

**MEADOWS METROPOLITAN DISTRICT NO. 3**  
**Douglas County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2025**

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## **Independent Auditor's Report**

Board of Directors  
Meadows Metropolitan District No. 3  
Douglas County, Colorado

### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Meadows Metropolitan District No. 3 (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 Meadows Metropolitan District No. 3, as of December 31, 2025, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Basis for Opinions***

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

### ***Responsibility of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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 Responsibility for the Audit of the Financial Statements***

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

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

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

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

### ***Required Supplementary Information***

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

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relate 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, is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

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

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

*SCHILLING & COMPANY, INC.*

Highlands Ranch, Colorado  
July 17, 2026

## **BASIC FINANCIAL STATEMENTS**

**MEADOWS METROPOLITAN DISTRICT NO. 3**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2025**

|                                      | Governmental<br>Activities |
|--------------------------------------|----------------------------|
| <b>ASSETS</b>                        |                            |
| Cash and Investments                 | \$ 6,451                   |
| Cash and Investments - Restricted    | 132,021                    |
| Receivable - County Treasurer        | 11,526                     |
| Due from District No. 4              | 6,917                      |
| Property Taxes Receivable            | <u>1,752,304</u>           |
| Total Assets                         | <u>1,909,219</u>           |
| <b>LIABILITIES</b>                   |                            |
| Due to District No. 4                | <u>11,526</u>              |
| Total Liabilities                    | 11,526                     |
| <b>DEFERRED INFLOWS OF RESOURCES</b> |                            |
| Deferred Property Taxes Revenue      | <u>1,752,304</u>           |
| Total Deferred Inflows of Resources  | <u>1,752,304</u>           |
| <b>NET POSITION</b>                  |                            |
| Restricted For:                      |                            |
| Capital Projects                     | 138,938                    |
| Unrestricted                         | <u>6,451</u>               |
| Total Net Position                   | <u><u>\$ 145,389</u></u>   |

See accompanying Notes to Basic Financial Statements.

**MEADOWS METROPOLITAN DISTRICT NO. 3**  
**STATEMENT OF ACTIVITIES**  
**YEAR ENDED DECEMBER 31, 2025**

| FUNCTIONS/PROGRAMS               | Program Revenues    |                            |                                          |                                        | Net Revenue<br>(Expenses) and<br>Change in<br>Net Position |
|----------------------------------|---------------------|----------------------------|------------------------------------------|----------------------------------------|------------------------------------------------------------|
|                                  | Expenses            | Charges<br>for<br>Services | Operating<br>Grants and<br>Contributions | Capital<br>Grants and<br>Contributions |                                                            |
| Primary Government:              |                     |                            |                                          |                                        |                                                            |
| Government Activities:           |                     |                            |                                          |                                        |                                                            |
| General Government               | \$ 1,927,553        | \$ -                       | \$ 7,500                                 | \$ -                                   | \$ (1,920,053)                                             |
| Culture and Recreation           | -                   | -                          | -                                        | 20,862                                 | 20,862                                                     |
|                                  |                     |                            |                                          |                                        |                                                            |
| Total Governmental Activities    | <u>\$ 1,927,553</u> | <u>\$ -</u>                | <u>\$ 7,500</u>                          | <u>\$ 20,862</u>                       | (1,899,191)                                                |
| GENERAL REVENUES                 |                     |                            |                                          |                                        |                                                            |
| Property Taxes                   |                     |                            |                                          |                                        | 1,787,749                                                  |
| Specific Ownership Taxes         |                     |                            |                                          |                                        | 138,001                                                    |
| Interest Income                  |                     |                            |                                          |                                        | 8,502                                                      |
| Other Revenue                    |                     |                            |                                          |                                        | 1                                                          |
| Total General Revenues           |                     |                            |                                          |                                        | <u>1,934,253</u>                                           |
| CHANGE IN NET POSITION           |                     |                            |                                          |                                        |                                                            |
|                                  |                     |                            |                                          |                                        | 35,062                                                     |
| Net Position - Beginning of Year |                     |                            |                                          |                                        | <u>110,327</u>                                             |
| NET POSITION - END OF YEAR       |                     |                            |                                          |                                        | <u>\$ 145,389</u>                                          |

See accompanying Notes to Basic Financial Statements.

