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LAMBERTSON FARMS
METROPOLITAN DISTRICT NO. 1

Financial Statements

Year Ended December 31, 2025

with

Independent Auditor's Report

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HIRATSUKA & ASSOCIATES, L.L.P.

CERTIFIED PUBLIC ACCOUNTANTS & BUSINESS ADVISORS

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Lambertson Farms Metropolitan District No. 1
City and County of Broomfield, Colorado

Opinion

We have audited the accompanying financial statements of the governmental activities and each major fund of the Lambertson Farms Metropolitan District No. 1 (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 Opinion

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 opinion.

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

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

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

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- 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 not presented Management's Discussion and Analysis. Such missing information, although not a part of the basic financial statements, is required by GASB, 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 the missing information.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The Supplemental Information as listed in the table of contents is presented for the purpose of additional analysis and was not a required part of the financial statements.

The Supplemental Information is the responsibility of management and is derived from and related directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Hiratsuka & Associates, LLP

September 30, 2026
Wheat Ridge, Colorado

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LAMBERTSON FARMS METROPOLITAN DISTRICT NO. 1

BALANCE SHEET/STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
December 31, 2025

	General	Debt Service	Capital Projects	Total	Adjustments	Statement of Net Position
ASSETS						
Cash and investments	$ 11,486	$ -	$ -	$ 11,486	$ -	$ 11,486
Cash and investments - restricted	2,535	1,265,394	-	1,267,929	-	1,267,929
Accounts receivable:						
District 2	17,710	3,875	-	21,585	-	21,585
District 3	-	26,714	-	26,714	-	26,714
Sales taxes	-	280,173	-	280,173	-	280,173
Due from other funds	863	-	4,956	5,819	-	5,819
Total Assets	32,594	1,576,156	4,956	1,613,706	-	1,613,706
DEFERRED OUTFLOWS OF RESOURCES						
Deferred loss on refunding	-	-	-	-	236,873	236,873
Total Deferred Outflows of Resources	-	-	-	-	236,873	236,873
Total Assets and Deferred Outflows of Resources	$ 32,594	$ 1,576,156	$ 4,956	$ 1,613,706		
LIABILITIES						
Accounts payable	$ 34,957	$ -	$ -	$ 34,957	$ -	$ 34,957
District 2	-	-		-	-	-
Due to District 3	10,451	-		10,451		10,451
Accrued interest on bonds	-	-	-	-	640,316	640,316
Due to other funds	-	5,819	-	5,819	-	5,819
Long-term liabilities:						
Due within one year	-	-	-	-	1,220,000	1,220,000
Due in more than one year	-	-	-	-	30,656,312	30,656,312
Total Liabilities	45,408	5,819	-	51,227	32,516,628	32,567,855
FUND BALANCES/NET POSITION						
Fund Balances:						
Restricted:						
Emergencies	2,535	-	-	2,535	(2,535)	-
Debt service	-	1,570,337	-	1,570,337	(1,570,337)	-
Capital projects	-	-	4,956	4,956	(4,956)	-
Unassigned	(15,349)	-	-	(15,349)	15,349	-
Total Fund Balances	(12,814)	1,570,337	4,956	1,562,479	(1,562,479)	-
Total Liabilities and Fund Balances	$ 32,594	$ 1,576,156	$ 4,956	$ 1,613,706		
Net Position:						
Restricted for:						
Emergencies					2,535	2,535
Debt service					930,021	930,021
Capital projects					4,956	4,956
Unrestricted					(31,654,788)	(31,654,788)
Total Net Position					$ (30,717,276)	$ (30,717,276)

The notes to the financial statements are an integral part of these statements.

