

LANTERNS METROPOLITAN DISTRICT NO. 2
Douglas County, Colorado

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2025

**LANTERNS METROPOLITAN DISTRICT NO. 2
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INSERT INDEPENDENT AUDITOR'S REPORT



INDEPENDENT AUDITORS' REPORT

To the Board of Directors
LANTERNS METROPOLITAN DISTRICT NO. 2

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of LANTERNS METROPOLITAN DISTRICT NO. 2, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the LANTERNS METROPOLITAN DISTRICT NO. 2'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 LANTERNS METROPOLITAN DISTRICT NO. 2, 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 Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of LANTERNS METROPOLITAN DISTRICT NO. 2, 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 LANTERNS METROPOLITAN DISTRICT NO. 2's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our 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 LANTERNS METROPOLITAN DISTRICT NO. 2'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 LANTERNS METROPOLITAN DISTRICT NO. 2's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise LANTERNS METROPOLITAN DISTRICT NO. 2's basic financial statements. The supplementary information, as listed in the table of contents, are presented for purposes of additional analysis and are 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, as listed in the table of contents are 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, does not include the basic financial statements and our auditors' 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.

A handwritten signature in cursive script, appearing to read "Haynie".

Littleton, Colorado
August 28, 2026

BASIC FINANCIAL STATEMENTS

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

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 144,047
Cash and Investments - Restricted	15,281
Receivable from County Treasurer	1,096
Prepaid Insurance	2,989
Property Tax Receivable	<u>1,340,125</u>
Total Assets	<u>1,503,538</u>
LIABILITIES	
Accounts Payable	9,912
Noncurrent Liabilities:	
Due in More Than One Year	<u>31,373,123</u>
Total Liabilities	<u>31,383,035</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	<u>1,340,125</u>
Total Deferred Inflows of Resources	<u>1,340,125</u>
NET POSITION	
Restricted for:	
Emergency Reserve	5,100
Debt Service	7,115
Net Position - Unrestricted	<u>(31,231,837)</u>
Total Net Position	<u><u>\$ (31,219,622)</u></u>

See accompanying Notes to Basic Financial Statements.

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

	Program Revenues				Net Revenues (Expenses) and Change in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government:					
Interest on Long-Term Debt	\$ 62,564.00	\$ -	\$ -	\$ 4,315,565	\$ 4,253,001
and Related Costs	1,400,423	-	-	-	(1,400,423)
Total Governmental Activities	<u>\$ 1,462,987</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,315,565</u>	2,852,578
GENERAL REVENUES					
Property Taxes					1,035,980
Specific Ownership Taxes					85,277
Interest Income					22,370
Total General Revenues and Transfers					<u>1,143,627</u>
CHANGES IN NET POSITION					3,996,205
Net Position - Beginning of Year					<u>(35,215,827)</u>
NET POSITION - END OF YEAR					<u>\$ (31,219,622)</u>

See accompanying Notes to Basic Financial Statements.

LANTERNS METROPOLITAN DISTRICT NO. 2
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	\$ 144,047	\$ -	\$ -	\$ 144,047
Cash and Investments - Restricted	5,100	10,181	-	15,281
Receivable from County Treasurer	162	934	-	1,096
Property Tax Receivable	126,878	1,213,247	-	1,340,125
Prepaid Insurance	2,989	-	-	2,989
	<u>279,176</u>	<u>1,224,362</u>	<u>-</u>	<u>1,503,538</u>
Total Assets	<u>\$ 279,176</u>	<u>\$ 1,224,362</u>	<u>\$ -</u>	<u>\$ 1,503,538</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 5,912	\$ 4,000	\$ -	\$ 9,912
Total Liabilities	5,912	4,000	-	9,912
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax	126,878	1,213,247	-	1,340,125
Total Deferred Inflows of Resources	126,878	1,213,247	-	1,340,125
FUND BALANCES				
Nonspendable:				
Prepaid Expense	2,989	-	-	2,989
Restricted for:				
Emergency Reserves	5,100	-	-	5,100
Debt Service	-	7,115	-	7,115
Unassigned	138,297	-	-	138,297
Total Fund Balances	<u>146,386</u>	<u>7,115</u>	<u>-</u>	<u>153,501</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 279,176</u>	<u>\$ 1,224,362</u>	<u>\$ -</u>	