**MEADOWS METROPOLITAN DISTRICT NO. 3  
BALANCE SHEET –  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2025**

|                                                                          | General                    | Capital<br>Projects -<br>Conservation<br>Trust | Total<br>Governmental<br>Funds |
|--------------------------------------------------------------------------|----------------------------|------------------------------------------------|--------------------------------|
| <b>ASSETS</b>                                                            |                            |                                                |                                |
| Cash and Investments                                                     | \$ 6,451                   | \$ -                                           | \$ 6,451                       |
| Cash and Investments - Restricted                                        | -                          | 132,021                                        | 132,021                        |
| Receivable - County Treasurer                                            | 11,526                     | -                                              | 11,526                         |
| Due from District No. 4                                                  | -                          | 6,917                                          | 6,917                          |
| Property Taxes Receivable                                                | <u>1,752,304</u>           | <u>-</u>                                       | <u>1,752,304</u>               |
| Total Assets                                                             | <u><u>\$ 1,770,281</u></u> | <u><u>\$ 138,938</u></u>                       | <u><u>\$ 1,909,219</u></u>     |
| <b>LIABILITIES, DEFERRED INFLOWS OF<br/>RESOURCES, AND FUND BALANCES</b> |                            |                                                |                                |
| <b>LIABILITIES</b>                                                       |                            |                                                |                                |
| Due to District No. 4                                                    | <u>\$ 11,526</u>           | <u>\$ -</u>                                    | <u>\$ 11,526</u>               |
| Total Liabilities                                                        | 11,526                     | -                                              | 11,526                         |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                     |                            |                                                |                                |
| Deferred Property Taxes Revenue                                          | <u>1,752,304</u>           | <u>-</u>                                       | <u>1,752,304</u>               |
| Total Deferred Inflows of Resources                                      | 1,752,304                  | -                                              | 1,752,304                      |
| <b>FUND BALANCES</b>                                                     |                            |                                                |                                |
| Restricted For:                                                          |                            |                                                |                                |
| Capital Projects                                                         | -                          | 138,938                                        | 138,938                        |
| Unrestricted                                                             | <u>6,451</u>               | <u>-</u>                                       | <u>6,451</u>                   |
| Total Fund Balances                                                      | <u>6,451</u>               | <u>138,938</u>                                 | <u>145,389</u>                 |
| Total Liabilities, Deferred Inflows of<br>Resources, and Fund Balances   | <u><u>\$ 1,770,281</u></u> | <u><u>\$ 138,938</u></u>                       | <u><u>\$ 1,909,219</u></u>     |

Amounts reported for governmental activities in the statement of net position are the same as above.