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LAMBERTSON FARMS METROPOLITAN DISTRICT NO. 1

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2025

	General	Debt Service	Capital Projects	Total	Adjustments	Statement of Activities
EXPENDITURES						
Accounting and audit	$ 23,169	$ -	$ -	$ 23,169	$ -	$ 23,169
Insurance	7,014	-	-	7,014	-	7,014
Legal	20,455	-	-	20,455	-	20,455
Management fees	30,000	-	-	30,000	-	30,000
Miscellaneous expenses	4,592	-	-	4,592	-	4,592
Capital expenditures	-	-	120,044	120,044	-	120,044
Debt Service:						
Bond principal	-	1,030,000	-	1,030,000	(1,030,000)	-
Bond interest expense	-	1,211,317	-	1,211,317	476,597	1,687,914
Developer advance interest	-	-	-	-	211	211
Total Expenditures	85,230	2,241,317	120,044	2,446,591	(553,192)	1,893,399
GENERAL REVENUES						
Sales taxes	-	1,214,040	-	1,214,040	-	1,214,040
Transfer from other governments D2	72,140	910,058	-	982,198	-	982,198
Transfer from other governments D3	28,231	320,140	-	348,371	-	348,371
Interest and other income	4,591	65,224	-	69,815	-	69,815
Total General Revenues	104,962	2,509,462	-	2,614,424	-	2,614,424
NET CHANGES IN FUND BALANCES	19,732	268,145	(120,044)	167,833	(167,833)	
CHANGE IN NET POSITION					721,025	721,025
FUND BALANCES/NET POSITION:						
BEGINNING OF YEAR	(32,546)	1,302,192	125,000	1,394,646	(32,832,947)	(31,438,301)
END OF YEAR	$ (12,814)	$ 1,570,337	$ 4,956	$ 1,562,479	$ (32,279,755)	$ (30,717,276)

The notes to the financial statements are an integral part of these statements.

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LAMBERTSON FARMS METROPOLITAN DISTRICT NO. 1

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Interest and other income	$ -	$ 4,591	$ 4,591
Transfer from other governments D2	71,555	72,140	585
Transfer from other governments D3	28,442	28,231	(211)
Total Revenues	99,997	104,962	4,965
EXPENDITURES			
Accounting and audit	23,000	23,169	(169)
Insurance	8,000	7,014	986
Legal	20,000	20,455	(455)
Management fees	30,000	30,000	-
Miscellaneous expenses	500	4,592	(4,092)
Election expense	5,000	-	5,000
Contingency	3,767	-	3,767
Emergency reserve	2,595	-	2,595
Total Expenditures	92,862	85,230	7,632
NET CHANGE IN FUND BALANCE	7,135	19,732	12,597
FUND BALANCE:			
BEGINNING OF YEAR	(7,135)	(32,546)	(25,411)
END OF YEAR	$ -	$ (12,814)	$ (12,814)

The notes to the financial statements are an integral part of these statements.

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LAMBERTSON FARMS METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements
December 31, 2025

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Lambertson Farms Metropolitan District No. 1, ("the District"), located in the City and County of Broomfield, Colorado; conform to the accounting principles generally accepted in the United States of America ("GAAP") as applicable to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized on December 12, 2002 in conjunction with Lambertson Farms Metropolitan District No. 2 (the "Residential District") and Lambertson Farms Metropolitan District No. 3, (the "Commercial District"), as a quasi-municipal organization established under the State of Colorado Special District Act. The Residential District and the Commercial District are collectively known as the "Taxing Districts". The District was established to provide financing, acquisition, and construction of certain essential public facilities for the use and benefit of the inhabitants and taxpayers of real property within the boundaries of the District and the Taxing Districts. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets 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 pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

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

Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

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The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

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.*

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 the related cash flows. Property taxes are recognized as revenues in the year in which they are collected.

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 *availabl*e 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 material sources of revenue subject to accrual are sales taxes, and transfers from other governments. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred, or the long-term obligation is paid.

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The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

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

Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. 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 appropriation is at the total fund expenditures level and lapses at year end. Total expenditures exceeded total appropriations in the Capital Projects Fund which maybe a violation of State budget law.

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position

Fair Value of Financial Instruments

The District's financial instruments include cash and cash equivalents, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2025, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at fair value.