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

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Series 2021 A(3)	(25,482,000)
Accrued Interest - Series 2021 A(3) Bonds	(3,001,659)
Developer Advances - Capital	<u>(2,889,464)</u>

Net Position of Governmental Activities	<u>\$ (31,219,622)</u>
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See accompanying Notes to Basic Financial Statements.

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

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 152,750	\$ 883,230	\$ -	\$ 1,035,980
Specific Ownership Taxes	12,574	72,703	-	85,277
Interest Income	4,228	18,142	-	22,370
Intergovernmental revenues	-	-	4,315,565	4,315,565
Total Revenues	<u>169,552</u>	<u>974,075</u>	<u>4,315,565</u>	<u>5,459,192</u>
EXPENDITURES				
Current:				
Accounting	30,577	-	-	30,577
Auditing	7,000	-	-	7,000
County Treasurer's Fee	2,293	13,257	-	15,550
Directors' fees	900	-	-	900
Dues and Membership	323	-	-	323
Election	2,777	-	-	2,777
Insurance	3,396	-	-	3,396
Legal	15,192	-	-	15,192
Miscellaneous	37	-	-	37
Payroll taxes	69	-	-	69
Debt Service:				
Bond Interest	-	956,350	-	956,350
Paying Agent Fees	-	4,000	-	4,000
Total Expenditures	<u>62,564</u>	<u>973,607</u>	<u>-</u>	<u>1,036,171</u>
EXCESS OF REVENUES OVER EXPENDITURES	106,988	468	4,315,565	4,423,021
OTHER FINANCING SOURCES (USES)				
Repay developer advance	(56,000)	-	(4,315,565)	(4,371,565)
Total Other Financing Uses	<u>(56,000)</u>	<u>-</u>	<u>(4,315,565)</u>	<u>(4,371,565)</u>
NET CHANGE IN FUND BALANCES	50,988	468	-	51,456
Fund Balances - Beginning of Year	<u>95,398</u>	<u>6,647</u>	<u>-</u>	<u>102,045</u>
FUND BALANCES - END OF YEAR	<u>\$ 146,386</u>	<u>\$ 7,115</u>	<u>\$ -</u>	<u>\$ 153,501</u>

See accompanying Notes to Basic Financial Statements.

LANTERNS METROPOLITAN DISTRICT NO. 2
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	\$ 51,456
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Amounts reported for governmental activities in the statement of activities are different because:

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

Repay Developer Advance	4,371,565
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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 - Change in Liability	(308,769)
Accrued Interest Payable Developer Advance - Change in Liability	(118,047)
	(118,047)

Changes in Net Position of Governmental Activities	\$ 3,996,205
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See accompanying Notes to Basic Financial Statements.

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

	Budget Original and Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 163,358	\$ 152,750	\$ (10,608)
Specific Ownership Taxes	14,702	12,574	(2,128)
Interest Income	4,500	4,228	(272)
Total Revenues	182,560	169,552	(13,008)
EXPENDITURES			
Accounting	30,000	30,577	(577)
Auditing	6,500	7,000	(500)
Directors' fees	-	900	(900)
County Treasurer's Fee	2,450	2,293	157
Dues and Membership	1,000	323	677
Insurance	4,000	3,396	604
Legal	25,000	15,192	9,808
Miscellaneous	-	37	(37)
Payroll taxes	-	69	(69)
Election	2,000	2,777	(777)
Contingency	2,050	-	2,050
Website	1,000	-	1,000
Total Expenditures	74,000	62,564	11,436
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	108,560	106,988	(1,572)
OTHER FINANCING SOURCES (USES)			
Repay developer advance	(56,000)	(56,000)	-
Total Other Financing Uses	(56,000)	(56,000)	-
NET CHANGE IN FUND BALANCE	52,560	50,988	(1,572)
Fund Balance - Beginning of Year	95,816	95,398	(418)
FUND BALANCE - END OF YEAR	<u>\$ 148,376</u>	<u>\$ 146,386</u>	<u>\$ (1,990)</u>

See accompanying Notes to Basic Financial Statements.