**MEADOWS METROPOLITAN DISTRICT NO. 3**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2025**

|                                            | General                | Capital<br>Projects -<br>Conservation<br>Trust | Total<br>Governmental<br>Funds |
|--------------------------------------------|------------------------|------------------------------------------------|--------------------------------|
| <b>REVENUES</b>                            |                        |                                                |                                |
| Property Taxes                             | \$ 1,787,749           | \$ -                                           | \$ 1,787,749                   |
| Specific Ownership Taxes                   | 138,001                | -                                              | 138,001                        |
| Conservation Trust Entitlement             | -                      | 20,862                                         | 20,862                         |
| Interest Income                            | 753                    | 7,749                                          | 8,502                          |
| Intergovernmental Revenue - District No. 4 | 7,500                  | -                                              | 7,500                          |
| Other Revenue                              | 1                      | -                                              | 1                              |
| Total Revenues                             | <u>1,934,004</u>       | <u>28,611</u>                                  | <u>1,962,615</u>               |
| <b>EXPENDITURES</b>                        |                        |                                                |                                |
| Current:                                   |                        |                                                |                                |
| Intergovernmental Expenditure -            |                        |                                                |                                |
| District No. 4                             | 1,899,683              | -                                              | 1,899,683                      |
| County Treasurer's Fees                    | 26,820                 | -                                              | 26,820                         |
| Meeting Expense                            | 1,050                  | -                                              | 1,050                          |
| Total Expenditures                         | <u>1,927,553</u>       | <u>-</u>                                       | <u>1,927,553</u>               |
| <b>NET CHANGE IN FUND BALANCES</b>         | 6,451                  | 28,611                                         | 35,062                         |
| Fund Balances - Beginning of Year          | <u>-</u>               | <u>110,327</u>                                 | <u>110,327</u>                 |
| <b>FUND BALANCES - END OF YEAR</b>         | <u><u>\$ 6,451</u></u> | <u><u>\$ 138,938</u></u>                       | <u><u>\$ 145,389</u></u>       |

Amounts reported for governmental activities in the statement of net position are the same as above.

**MEADOWS METROPOLITAN DISTRICT NO. 3  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2025**

|                                            | Original<br>and Final<br>Budget | Actual<br>Amounts      | Variance with<br>Final Budget |
|--------------------------------------------|---------------------------------|------------------------|-------------------------------|
| <b>REVENUES</b>                            |                                 |                        |                               |
| Property Taxes                             | \$ 1,792,923                    | \$ 1,787,749           | \$ (5,174)                    |
| Specific Ownership Taxes                   | 161,363                         | 138,001                | (23,362)                      |
| Interest Income                            | -                               | 753                    | 753                           |
| Intergovernmental Revenue - District No. 4 | -                               | 7,500                  | 7,500                         |
| Other Revenue                              | 5,714                           | 1                      | (5,713)                       |
| Total Revenues                             | <u>1,960,000</u>                | <u>1,934,004</u>       | <u>(25,996)</u>               |
| <b>EXPENDITURES</b>                        |                                 |                        |                               |
| Current:                                   |                                 |                        |                               |
| Intergovernmental Expenditure -            |                                 |                        |                               |
| District No. 4                             | 1,927,392                       | 1,899,683              | 27,709                        |
| County Treasurer's Fees                    | 26,894                          | 26,820                 | 74                            |
| Meeting Expense                            | -                               | 1,050                  | (1,050)                       |
| Contingency                                | 5,714                           | -                      | 5,714                         |
| Total Expenditures                         | <u>1,960,000</u>                | <u>1,927,553</u>       | <u>32,447</u>                 |
| <b>NET CHANGE IN FUND BALANCE</b>          | -                               | 6,451                  | 6,451                         |
| Fund Balance - Beginning of Year           | <u>-</u>                        | <u>-</u>               | <u>-</u>                      |
| <b>FUND BALANCE - END OF YEAR</b>          | <u><u>\$ -</u></u>              | <u><u>\$ 6,451</u></u> | <u><u>\$ 6,451</u></u>        |

See accompanying Notes to Basic Financial Statements.

**MEADOWS METROPOLITAN DISTRICT NO. 3**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 1 ORGANIZATION AND REPORTING ENTITY**

**Organization**

Meadows Metropolitan District No. 3 (the District), a quasi-municipal corporation, was organized on July 11, 1985, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Douglas County, Colorado, and is entirely within the Town of Castle Rock (the Town). The District was established primarily to finance the construction of water, sewer and drainage systems, street improvements, safety control, park and recreational systems and transportation facilities. At the time of completion of all the facilities and repayment of the bonds issued by District Nos. 1, 2, and 7, the Town may require that the Districts initiate dissolution procedures.

The District is one of seven similar contiguous metropolitan districts formed as a part of the Meadows Project (Project).