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

Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. As of December 31, 2025, the District has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has no items that qualify for reporting in this category.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Deferred Loss on Refunding

Deferred loss on refunding from the Series 2024 Bonds is being amortized over the remaining life of the refunded bonds, using the effective interest method. Accumulated amortization of the deferred loss on refunding recognized with the 2024 Bond issuance amounted to $32,206 at December 31, 2025.

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Property Taxes

Property taxes are levied by the Taxing Districts' 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 30 or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the Taxing Districts. The District receives from the Taxing Districts such taxes, fees and charges needed to fund the costs of the administration and operations of all Districts.

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of $2,535 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of $1,570,337 is restricted for the payment of the debt service costs associated with the General Obligation Bonds Series 2025 (see Note 3).

The restricted fund balance in the Capital Projects Fund in the amount of $4,956 is restricted for the payment of the costs for capital improvements within the District.

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Committed Fund Balance
The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a 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
Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

Unassigned Fund Balance
Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all other funds can report negative amounts.

Deficits
The General Fund reported a deficit fund balance in the fund financial statements. The District is evaluating various ways of eliminating the deficit in the future.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

Net Position
Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District can report three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets. The District had no amounts which qualified for reporting in this category.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position is available, the District will use the most restrictive net position first.

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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 this new standard at January 1, 2025. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

Note 2: Cash and Investments

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

Statement of Net Position:	
Cash and investment	$ 11,486
Cash and investments - restricted	1,267,929
Total	$ 1,279,415

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

Deposits with financial institutions	$ 14,022
Investments – COLOTRUST	1,265,393
	$ 1,279,415

Deposits:

Custodial Credit Risk

The Colorado Public Deposit Protection Act ("PDPA"), requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. 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 is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

The District follows state statutes for deposits. None of the District's deposits were exposed to custodial credit risk.

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Investments:

Credit Risk
The District has adopted a formal investment policy by which the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk
None of the District's investments are subject to custodial or concentration of credit risk.

Interest Rate Risk
Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

Investment Valuation
Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investment is not required to be categorized within the fair value hierarchy. This investment's value is calculated using the net asset value method (NAV) per share.

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

COLOTRUST
The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST") is rated AAAm by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of $1.00. COLOTRUST offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. Designated custodian banks provide safekeeping and depository services to COLOTRUST. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the accounts maintained for the custodian banks.

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The custodians' internal records identify the investments owned by COLOTRUST. The custodians' internal records identify the investments owned by UMB. At December 31, 2025, the District had $1,265,393 invested in COLOTRUST.

Note 3: Long Term Debt:

The following is an analysis of changes in long-term debt for the period ending December 31, 2025:

	Balance 1/1/2025	Additions	Deletions	Balance 12/31/2025	Current Portion
General Obligation Debt:					
Series 2024A Bonds	$ 24,995,000	-	$ 1,030,000	$ 23,965,000	$ 1,220,000
Series 2024 B Bonds	7,790,000	-	-	7,790,000	-
Premium	114,855	-	7,322	107,533	-
	32,899,855	-	1,037,322	31,862,533	1,220,000
Other:					
Developer guaranty - principal	3,000	-	-	3,000	-
Developer guaranty - accrued interest	10,568	211	-	10,779	-
	13,568	211	-	13,779	-
Total Long-Term Debt	$ 32,913,423	$ 211	$ 1,037,322	$ 31,876,312	$ 1,220,000

A description of the long-term obligations as of December 31, 2025, is as follows:

$24,995,000 Revenue Refunding Bonds, Series 2024A and $7,790,000 Subordinate Revenue Refunding And Improvement Bonds, Series 2024B