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

NOTE 1 DEFINITION OF REPORTING ENTITY

Lanterns Metropolitan District No. 2 (District), a quasi-municipal corporation and a political subdivision of the state of Colorado, was organized by order and decree of the District Court for the Town of Castle Rock in February 2004, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under the First Amended and Restated Service Plan for Lanterns Metropolitan District No. 2, approved by the Town Council of the Town of Castle Rock on August 21, 2018. The District's service area is located in the Town of Castle Rock, in Douglas County. District Nos. 1-3 are authorized to implement the Capital Plan and Financial Plan within their respective boundaries. The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services. The Service Plans for District Nos. 1-3 limits the aggregate amount of debt that they may issue together to \$87,000,000. Lanterns Metropolitan District Nos. 4-5 were each organized by an Order and Decree on June 17, 2019 to provide operations and maintenance services to the Service Area and to function as overlay districts that shared boundaries with District Nos. 1-3. District Nos. 4-5 were each dissolved by an Order of the Court on December 17, 2025.

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

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

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

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 taxes and intergovernmental revenues.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of 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 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.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes, 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.

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 debt of the governmental funds.

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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

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.

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

Deferred Inflows of Resources

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 position 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.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity

Net Position

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

Fund Balance

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

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

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

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

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

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.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Adoption of New Accounting Standards

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.

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 and Balance Sheet:

Cash and Investments	\$ 144,047
Cash and Investments - Restricted	15,281
Total Cash and Investments	<u>\$ 159,328</u>

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

Deposits with Financial Institutions	\$ 20,238
Investments	139,090
Total Cash and Investments	<u>\$ 159,328</u>

Cash Deposits

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 a carrying balance of \$20,238.

LANTERNS METROPOLITAN DISTRICT NO. 2
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

Investment	Maturity	Amount
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	\$ 138,427
U.S. Treasury Money Market Fund	Weighted-Average Under 60 Days	663
Total		<u>\$ 139,090</u>

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

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities 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 any security allowed under CRS 24-75-601.

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAM by Standard & Poor's. COLOTRUST EDGE is rated AAAs/S1 by FitchRatings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

U.S. Treasury Money Market Fund

The debt service money that is included in the trust accounts at United Missouri Bank (successor of American National Bank) is invested in the SEI Daily Income Treasury Portfolio. This portfolio is a money market fund that is managed by SEI Investments and each share is equal in value to \$1.00. The fund is AAA rated and invests exclusively in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. The average maturity of the underlying securities is 90 days or less.

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

NOTE 4 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Bonds Payable					
Limited Tax General Obligation Bonds					
Series 2021 A(3)	\$ 25,482,000	\$ -	\$ -	\$ 25,482,000	\$ -
Accrued Interest:					
Series 2021 A(3) Bonds	2,692,890	1,265,119	956,350	3,001,659	-
Subtotal Bonds Payable	28,174,890	1,265,119	956,350	28,483,659	-
Other Debts					
Developer Advance - O&M	49,238	-	49,238	-	-
Developer Advance - Capital	6,691,496	-	3,802,032	2,889,464	-
Accrued Interest on:					
Developer Advance - O&M	6,134	628	6,762	-	-
Developer Advance - Capital	396,114	117,419	513,533	-	-
Subtotal Other Debts	7,142,982	118,047	4,371,565	2,889,464	-
Total Long-Term Obligations	\$ 35,317,872	\$ 1,383,166	\$ 5,327,915	\$ 31,373,123	\$ -

The details of the District's long-term obligations are as follows:

Limited Tax General Obligation Bonds, Series 2021A(3) (the Bonds)

Bond Proceeds

The District the Bonds on August 19, 2021, in the par amount of \$25,482,000. Proceeds from the sale of the Bonds were used to fund or reimburse a portion of the costs of acquiring, constructing, and installing certain public improvements and to pay the costs of issuing the Bonds.