Meadows Metropolitan District No. 4 (District No. 4) is the Master District, which is responsible for the construction of the entire Project improvements and the allocation to each of the related districts of its proportional share of the costs incurred. The District has entered into a Regional Facilities Cost Sharing Agreement (see Note 6), whereby District No. 4 annually sets assessments to the other districts and collects all operating revenues except for property taxes and certain restricted revenues of the related districts.

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, including the Town.

**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.

**MEADOWS METROPOLITAN DISTRICT NO. 3**  
**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. Property taxes are recognized as revenues in the year for which they are levied. Redemption of bonds are recorded as a reduction in liabilities.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the 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 Capital Projects Fund - Conservation Trust Fund is used to account for financial resources to be used for the maintenance or acquisition and construction of recreational facilities.

**MEADOWS METROPOLITAN DISTRICT NO. 3**  
**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.

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

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows of resources in the year they are levied and measurable. The deferred property taxes 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.

**MEADOWS METROPOLITAN DISTRICT NO. 3**  
**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 District's practice to use restricted resources first, then unrestricted resources as they are needed.

In the government-wide financial statements, fund equity is classified as net position. Net position may be classified into three components: net investment in capital assets, restricted and unrestricted. These classifications are defined as follows:

*Net Investment in Capital Assets* – This component of net position consists of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any debt that is attributable to the acquisition, construction or improvement of those assets. If there are significant unspent debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds is not included in this component.

*Restricted* – This component of net position consists of assets that are restricted for use as imposed by external parties such as creditors, grantors or contributors, or as imposed by laws or regulations of other governments, or as imposed through constitutional provisions or enabling legislation.

*Unrestricted* – The component of net position that does not meet the definitions above.

**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.

**MEADOWS METROPOLITAN DISTRICT NO. 3**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Equity (Continued)**

**Fund Balance (Continued)**

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

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

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

**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:

|                                   |                          |
|-----------------------------------|--------------------------|
| Cash and Investments              | \$ 6,451                 |
| Cash and Investments - Restricted | 132,021                  |
| Total Cash and Investments        | <u><u>\$ 138,472</u></u> |

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

|                                      |                          |
|--------------------------------------|--------------------------|
| Deposits with Financial Institutions | \$ 6,451                 |
| Investments                          | 132,021                  |
| Total Cash and Investments           | <u><u>\$ 138,472</u></u> |

**MEADOWS METROPOLITAN DISTRICT NO. 3**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Deposits with Financial Institutions**

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

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

At December 31, 2025, the District's cash deposits had a bank balance and carrying balance of \$6,451.

**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 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

**MEADOWS METROPOLITAN DISTRICT NO. 3  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

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

| <u>Investment</u>                            | <u>Maturity</u>                   | <u>Amount</u>     |
|----------------------------------------------|-----------------------------------|-------------------|
| Colorado Surplus Asset Fund Trust<br>(CSAFE) | Weighted-Average<br>Under 60 Days | \$ 132,021        |
|                                              |                                   | <u>\$ 132,021</u> |

**CSAFE**

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

CSAFE CASH FUND operations are similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

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

**NOTE 4 LONG-TERM OBLIGATIONS**

Under the terms of the Regional Facilities Cost Sharing Agreement (see Note 6), the District is liable for a portion of the total general obligation debt incurred by the other related districts constituting the Project. At December 31, 2025, the total outstanding debt (for District Nos. 1, 2, and 7) was \$70,000,000 plus accrued and compounding interest of \$405,638,205. The ultimate amount payable by the District is not determinable because the amounts to be paid in future years for both principal and interest are determined annually based on other revenues and relative changes in assessed valuations among the seven districts.

