	51,000	52,642	(1,642)
Water	5,000	3,982	1,018
Website	1,000	1,734	(734)
Total Expenditures	423,000	259,769	163,231
NET CHANGE IN FUND BALANCES	(60,008)	107,796	167,804
Fund Balances - Beginning of Year	176,670	186,338	9,668
FUND BALANCES - END OF YEAR	<u>\$ 116,662</u>	<u>\$ 294,134</u>	<u>\$ 177,472</u>

See accompanying Notes to Basic Financial Statements.

**HAWTHORN METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 1 DEFINITION OF REPORTING ENTITY

Hawthorn Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by Order and Decree of the District Court for the County of Jefferson, Colorado on December 5, 2012, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised statutes). The District was organized as Hawthorn Metropolitan District No. 2, and subsequently on July 8, 2022, pursuant to an Order of the District Court for the County of Jefferson, the District's name was changed to Hawthorn Metropolitan District.

The District was established to provide financing for the operations and maintenance and design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation/storm sewer, streets, park and recreation, transportation, mosquito control, safety protection, fire protection, television relay and translation, and security. The District provides covenant control and was organized in conjunction with Hawthorn Metropolitan District No. 1 (District No. 1), which previously served as the Operating District, and was dissolved pursuant to an Order for Dissolution, issued on September 10, 2021.

On December 7, 2015, District No. 1 approved, and the District accepted the assignment of any of District No. 1's rights, duties, and obligations under the Covenants and Restrictions of Hawthorn which have been recorded and filed with the County Clerk and Recorder.

The District is not authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, or maintain fire protection facilities or services, unless such facilities and services are provided as part of an intergovernmental agreement with the County.

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

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

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

**HAWTHORN METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

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

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

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

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Redemption of bonds are recorded as a reduction in liabilities.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

**HAWTHORN METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation
(Continued)**

The District reports the following major governmental funds:

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

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

Budgets

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

Adoption of New Accounting Standards

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

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

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash and investments.

**HAWTHORN METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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, 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 property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

Capital assets, which include infrastructure assets, are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of the net investment in capital assets component of the District's net position.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Structures	20 Years
Landscaping	20 Years
Parks and Recreation	20 Years

Amortization

Cost of Bond Refunding

In the government-wide financial, the deferred cost of bond refunding is being amortized using the interest method over the life of the new bonds. The amortization amount is a component of interest expense and the unamortized deferred cost is reflected as a deferred outflow of resources.

**HAWTHORN METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 assets that applies to a future period and so will not be recognized as an outflow of resources (expense) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, cost of refunding, is deferred and recognized as an outflow of resources in the period that the amount is incurred.

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 revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

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

Fund Balance

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

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.

**HAWTHORN METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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

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

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

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	\$ 301,514
Cash and Investments - Restricted	604,286
Total Cash and Investments	<u>\$ 905,800</u>

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

Deposits with Financial Institutions	\$ 77,552
Investments	828,248
Total Cash and Investments	<u>\$ 905,800</u>

Deposits with Financial Institutions

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

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

At December 31, 2025, the District's cash deposits had a bank balance and carrying balance of \$77,552.

**HAWTHORN METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

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

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

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

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

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

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Morgan Stanley Liquid Government Money Market Funds	Weighted-Average Under 60 Days	\$ 580,922
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	247,326
Total		<u>\$ 828,248</u>

Fair Value Measurement

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

The District has the following recurring fair value measurements as of December 31, 2025:

**HAWTHORN METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Level 1 Inputs

Morgan Stanley Institutional Liquidity Funds

At December 31, 2025, all of District's funds held in trust accounts at United Missouri Bank were invested in the Morgan Stanley Institutional Liquidity Funds Treasury Portfolio that are valued using quoted market prices in active markets for identical assets. This portfolio is managed by Morgan Stanley, and each share is equal in value to \$1.00. The fund is AAAM rated by Standard and Poor's and invests in a process that seeks to select maturities based on the shape of the money market yield curve and on expectations as to future shifts in the level and shape of the curve, taking into consideration such factors as current short-term interest rates, Federal Reserve policy regarding interest rates, and U.S. economic activity. The average maturity of the underlying securities is 60 days.