On November 19, 2024 the District issued $24,995,000 Revenue Refunding Bonds, Series 2024A ("Series 2024A Bonds") and $7,790,000 Subordinate Revenue Refunding and Improvement Bonds, Series 2024B ("Series 2024B Bonds"). The Series 2024A Bonds were issued for the purpose of ((a) refunding certain prior obligations of the Issuing District, (b) funding a deposit to the Reserve Fund and purchasing the Reserve Policy, collectively in the amount of the Reserve Requirement, (c) purchasing the municipal bond insurance policy to secure debt service payments on the Series 2024A Senior Bonds to be issued by the Bond Insurer, and (d) paying the costs of issuing the Bonds. Proceeds from the sale of the Series 2024B Subordinate Bonds will be used for the purpose of: (a) refunding certain prior obligations of the Issuing District, (b) repaying a promissory note payable to the Prior Landowner in full and (c) financing or reimbursing a portion of the costs of acquiring, constructing, and installing public improvements to serve the Districts.

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The Series 2024A Bonds bear interest at rates ranging between 4.25% and 5.0%, payable semiannually on June 15 and December 15, commencing on June 15, 2024. The Series 2024A Bonds mature on December 15, 2054. The Series 2024A Bonds terminate on August 20, 2059, and no payments will be due on the Series 2024A Bonds following such termination date, regardless of the amount of principal and interest paid prior to that date. The Series 2024A Senior Bonds are subject to mandatory sinking fund redemption on December 15, 2040 and each December 15 thereafter through December 15, 2054. The Series 2024A Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of $1,000, on December 15, 2035, in any order of maturity and in whole or partial maturities, at any time upon payment of par and accrued interest, with no redemption premium. Interest compounds on any unpaid interest at each semiannual interest payment date on the Series 2024A Bonds.

The Series 2024B Bonds bear interest at the rate of 6.25%, payable annually on December 20, commencing on December 20, 2025, to the extent Subordinate Pledged Revenue is available. To the extent interest on any Series 2024B Subordinate Bond is not paid when due, such interest is to compound annually on each Subordinate Interest Payment Date, at the rate then borne by the Series 2024B Subordinate Bond. The Series 2025B Bonds mature on December 20, 2054. Notwithstanding any other provision in the Subordinate Indenture, in the event that any amount of principal of or interest on the Series 2024B Subordinate Bonds remains unpaid after the application of all Subordinate Pledged Revenue available therefor on August 20, 2059, the Series 2024B Subordinate Bonds and the lien of the Subordinate Indenture securing payment thereof is to be deemed discharged, the estate and rights granted by the Subordinate Indenture are to cease terminate, and be void, and thereupon the Trustee is to cancel and discharge the lien of the Subordinate Indenture, and execute and deliver to the Issuing District such instruments in writing as are to be required to evidence the same. The Series 2024B Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of $1,000,on December 20, 2029 in any order of maturity and in whole or partial maturities, at any time upon payment of par and accrued interest, and a redemption premium through December 19, 2032 with a redemption premium ranging between 3% to 1%, after which date there is no redemption premium. The Series 2024B Bonds are “cash flow” bonds meaning that no regularly scheduled principal payments are due prior to the maturity date.

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The following is a summary of the annual long-term debt principal and interest requirements of the Series 2024A Bonds.

	Principal	Interest	Total
2026	$ 1,220,000	$ 1,078,225	$ 2,298,225
2027	1,315,000	1,017,225	2,332,225
2028	1,310,000	951,475	2,261,475
2029	275,000	885,975	1,160,975
2030	310,000	872,225	1,182,225
2031-2035	1,955,000	4,103,875	6,058,875
2036-2040	2,845,000	3,530,375	6,375,375
2041-2045	3,885,000	2,809,919	6,694,919
2046-2050	5,155,000	1,891,463	7,046,463
2051-2054	5,695,000	649,612	6,344,612
	$ 23,965,000	$ 17,790,369	$ 41,755,369

Because of the uncertainty of timing of payments under the Series 2024B Bonds, no related schedule of expected principal and interest payments is presented.