**MEADOWS METROPOLITAN DISTRICT NO. 3  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**General Obligation Bonds, Series 1989A, 1989B, and 1989C**

The General Obligation Bonds, Series 1989A, 1989B and 1989C, are characterized as general obligation bonds with a "capped mill levy". Effective June 1, 2002, District Nos. 1 through 7 (inclusive) entered into the First Amendment to the Amended and Restated Indenture of Trust which states that the remaining payments to the bond holders on the Series 1989 General Obligation Bonds will be made on a quarterly basis, instead of semi-annually. Therefore, interest of 7.999% is payable quarterly on March 1, June 1, September 1 and December 1 of each year.

Any interest that is due and not paid at the end of each quarter is charged interest at a rate of 7.999% per annum. Unpaid current interest becomes accrued interest on December 1 of each year. Accrued interest compounds annually on December 1 of each year. The Project's (District Nos. 1 through 7 inclusive) required payment on the bonds is limited to the proceeds generated from the limited mill levy of 35 mills and certain other revenues less priority expenses (see Note 6).

The bonds mature as of June 1, 2029. Interest will not accrue after the 40-year term. However, the Project will continue to set the limited mill levy until the bonds and accrued interest are paid in full. The Project is not entitled to prepay the bonds during the 40-year term.

However, the Project may maintain a sinking fund for future principal payments, provided that all accrued and current interest has been paid. Priority of principal repayment can be assigned among and between the bondholders. Revenues received by the Project will be disbursed for the following (in order of priority):

1. Priority expenses (see Note 6)
2. Current interest
3. Accrued interest from and after March 5, 1993
4. Accrued interest from September 1, 1989, through March 4, 1993
5. Principal
6. Capital improvements

During 2025, District No. 4 computed net revenues available for District Nos. 1, 2, and 7's debt service to be \$13,841,548 under the terms of the Regional Facilities Cost Sharing Agreement (see Note 6).

Interest on the bonds accrues and is determinable in each year, but a failure to pay accrued interest because of lack of revenue does not constitute a default. Thus, the actual amounts of payments to be made in future years will depend on revenues and cannot be predicted with certainty.

**Debt Authorization**

As of December 31, 2025, the District has no authorized but unissued debt.

**MEADOWS METROPOLITAN DISTRICT NO. 3**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 5 NET POSITION**

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

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

|                               |                            |
|-------------------------------|----------------------------|
|                               | Governmental<br>Activities |
| Restricted Net Position:      |                            |
| Capital Projects              | \$ 138,938                 |
| Total Restricted Net Position | <u>\$ 138,938</u>          |

**NOTE 6 REGIONAL FACILITIES COST SHARING AGREEMENT**

In September 1988, the District and the other six related districts entered into a Regional Facilities Cost Sharing Agreement. In 1993, the restated Fifth Amendment to this agreement was executed, and in 1994, the Sixth Amendment to this agreement became operational. The intent of these agreements is to have an equal mill levy throughout the Project and to participate fairly and equitably in the joint funding of operations and maintenance of the Project, the associated debt service costs of the Project, and the financing of Project facilities as defined in the intergovernmental agreement with the Town (see Note 7).

District No. 4 has been specified to coordinate and manage the operations and debt service payments of the districts. District No. 4 receives the facilities development fees and other revenues of the Project (District Nos. 1 through 7) and collects property taxes and interest on behalf of District Nos. 2 through 7. District No. 1 collects its own property taxes, interest, and Conservation Trust Fund entitlements.

Priority expenses of the Project include the following: costs of revenue collection, operations, and maintenance expenses in an amount not to exceed \$200,000 per year, water service fees and the cost of the landscape maintenance contract. Of the \$200,000 for operations and maintenance, \$50,000 (\$134,000 in 2025 as adjusted for inflation) is designated to be spent by District No. 1 for District No. 1's administration. The remainder (\$364,200 in 2025 as adjusted for inflation) is to be spent by District No. 4 as Master District for the Project.

Normal debt service-related costs such as paying agent fees and trustee fees and bond issuance costs have not been included in priority expenses. Written notice to this effect was provided to the bondholders.