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 operates 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 CRS 24-75-601.

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

A designated custodial bank serves as custodian for 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 AAAMmf 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.

**HAWTHORN METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 4 CAPITAL ASSETS

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

	Balance at December 31, 2024	Increases	Decreases	Balance at December 31, 2025
Governmental Activities:				
Capital Assets, Being Depreciated:				
Structures	\$ 187,200	\$ -	\$ -	\$ 187,200
Landscaping	623,091	-	-	623,091
Parks and Recreation	439,144	-	-	439,144
Total Capital Assets, Being Depreciated	1,249,435	-	-	1,249,435
Less Accumulated Depreciation for:				
Accumulated Depreciation - Structures	(74,880)	(9,360)	-	(84,240)
Accumulated Depreciation - Landscaping	(240,249)	(31,155)	-	(271,404)
Accumulated Depreciation - Parks and Rec	(175,656)	(21,957)	-	(197,613)
Total Accumulated Depreciation	(490,785)	(62,472)	-	(553,257)
Total Capital Assets, Being Depreciated, Net	758,650	(62,472)	-	696,178
Governmental Activities Capital Assets, Net	<u>\$ 758,650</u>	<u>\$ (62,472)</u>	<u>\$ -</u>	<u>\$ 696,178</u>

At December 31, 2025, depreciation expense was charged to the general government function of the District in the amount of \$62,472.

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Direct Borrowings:					
Series 2022 Senior Loan	\$ 8,345,000	\$ -	\$ 120,000	\$ 8,225,000	\$ 130,000
Subtotal	8,345,000	-	120,000	8,225,000	130,000
Other Debts:					
Developer Advance - Operating	120,000	-	120,000	-	-
Accrued Interest on:					
Developer Advance - Operating	98,613	4,261	102,874	-	-
Subtotal	218,613	4,261	222,874	-	-
Total Long-Term Obligations	<u>\$ 8,563,613</u>	<u>\$ 4,261</u>	<u>\$ 342,874</u>	<u>\$ 8,225,000</u>	<u>\$ 130,000</u>

**HAWTHORN METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

\$8,715,000 Series 2022 General Obligation Refunding Loan

On August 3, 2022, the District issued its \$8,715,000 General Obligation Refunding Loan, Series 2022 (the Loan) maturing on December 1, 2052. The Loan was issued for the following purposes: to refund and pay \$5,950,000 of the outstanding portion of the District's General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Bonds, Series 2017A; to refund and pay \$820,000 of the outstanding portion of the District's Subordinate Limited Tax General Refunding and Improvement Bonds, Series 2017B; to refund and pay \$928,000 of the outstanding portion of the District's Limited Tax Junior Lien Subordinate General Refunding, Series 2017C; and to pay for issuance costs of the Loan. The District refunded the Series 2017A, 2017B and 2017C Bonds, having interest rates ranging from 4.500% to 10.000%, with the Series 2022 Loan, having an average interest rate of 3.919%, to reduce its total debt services payments over the next 31 years by \$1,986,253 and to obtain an economic gain of \$1,785,103. The Loan does not have any unused lines of credit. No assets have been pledged as collateral on the Loan.

In the event that any amount of principal of or interest on the Loan (or any other outstanding Annual Debt Requirements) remains unpaid after the application of all Pledged Revenue available therefor on December 1, 2057, the Loan, the Note and any lien of the Loan Agreement and the Note securing payment thereof shall be deemed discharged, the estate and rights thereby granted shall cease, terminate, and be void, and the Loan Agreement and the Note shall terminate.

Subject to the Maximum Interest Rate, unless the Default Rate applies, the unpaid principal balance of the Loan will bear interest at the applicable Base Rate. The Base Rate on the Loan was 4.928% per annum until the Tax-Exempt Reissuance Date occurred on September 16, 2022 and 3.942% per annum thereafter.