Bond Details

The Bonds issued bear interest at the rate of 4.500% per annum and are payable annually on December 1, beginning on December 1, 2021, but only to the extent of available Pledged Revenue. The Bonds mature on December 1, 2050 and are subject to mandatory redemption to the extent of available Pledged Revenue.

The Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest. Unpaid interest on the Bonds compounds annually on each December 1. In the event any amount of principal or interest on the Bonds remains unpaid on December 2, 2056, such amounts shall be deemed discharged and no longer due and outstanding.

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

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Optional Redemption

The Bonds are subject to redemption prior to maturity, at the option of the District, on September 1, 2026, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
September 1, 2026, to August 31, 2027	3.00%
September 1, 2027, to August 31, 2028	2.00
September 1, 2028, to August 31, 2029	1.00
September 1, 2029, and thereafter	0.00

Pledged Revenue

The Bonds are secured by and payable from moneys derived by the District from the following sources:

- (a) all Property Tax Revenues;
- (b) all Specific Ownership Tax Revenues
- (c) any other legally available moneys that the District determines, in its absolute discretion, to credit to the Bond Fund

“Property Tax Revenues” means all monies derived from imposition by the District of the Required Mill Levy and does not include specific ownership taxes. Property Tax Revenues are net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County.

“Specific Ownership Tax Revenues” means the specific ownership taxes remitted to the District as a result of its imposition of its Required Mill Levy.

Required Mill Levy

The District is required to impose an ad valorem mill levy upon all taxable property of the District each year in an amount equal to 63.600 mills (subject to adjustment for changes in the method of calculating assessed valuation after January 1, 2018) or such lesser amount that will generate Property Tax Revenues which, when combined with moneys in the Bond Fund, will pay the Bonds in full.

Bond Debt Service

The annual debt service requirements of the Bonds are not currently determinable since they are payable only from available Pledged Revenue.

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

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$87,000,000 (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, 2018, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$870,000,000. At December 31, 2025, the District had authorized but unissued indebtedness of \$844,518,000.

Unused Lines of Credit

The Series 2021A(3) Bonds do not have any unused lines of credit.

Collateral

No assets have been pledged as collateral on the Series 2021A(3) Bonds.

Events of Default

Events of default occur if the District fails to impose the Required Mill Levy, or to apply the Pledged Revenues as required by the Indenture, and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indenture.

Termination Events

The Series 2021A(3) Bonds do not have a termination provision. In the event that there are amounts outstanding after the maturity date the District must levy the Required Mill Levy until all principal and accrued interest is paid on the Bonds.

Acceleration

The Series 2021A(3) Bonds are not subject to acceleration.

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

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

At an election conducted November 6, 2018, a majority of the qualified electors of the District who voted in the elections authorized the issuance of general obligation indebtedness in an amount not to exceed \$870,000,000 for providing public improvements. However, the Service Plan limits the total issuance of general obligation debt for District Nos. 1-3 to an aggregate amount of \$87,000,000. In 2019, District 1 issued \$22,120,000 of general obligation bonds leaving \$64,880,000 in remaining debt authorization. Following the issuance of the Series 2021A(3) Bonds, there is \$39,398,000 of Service Plan debt authorization remaining.

At December 31, 2025, with the issuance of the Series 2021A(3) Bonds, the District had authorized but unissued indebtedness authorized by election remaining in the amount of \$844,518,000 for public improvements and refunding and authorized but unissued indebtedness authorized by the service plan in the amount of \$39,398,000. The District also had \$870,000,000 in authorized but unissued general obligation indebtedness for refunding purposes.