Debt Service Guaranty Payment Agreement
The Series 2007 Bonds were further secured by a Debt Service Guaranty Payment agreement with the developer. The amounts earn simple interest at the rate of 6.3% per annum. The agreement terminated on December 27, 2013; however, the remaining balances were still owed. At the issuance of the Series 2015 Bonds, an amount of $295,996 representing principal and interest was repaid to the developers. As of December 31, 2025, the remaining amounts were $3,000 in principal and $10,779 in accrued interest.

Note 4: Debt Authorization

As of December 31, 2025, the District had no remaining voted debt authorization of approximately $6,245,000. In the future, the District may issue a portion or all of 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, however, the District has not budgeted to issue any new debt in 2026. The District's qualified voters in the 2007 elections approved District indebtedness of up to $44,500,000. Per the District's Amended Service Plan, the District cannot issue debt in excess of $35,000,000.

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Note 5: Agreements

District Management
On December 19, 2007, the District entered into a contract for district management services. The agreement is for the manager to provide services to coordinate and work with engineers, planners, contractors, various jurisdictions, attorneys, trustees, bond professionals, accountants, and others to accomplish the goals of the District. This agreement was renewed through 2026 at a rate of $2,500 per month.

Second Amended and Restated Inter-District Construction and Service Agreement
On November 19, 2025, the District entered into the Second Amended and Restated Inter-District Construction and Service Agreement (the "Issuing District Service IGA") with the Taxing Districts., Pursuant to the Issuing District Service IGA, the District has agreed to: (a) manage the acquisition, construction, installation, completion, operation, maintenance and repair of the Public Improvements, and own such improvements until dedicated or transferred to a Taxing District, the City or to another public entity or owners association; (b) adopt a budget and appropriate monies and, subject to the availability of operating revenues and other legally available funds therefor, pay all administrative, operational and maintenance expenses of the Districts; (c) determine the Permitted O&M Mill Levy Deduction, if any, in accordance with the Debt Service IGA and the operations and maintenance mill levy to be imposed by each Taxing District necessary to pay the general, administrative, operation and maintenance costs of the Districts, not to exceed the Permitted O&M Mill Levy Deduction (the "Required O&M Mill Levy") in accordance with the provisions of the Issuing District Service IGA and the necessary rates, fees, tolls, penalties and charges for services provided by the Districts; and (d) manage and administer the operations of the Districts and the provision of services within the Development. Pursuant to the Issuing District Service IGA, each Taxing District is to impose the Required O&M Mill Levy against all taxable property within such Taxing District annually at a rate determined in the discretion of the District, subject to any applicable mill levy limitation, in accordance with the Service Plans, the 2002 Elections, the 2007 Elections, the Debt Service IGA and the City Agreement. In addition, the Taxing Districts are to adopt, impose and remit to the District such rates, fees, tolls, penalties and charges as established by the District, in order (a) to repay, discharge and satisfy any operating advances or other funding obligations incurred by the District; or (b) to fund the costs of management, administration, operation and maintenance of the Public Improvements. Pursuant to the Issuing District Service IGA, all revenue resulting from the imposition of any operations mill levy, specific ownership taxes and rates, fees, tolls, penalties and charges collected by each Taxing District are to be transferred to the District to pay all administrative, operational and maintenance expenses of the Districts.

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Development and Reimbursement Agreement

On June 27, 2006, the District entered into a Development and Reimbursement Agreement with the City and County of Broomfield, Colorado ("the City"). The City will reimburse the District for certain Eligible Public Improvements and Eligible Retail Improvements that are or will be owned by the City and are available for use by the general public and in the service of essential governmental functions, which the District shall construct and turn over to the City upon approval and acceptance by the City. Construction of the Eligible Public Improvements shall occur no later than December 31, 2008, and construction of the Eligible Retail Improvements shall occur no later than December 31, 2009. Maximum net reimbursement by the City shall not exceed $5,806,116 for Eligible Public Improvements and $1,489,084 for Eligible Retail Improvements.