The Default Rate means a rate of interest equal to the lesser of *The Wall Street Journal* prime rate in effect as of the date of any Material Event of Default, as indicated in the applicable Default Rate Notice, plus 4.00%; or 18.00%.

The maximum Net Effective Interest Rate that the District is authorized to pay with respect to the Loan is the Maximum Rate of 18.000%, and the Loan shall not bear interest at a rate in any particular Interest Period that would cause the Net Effective Interest Rate on the Loan, calculated as of the end of such Interest Period, to exceed the Maximum Rate. If the Applicable Interest Rate with respect to any portion of the Loan is in excess of the amount actually paid by the District as a result of the Maximum Rate the difference between the amount of interest that would have been payable on such portion of the Loan had it accrued interest at the Applicable Interest Rate and the actual interest paid by the District on such portion of the Loan (the Interest Differential) shall remain an obligation of the District. If at any time there is an Interest Differential owed to the Bank, any reduction in interest rate that would result from the application of the Maximum Rate to the Applicable Interest Rate shall not reduce the rate of interest below the Maximum Rate until the total amount due has been paid to the Bank as if the Applicable Interest Rate had at all times been utilized.

**HAWTHORN METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

\$8,715,000 Series 2022 General Obligation Refunding Loan (Continued)

On and after the Interest Reset Date of December 1, 2042 for the period commencing with the Interest Reset Date to the date upon which such portion of the Loan has been paid in full, the Base Rate on such portion of the Loan shall be the greater of: (A) the sum of the 10-Year U.S. Treasury Rate plus 175 basis points, multiplied by 80%, or (B) 3.75%. The Schedule of Debt Service Requirements to Maturity on pages 19 and 26 uses the rate of 3.492% with the understanding that the rate will change on the Interest Reset Date of December 1, 2042.

The Loan is secured by and payable from the Pledged Revenues consisting of monies derived by the district from the following sources, net of any collection costs: (1) all property tax revenues from the Required Mill Levy, (2) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy, and (3) any other legally available moneys which the Board determines in its sole discretion to apply as pledged revenue. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Loan as the same become due and payable. The District is required to levy an ad valorem tax to pay the principal of, and interest on, the Loan without limitation as to rate and in an amount sufficient to pay the Loan when due. For collection year 2025, the District levied 42.900 mills for Debt Service.

The Required Mill Levy means, prior to the first date on which the Debt to Assessed Ratio is 50% or less, an ad valorem mill levy (a mill being equal to 1/10 of 1 cent) imposed upon all taxable property of the District each year in an amount necessary to generate Property Tax Revenues sufficient, when combined with moneys then held in the Loan Payment Fund and the Pledged Revenue Fund, to pay the Annual Debt Requirements for the next Fiscal Year, but not in excess of 50 mills; provided however, that if, on or after January 1, 2012, there were or are any changes in the method of calculating assessed valuation, or any constitutionally mandated tax credit, cut, or abatement was or is changed by law, the maximum mill levy of 50 mills provided herein will be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes (for purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation).

After the first date on which the Debt to Assessed Ratio is 50% or less, the Required Mill Levy means, an ad valorem mill levy imposed upon all taxable property of the District each year in an amount necessary (without limitation as to rate) to generate Property Tax Revenues sufficient, when combined with moneys then held in the Loan Payment Fund and the Pledged Revenue Fund, to pay the Annual Debt Requirements for the next Fiscal Year.

**HAWTHORN METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

\$8,715,000 Series 2022 General Obligation Refunding Loan (Continued)

The occurrence of any one or more of the following events or conditions will constitute an event of default unless remedied.