The allocation of authorized debt is dependent upon the cost acceptance resolutions and the corresponding Project Requisitions.

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

Developer Advances

The District entered into a Funding and Reimbursement Agreement with Toll Southwest, LLC (the Developer), in 2021, for the purpose of funding certain operation and maintenance expenses (see Note 6).

NOTE 5 NET POSITION

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

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

Restricted Net Position:

Emergencies	\$ 5,100
Debt Service Reserve	7,115
Total Restricted Net Position	<u>\$ 12,215</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 bonds issued for public improvements and expenses paid by advances from Developer.

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

NOTE 6 AGREEMENTS

Intergovernmental Agreement between Lanterns Metropolitan Districts Nos. 1-5 (Districts) and the Town of Castle Rock

The District, in conjunction with Lanterns Metropolitan District Nos. 1 and 3-5, entered into an Intergovernmental Agreement (Second IGA) with the Town dated February 25, 2019. Pursuant to the Second IGA, the Districts agree to certain items, inclusive of the following items.

Operations and Maintenance – District Nos. 1-3 are authorized to implement the Capital Plan and Financial Plan within their respective boundaries. District No. 4 and District No. 5 are organized to provide operations and maintenance services to the service area. The Districts shall dedicate the public improvements to the Town or other appropriate jurisdiction or owners association in accordance with the then current Town requirements. The Districts are authorized, but not obligated, to own, operate and maintain public improvements not otherwise dedicated to the Town or other public entity.

Fire Protection – The Districts are not authorized to provide fire protection facilities or services unless provided pursuant to an intergovernmental agreement with the Town. This agreement does not limit the authority to provide fire hydrants and related water systems. The Districts will obtain fire protection and emergency response services from the Town.

Privately Placed Debt Limitation – District Nos. 1-3 will obtain the certification of an external financial advisor prior to the issuance of any privately placed debt.

Total Debt Issuance – District Nos. 1-3 shall not issue debt in excess of \$87,000,000. The limitation shall not apply for the purpose of refunding, refinancing, reissuing, or restructuring outstanding debt. District No. 4 and District no. 5 shall not be permitted to issue debt.

Fee Limitation – District Nos. 1-3 may impose and collect a development fee, imposed for repayment of debt and capital costs, not to exceed \$2,000 per unit, plus a 1% cost of living adjustment from January 1, 2016 forward.

Maximum Debt Mill Levy – The Maximum Debt Mill Levy shall not exceed 63.600 mills, as adjusted for changes in the method of calculating assessed valuation on or after January 1, 2018.

Maximum Debt Mill Levy Imposition Term – The Districts shall not impose a levy for repayment of debt which exceeds 35 years after the year of initial imposition of such mill levy unless a majority of the Board of Directors of the District are residents of the District and have voted in favor of a refunding of all or part of the debt and such refunding will result in a net present value savings.

Operations and Maintenance Mill Levy – A District shall not impose a mill levy for operations, which when combined with its debt service mill levy exceeds 74.600 mills, as adjusted for changes in the method of calculating assessed valuation on or after January 1, 2018.

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

NOTE 6 AGREEMENTS (CONTINUED)

Funding and Reimbursement Agreement with Toll Southwest LLC

The District entered into the Funding and Reimbursement Agreement (Operations and Maintenance) (O&M Agreement) with Toll Southwest, LLC (Developer) dated July 6, 2021. Pursuant to the O&M Agreement, the Developer agrees to advance funds to the District, for operation and maintenance expenses, one or more sums of money, not to exceed the aggregate of \$50,000 per annum for fiscal years 2021 through 2022. The maximum amount to be advanced for Operations and Maintenance Expenses pursuant to this agreement is \$100,000. The District agrees to repay these advances together with accrued simple interest at a rate of 4% per annum accruing from the date any such advance is made. The term of repayment under the O&M Agreement shall not extend beyond 20 years from the date of the O&M Agreement. At December 31, 2025, there is no balance under the agreement.