Priority expenses are allocated to the districts as administration charges based upon each individual district's percentage of assessed valuation to the total assessed valuation of the Project.

**MEADOWS METROPOLITAN DISTRICT NO. 3  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025**

**NOTE 6 REGIONAL FACILITIES COST SHARING AGREEMENT (CONTINUED)**

The Project revenues collected by District No. 4, to the extent not required to fund priority expenses and capital improvements of the Project approved by the bondholders, are to be allocated to District Nos. 1, 2, and 7's debt service requirements, based upon the percentage of the bonds issued and outstanding of District Nos. 1, 2, and 7.

Property taxes and other revenues of the other districts in the Project which are in excess of the individual district's allocated share of priority expenses are to be allocated to District Nos. 1, 2, and 7's debt service requirements in the same manner as described above.

**NOTE 7 INTERGOVERNMENTAL AGREEMENT - TOWN OF CASTLE ROCK**

The District, together with the related contiguous districts, entered into an Intergovernmental Agreement with the Town, dated December 1, 1991, and as amended on October 1, 1993, and December 12, 1996. The Agreement defines the responsibilities of the Town and the District with regard to the development of infrastructure, provision of services, maintenance responsibilities, and collection of facilities development fees. Additionally, the Town has oversight responsibilities and powers as to the District's future debt transactions and the District's ability to impose and collect future fees.

The District has transferred title to its facilities, water rights, and wastewater system capacity to the Town. The Districts do not have any commitment to develop additional facilities to serve the Project other than those described below.

The Town currently maintains and operates the District facilities, except for maintaining certain landscaping. The Town charges users directly for water, sewer, and irrigation water. The Town retains a 0.25% administrative fee to cover its cost of collection on all facilities development fees it collects on behalf of the Districts.

The District's landscape responsibilities relate to the maintenance of public street right-of-way, which is the landscaping between the right-of-way and the street curbing, as well as within street medians.

The Agreement further provides that when the water or wastewater capacities are fully utilized, the Districts and Town may agree that the Town will finance the development of additional water or wastewater capacity, and consequently, the Town will be entitled to recover its costs, including interest, from facilities development fees currently being collected by the Town. In 2007, the wastewater capacity maximum was reached, and the Town started to keep a portion of the sewer system development fee.

**MEADOWS METROPOLITAN DISTRICT NO. 3**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 7 INTERGOVERNMENTAL AGREEMENT - TOWN OF CASTLE ROCK (CONTINUED)**

On June 16, 2015, the Agreement was amended (Third Amendment to the Master Intergovernmental Agreement). Among other items, the third amendment to the Agreement provides that, after July 1, 2015, a portion of the system development fee that is being retained by the Town (capital reserve fee) will be imposed as a District Fee and collected by the Town and remitted to the Districts. The capital reserve fee may be increased by the Districts at the rate of not more than 5% per annum, compounded on each January 1 through the term of the Agreement. Additionally, the third amendment to the Agreement amended the allocation of the system development fee as follows: (i) the Town will retain the treatment component of the water system development fee when the demand for municipal water within the Project exceeds 7,548 SFEs; and (ii) beginning on July 1, 2015, the Town will retain 90% of the wastewater system development fee, provided that if the treatment component is less than 90%, the Town's retained portion shall reduce to reflect such actual treatment component percentage; however, if the treatment component is higher than 90%, the Town shall never retain more than 90% of the wastewater system development fee. As of May 31, 2022, the Project had exceeded 7,548 SFEs used.

The Project had an obligation to provide financial support in the amount of \$500,000 for the East Plum Creek Trail. The Town had directly deposited, into an escrow held by a trustee for District No. 4, facilities development fees totaling \$500,000 in satisfaction of the East Plum Creek Trail obligation. Interest income generated from the escrow is allocated to District Nos. 1, 2, and 7 to be used for debt service. In 2009, the Project (through District No. 4, the Master District) remitted \$435,284 to the Town in connection with the East Plum Creek Trail and \$1,000 to the Trustee for fees related to managing the account. As of December 31, 2025, the remaining balance in the East Plum Creek Trail escrow account was \$51,355.