- (a) failure or refusal to impose the Required Mill Levy or to apply the Pledged Revenue as required by the Loan Agreement;
- (b) failure to observe or perform any of the covenants, agreements or conditions of the Loan agreement or other Financing Documents, and the District fails to remedy the same within 30 days after the bank has provided the District provided notice thereof; failure to pay the principal, interest, or other amount payable to the Bank when due; the pledge of the Pledged Revenue or any other security interest created under the loan agreement or under the Custodial Agreement fails to be fully enforceable with the priority required;
- (c) failure to pay principal of or interest when due on the Loan and continuance of such default beyond any grace period;
- (d) the pledge of the Pledged Revenue or any other security interest created under the Loan Agreement or under the Custodial Agreement fails to be fully enforceable with the priority required under the respective agreement;
- (e) commencement of any case, proceeding, or other action relating to bankruptcy, insolvency, reorganization, or relief of debtors;
- (f) the Loan Agreement, the Custodial Agreement, or any other Financing Document, or any material provision of those, ceases to be valid and binding on the District or is declared null and void, or the validity or enforceability thereof is contested by the District (unless being contested by the District in good faith), or the District denies it has any or further liability under any such document to which it is a party;
- (g) any funds or investments on deposit in, or otherwise to the credit of, any of the funds or accounts established under the Loan Agreement or under the Custodial Agreement shall become subject to any writ, judgment, warrant, attachment, execution, or similar process.

The Loan is not subject to acceleration, thus acceleration is not an available remedy for an event of default.

**HAWTHORN METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

\$8,715,000 Series 2022 General Obligation Refunding Loan (Continued)

The District's Series 2022 Loan will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 130,000	\$ 328,733	\$ 458,733
2027	140,000	323,537	463,537
2028	155,000	318,813	473,813
2029	160,000	311,747	471,747
2030	175,000	305,352	480,352
2031-2035	1,045,000	1,414,448	2,459,448
2036-2040	1,400,000	1,178,929	2,578,929
2041-2045	1,760,000	869,132	2,629,132
2046-2050	2,225,000	481,874	2,706,874
2051-2052	1,035,000	62,607	1,097,607
Total	<u>\$ 8,225,000</u>	<u>\$ 5,595,172</u>	<u>\$ 13,820,172</u>

Debt Authorization

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$10,000,000 (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 6, 2012, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$420,000,000, at an interest rate not to exceed 10% per annum. At December 31, 2025, the District had authorized but unissued indebtedness of \$397,292,000.

**HAWTHORN METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 6 NET POSITION

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

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2025, the District had net investment in capital assets calculated as follows:

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	\$ 696,178
Outstanding Long-Term Debt Applicable to Capital Assets	(1,177,634)
Net Investment in Capital Assets	<u>\$ (481,456)</u>

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

	Governmental Activities
Restricted Net Position:	
Emergencies	\$ 11,100
Debt Service	568,712
Total Restricted Net Position	<u>\$ 579,812</u>

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of debt issued for public improvements, the majority of which were conveyed to other governmental entities, and the repayment of Developer advances and accrued interest on those advances.

NOTE 7 DISTRICT AGREEMENTS

Funding and Reimbursement Agreement - Termination

On December 7, 2015, the District entered into separate Funding and Reimbursement Agreements for operations and maintenance with (1) Golden Peaks, LLC ("Golden Peaks") and (2) Hawthorn Development, Inc. ("Hawthorn Development"). Under these agreements, each developer agreed to advance up to \$500,000 through December 31, 2017, for District operations and maintenance needs, with all advanced amounts reimbursable by the District on an annual appropriation basis at an interest rate of 8% per annum.

**HAWTHORN METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 7 DISTRICT AGREEMENTS (CONTINUED)

On June 12, 2025, the District and each developer executed separate Termination and Waiver of Funding and Reimbursement Agreements for operations and maintenance, thereby terminating the 2015 Funding and Reimbursement Agreements in their entirety.

Under each Termination Agreement, the parties agreed to terminate the Funding and Reimbursement Agreements effective June 12, 2025, with no further force or effect, and no further performance obligations for either party. The developers waived, released, and discharged the District from all liabilities and obligations arising under the original Funding and Reimbursement Agreements. All outstanding principal, accrued interest, and any remaining amounts due to the developers were forgiven in their entirety and deemed a contribution to the District. The District therefore no longer has any repayment obligation related to developer advances previously reported. The agreements also included mutual waivers by all parties of any known or unknown claims arising from the original Funding Reimbursement Agreements.