On October 23, 2007, this agreement was amended to increase the maximum reimbursement amount for eligible public improvements to $8,272,200 and to eliminate the deadlines for construction of the eligible public and retail improvements. The net reimbursement amount is multiplied by a factor of 2.7 to calculate the total gross maximum reimbursements the District may receive. This total gross maximum reimbursement amount for the District is $22,334,940. Additionally, the City shall pay to the District any Service Expansion Fees collected on residential developments. At December 31, 2025, $18,082,797 of this total has been collected by the District. During 2025, the District did not receive any Service Expansion Fees.

The City also agrees to deposit one-half of the available 3.5% sales tax from sales, rentals, services within the District and one-half of the service expansion fees collected by the City into a special revenue fund held by the bond trustee, from which to make disbursements, until December 31, 2029, or payment in full of the reimbursement obligation, whichever is the first to occur. In 2025, the District recognized $1,214,040 in sales taxes from the City.

Note 6: Related Party

During 2025 some of the Board of Directors were employees, owners or are otherwise associated with the Developers, and might have had conflicts of interest in dealing with the District. At December 31, 2025, no member of the Board of Directors was an employee, owner or otherwise associated with the Developers. Management believes that all potential conflicts, if any, have been disclosed to the Board.

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Note 7: Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer Bill of Rights ("TABOR") contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

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

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

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.

On November 6, 2007 a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Note 8: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool ("Pool") which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other 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.

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Note 9: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The *Governmental Funds Balance Sheet/Statement of Net Position* includes an adjustments column. The adjustments may have the following elements:

1) Long-term liabilities such as bonds payable and accrued bond interest payable are not due and payable in the current period and, therefore, are not in the funds; and,
2) unamortized deferred loss on refunding are not financial resources and, therefore not reported in the funds.

The *Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities* includes an adjustments column. The adjustments may have the following elements:

1) Governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities; and,
2) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

Note 10: Subsequent Event

At the date which the financial statements are ready to be issued, City and County of Broomfield has approved a plan to consolidate the District, District No. 2 and District No. 3. The Boards of the three Districts have approved Resolutions Initiating and Concurring Consolidation, subject to the majority of voters approving this consolidation in a vote to take place on October 6, 2026. The District did not have any additional subsequent events at September 30, 2026 which should be disclosed.

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SUPPLEMENTAL INFORMATION

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LAMBERTSON FARMS METROPOLITAN DISTRICT NO. 1

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
DEBT SERVICE FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Sales taxes	$ 1,285,000	$ 1,214,040	$ (70,960)
Transfer from other governments D2	324,113	910,058	585,945
Transfer from other governments D3	915,142	320,140	(595,002)
Interest and other income	5,000	65,224	60,224
Total Revenues	2,529,255	2,509,462	(19,793)
EXPENDITURES			
Bond principal	1,030,000	1,030,000	-
Bond interest expense	1,938,530	1,211,317	727,213
Paying agent fees	5,000	-	5,000
Cost of Issuance	5,000	-	5,000
Total Expenditures	2,978,530	2,241,317	737,213
NET CHANGE IN FUND BALANCE	(449,275)	268,145	717,420
FUND BALANCE:			
BEGINNING OF YEAR	1,406,473	1,302,192	(104,281)
END OF YEAR	$ 957,198	$ 1,570,337	$ 613,139

The notes to the financial statements are an integral part of these statements.

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LAMBERTSON FARMS METROPOLITAN DISTRICT NO. 1

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
CAPITAL PROJECTS FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Developer Contribution	$ -	$ -	$ -
Total Revenues	-	-	-
EXPENDITURES			
Capital expenditures	120,000	120,044	(44)
Total Expenditures	120,000	120,044	(44)
NET CHANGE IN FUND BALANCE	(120,000)	(120,044)	(44)
FUND BALANCE:			
BEGINNING OF YEAR	120,000	125,000	5,000
END OF YEAR	$ -	$ 4,956	$ 4,956

The notes to the financial statements are an integral part of these statements.