**NOTE 8 RISK MANAGEMENT**

District Nos. 1 through 7 are exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; or acts of God.

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

**MEADOWS METROPOLITAN DISTRICT NO. 3**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 9 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.

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. Since the District's net revenue are transferred entirely to District No. 4 for, primarily, debt service of bonds issued for the benefit of the entire Project (see Note 6), an emergency reserve has not been provided. An emergency reserve has been established in District No. 4's Special Revenue Fund as of December 31, 2025.

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

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

## **SUPPLEMENTARY INFORMATION**

**MEADOWS METROPOLITAN DISTRICT NO. 3  
CAPITAL PROJECTS FUND – CONSERVATION TRUST FUND –  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2025**

|                                    | Original<br>and Final<br>Budget | Actual<br>Amounts | Variance with<br>Final Budget |
|------------------------------------|---------------------------------|-------------------|-------------------------------|
| <b>REVENUES</b>                    |                                 |                   |                               |
| Conservation Trust Entitlement     | \$ 24,000                       | \$ 20,862         | \$ (3,138)                    |
| Interest Income                    | 7,000                           | 7,749             | 749                           |
| Total Revenues                     | <u>31,000</u>                   | <u>28,611</u>     | <u>(2,389)</u>                |
| <b>EXPENDITURES</b>                |                                 |                   |                               |
| Current:                           |                                 |                   |                               |
| Recreation Facilities              | 143,210                         | -                 | 143,210                       |
| Total Expenditures                 | <u>143,210</u>                  | <u>-</u>          | <u>143,210</u>                |
| <b>NET CHANGES IN FUND BALANCE</b> | (112,210)                       | 28,611            | 140,821                       |
| Fund Balance - Beginning of Year   | <u>112,210</u>                  | <u>110,327</u>    | <u>(1,883)</u>                |
| <b>FUND BALANCE - END OF YEAR</b>  | <u>\$ -</u>                     | <u>\$ 138,938</u> | <u>\$ 138,938</u>             |

## **OTHER INFORMATION**

**MEADOWS METROPOLITAN DISTRICT NO. 3**  
**SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED**  
**DECEMBER 31, 2025**

| Year Ended<br>December 31,                       | Prior Year<br>Assessed<br>Valuation<br>for Current<br>Year Property<br>Tax Levy | Mills Levied |                 | Total Property Taxes |              | Percent<br>Collected<br>to Levied |
|--------------------------------------------------|---------------------------------------------------------------------------------|--------------|-----------------|----------------------|--------------|-----------------------------------|
|                                                  |                                                                                 | General      | Debt<br>Service | Levied               | Collected    |                                   |
| 2021                                             | \$ 32,476,340                                                                   | 0.000        | 35.000          | \$ 1,136,672         | \$ 1,136,664 | 100.00 %                          |
| 2022                                             | 36,363,700                                                                      | 0.000        | 35.000          | 1,272,730            | 1,273,194    | 100.04                            |
| 2023                                             | 37,180,780                                                                      | 0.000        | 35.000          | 1,301,327            | 1,301,785    | 100.04                            |
| 2024                                             | 50,502,370                                                                      | 0.000        | 35.000          | 1,767,583            | 1,761,930    | 99.68                             |
| 2025                                             | 51,226,370                                                                      | 0.000        | 35.000          | 1,792,923            | 1,787,749    | 99.71                             |
| Estimated for the<br>Year Ending<br>December 31, |                                                                                 |              |                 |                      |              |                                   |
| 2026                                             | \$ 50,065,820                                                                   | 0.000        | 35.000          | \$ 1,752,304         |              |                                   |

NOTE: Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years. Information received from the County Treasurer does not permit identification of specific year of assessment.