Accordingly, during 2025, the District eliminated all previously reported developer advance liabilities and related accrued interest associated with Golden Peaks and Hawthorn Development.

NOTE 8 RISK MANAGEMENT

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

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

The District pays annual premiums to the Pool for liability, workers compensation, and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, 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.

**HAWTHORN METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

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

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

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

On November 6, 2012, the District's voters approved for annual taxes of \$5,000,000 for general operations and maintenance without limitation of rate. This election question allowed the District to collect and spend the additional revenue without regard to any spending, revenue raising, or other limitations contained within TABOR.

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

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 property tax revenue is limited to a 5.25% increase (10.5% increase over a two-year period), 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.

SUPPLEMENTARY INFORMATION

**HAWTHORN METROPOLITAN DISTRICT
DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 529,192	\$ 528,977	\$ (215)
Specific Ownership Taxes	37,043	35,879	(1,164)
Interest Income	21,500	26,478	4,978
Total Revenues	<u>587,735</u>	<u>591,334</u>	<u>3,599</u>
EXPENDITURES			
County Treasurer's Fee	7,938	7,938	-
Paying Agent Fees	3,000	3,000	-
Loan Interest - Series 2022	328,960	333,529	(4,569)
Loan Principal - Series 2022	120,000	120,000	-
Contingency	9,102	-	9,102
Total Expenditures	<u>469,000</u>	<u>464,467</u>	<u>4,533</u>
NET CHANGE IN FUND BALANCES	118,735	126,867	8,132
Fund Balances - Beginning of Year	<u>472,747</u>	<u>469,239</u>	<u>(3,508)</u>
FUND BALANCES - END OF YEAR	<u><u>\$ 591,482</u></u>	<u><u>\$ 596,106</u></u>	<u><u>\$ 4,624</u></u>

OTHER INFORMATION

**HAWTHORN METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025**

\$8,715,000 General Obligation Refunding Loan
Series 2022, Dated August 3, 2022
Interest Rate 3.942% to 4.928%
Payable June 1 and December 1
Principal Due December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 130,000	\$ 328,733	\$ 458,733
2027	140,000	323,537	463,537
2028	155,000	318,813	473,813
2029	160,000	311,747	471,747
2030	175,000	305,352	480,352
2031	180,000	298,357	478,357
2032	200,000	291,961	491,961
2033	205,000	283,170	488,170
2034	225,000	274,976	499,976
2035	235,000	265,984	500,984
2036	250,000	257,294	507,294
2037	260,000	246,599	506,599
2038	280,000	236,208	516,208
2039	295,000	225,017	520,017
2040	315,000	213,811	528,811
2041	325,000	200,637	525,637
2042	340,000	187,647	527,647
2043	340,000	174,058	514,058
2044	365,000	160,909	525,909
2045	390,000	145,881	535,881
2046	405,000	130,294	535,294
2047	425,000	114,107	539,107
2048	445,000	97,387	542,387
2049	465,000	79,335	544,335
2050	485,000	60,751	545,751
2051	505,000	41,366	546,366
2052	530,000	21,241	551,241
Total	<u>\$ 8,225,000</u>	<u>\$ 5,595,172</u>	<u>\$ 13,820,172</u>

HAWTHORN METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025

<u>Year Ending December 31,</u>	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Taxes		Percentage Collected to Levied
		General	Debt Service	Levied	Collected	
2021	\$ 8,987,286	20.382	55.663	\$ 683,438	\$ 683,135	99.96 %
2022	9,922,210	24.337	55.663	793,777	792,419	99.83
2023	9,833,770	27.100	42.900	688,364	688,351	100.00
2024	12,329,521	29.060	46.003	925,491	925,491	100.00
2025	12,335,484	27.100	42.900	863,484	863,133	99.96
Estimated for the <u>Year Ending December 31,</u>						
2026	\$ 12,612,990	29.898	40.102	\$ 882,909		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the County Treasurer does not permit identification of specific year of assessment.