Infrastructure Acquisition and Reimbursement Agreement with Toll Southwest LLC

The District entered into the Infrastructure Acquisition and Reimbursement Agreement (IA Agreement) with the Developer dated July 21, 2021. Pursuant to the IA Agreement, the District agreed to reimburse the Developer for related expenses, subject to cost verification and other terms of the IA Agreement from the Project Fund. The parties agreed that only completed phases of work shall be eligible for reimbursement by the District. The District agrees to acquire certain public infrastructure constructed or caused to be constructed by the Developer to be owned by the District. the District's obligations under this Agreement shall terminate at the earlier of exhaustion of all amounts in the Project Fund or 20 years from the date of this Agreement.

NOTE 7 RISK MANAGEMENT

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

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

The District pays annual premiums to the Pool for liability, property, public officials' liability, and workers' compensation 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.

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

NOTE 8 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

At an election held on November 8, 2016, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all ad valorem property taxes and fees of the District without regard to any limitations under TABOR.

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.

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

LANTERNS METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budget Original and Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 944,569	\$ 883,230	\$ (61,339)
Specific Ownership Taxes	85,011	72,703	(12,308)
Interest Income	10,000	18,142	8,142
Other Revenue	335	-	(335)
Total Revenues	<u>1,039,915</u>	<u>974,075</u>	<u>(65,840)</u>
EXPENDITURES			
County Treasurer's Fee	14,169	13,257	912
Paying Agent Fees	4,000	4,000	-
Bond Interest	1,015,000	956,350	58,650
Contingency	6,831	-	6,831
Total Expenditures	<u>1,040,000</u>	<u>973,607</u>	<u>66,393</u>
NET CHANGE IN FUND BALANCE	(85)	468	553
Fund Balance - Beginning of Year	<u>7,284</u>	<u>6,647</u>	<u>(637)</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 7,199</u></u>	<u><u>\$ 7,115</u></u>	<u><u>\$ (84)</u></u>

LANTERNS METROPOLITAN DISTRICT NO. 2
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budget		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
REVENUES				
Intergovernmental revenues	\$ 4,315,566	\$ 4,315,566	\$ 4,315,565	\$ (1)
Total Revenues	4,315,566	4,315,566	4,315,565	(1)
EXPENDITURES				
Total Expenditures	-	-	-	-
OTHER FINANCING SOURCES (USES)				
Repay developer advance	-	(4,315,566)	(4,315,565)	1
Total Other Financing Sources (Uses)	-	(4,315,566)	(4,315,565)	1
NET CHANGE IN FUND BALANCE	4,315,566	-	-	-
Fund Balance - Beginning of Year	-	-	-	-
FUND BALANCE - END OF YEAR	<u>\$ 4,315,566</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

OTHER INFORMATION

LANTERNS METROPOLITAN DISTRICT NO. 2
SUMMARY OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025

Year Ended December 31,	Assessed Valuation for Current Year Property Tax Levy	Total Mills Levied		Total Property Taxes		Percent Collected to Levied
		General Operations	Debt Service	Levied	Collected	
2021	\$ 5,030	0.000	0.000	\$ -	\$ -	- %
2022	3,351,130	11.077	64.044	251,740	251,741	100.00
2023	5,985,700	11.000	63.600	446,533	446,534	100.00
2024	9,628,040	11.636	67.278	759,787	759,273	99.93
2025	13,709,080	11.916	68.901	1,107,927	1,035,980	93.51
Estimated for Year Ending December 31, 2026	\$ 16,917,140	7.500	71.717	\$ 1,340,125		

Note:

Property taxes shown as collected in any one year include collection of delinquent property taxes or abatements of property taxes assessed in prior years.

This presentation does not attempt to identify specific years of assessment.