

NORTH PINES METROPOLITAN DISTRICT
Elbert County, Colorado

FINANCIAL STATEMENTS
DECEMBER 31, 2025

Table of Contents

	<u>Page</u>
INDEPENDENT AUDITOR’S REPORT	1
BASIC FINANCIAL STATEMENTS	
Government-wide financial statements	
Statement of Net Position	3
Statement of Activities	4
Fund Financial Statements	
Balance Sheet – Governmental Funds	5
Statement of Revenues, Expenditures and Changes In Fund Balances – Governmental Funds	6
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Government Funds to the Statement of Activities	7
Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	8
Notes to the Financial Statements	9
SUPPLEMENTAL INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual Debt Service Fund	21
Summary of Assessed Valuation, Mill Levy and Property Taxes Collected	22
Schedule of Debt Service Requirements to Maturity	23



JOHN CUTLER & ASSOCIATES

Board of Directors
North Pines Metropolitan District
Elbert County, Colorado

INDEPENDENT AUDITORS' REPORT

Report on the Financial Statements

Opinions

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

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

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of North Pines Metropolitan District and to meet our 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 the accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

- Exercise professional judgement 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 of 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 of 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 judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Management has not presented 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 is not affected by this missing information.

Supplementary and Other 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 supplemental 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 supplemental 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 supplemental information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

John Luther & Associates, LLC

July 22, 2026

BASIC FINANCIAL STATEMENTS

NORTH PINES METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
GOVERNMENTAL ACTIVITIES
December 31, 2025

ASSETS

Cash and investments - unrestricted	\$ 1,513,077
Cash and investments - restricted	129,389
Cash with County Treasurer	2,605
Accounts receivable	23,332
Property taxes receivable	290,492
Prepaid expenses	5,126
Capital assets, not being depreciated	504,172
Total assets	<u>2,468,193</u>

DEFERRED OUTFLOWS OF RESOURCES

Deferred cost of refunding	<u>66,971</u>
Total deferred cost of refunding	<u>66,971</u>

LIABILITIES

Accounts payable	4,344
Payroll taxes payable	337
Accrued interest payable	3,938
Bonds payable	
Due within one year	145,000
Due in more than one year	1,115,000
Total liabilities	<u>1,268,619</u>

DEFERRED INFLOWS OF RESOURCES

Deferred property taxes	<u>290,492</u>
Total deferred property taxes	<u>290,492</u>

NET POSITION

Restricted for emergencies	24,600
Restricted for debt service	125,201
Unrestricted	826,252
Total net position	<u><u>\$ 976,053</u></u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**NORTH PINES METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
GOVERNMENTAL ACTIVITIES
Year Ended December 31, 2025**

<u>Functions/Programs</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
	<u>Expenses</u>	<u>Charges for Services</u>	
General government	\$ 346,734	\$ 220,494	\$ (126,240)
Interest and fiscal charges	61,959	-	(61,959)
	<u>\$ 408,693</u>	<u>\$ 220,494</u>	<u>(188,199)</u>
General revenues:			
Taxes:			
Property taxes			253,187
Specific ownership taxes			33,131
Interest income			53,256
Litigation settlement			412,500
Other			2,983
Total general revenues			<u>755,128</u>
Change in net position			566,929
Net position - Beginning			409,124
Net position - Ending			<u>\$ 976,053</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**NORTH PINES METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2025**

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
ASSETS			
Cash and investments - unrestricted	\$ 1,513,077	\$ -	\$ 1,513,077
Cash and investments - restricted	-	129,389	129,389
Cash with County Treasurer	2,605	-	2,605
Accounts receivable	23,332	-	23,332
Property tax receivable	110,876	179,616	290,492
Prepaid expense	5,126	-	5,126
TOTAL ASSETS	<u>\$ 1,655,016</u>	<u>\$ 309,005</u>	<u>\$ 1,964,021</u>
LIABILITIES			
Accounts payable	\$ 4,094	\$ 250	\$ 4,344
Payroll taxes payable	337	-	337
TOTAL LIABILITIES	<u>4,431</u>	<u>250</u>	<u>4,681</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred property taxes	110,876	179,616	290,492
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>110,876</u>	<u>179,616</u>	<u>290,492</u>
FUND BALANCES			
Fund Balances:			
Nonspendable - prepaid items	5,126	-	5,126
Restricted for emergencies	24,600	-	24,600
Restricted for debt service	-	129,139	129,139
Assigned for capital	920,000		920,000
Assigned for subsequent years'	49,196	-	49,196
Unassigned	540,787	-	540,787
TOTAL FUND BALANCES	<u>1,539,709</u>	<u>129,139</u>	<u>1,668,848</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUN BALANCES	<u>\$ 1,655,016</u>	<u>\$ 309,005</u>	

Amounts reported for governmental activities in the Statement of Net Position are different because:

Some assets used in governmental activities are not financial resources and, therefore, are not reported in the Balance Sheet - Governmental Funds.

Capital assets, not being depreciated	504,172
Deferred cost of refunding, net of accumulated amortization	66,971
	<u>571,143</u>

Some liabilities, including bonds payable and accrued interest payable, are not due and payable in the current period and, therefore, are not reported in the Balance Sheet - Governmental Funds.

Bonds payable	(1,260,000)
Accrued interest payable	(3,938)
	<u>(1,263,938)</u>

Net position of governmental activities	<u>\$ 976,053</u>
---	-------------------

These financial statements should be read only in connection with
the accompanying notes to financial statements.

NORTH PINES METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
Year Ended December 31, 2025

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
REVENUES			
Property tax	\$ 105,495	\$ 147,692	\$ 253,187
Specific ownership tax	33,131	-	33,131
Maintenance fees	94,902	-	94,902
Water fees	124,962	-	124,962
Late fees, interest and transfer fees	630	-	630
Net investment income	43,914	9,342	53,256
Oil and gas revenue	2,983	-	2,983
Litigation settlement	412,500	-	412,500
Other	71	-	71
Total revenues	<u>818,588</u>	<u>157,034</u>	<u>975,622</u>
EXPENDITURES			
Current			
Accounting	37,131	-	37,131
Audit	5,000	-	5,000
Directors' fees	2,478	-	2,478
Legal	48,911	-	48,911
Insurance	5,835	-	5,835
Office expense	436	-	436
Website maintenance	2,900	-	2,900
Landscape maintenance	6,380	-	6,380
Septic maintenance	7,200	-	7,200
Trash removal	17,051	-	17,051
IGA contract payments	205,000	-	205,000
Miscellaneous	810	-	810
Treasurer's fees	3,175	4,427	7,602
Debt service			
Principal	-	135,000	135,000
Interest and fiscal charges	-	52,813	52,813
Total expenditures	<u>342,307</u>	<u>192,240</u>	<u>534,547</u>
NET CHANGE IN FUND BALANCES	476,281	(35,206)	441,075
FUND BALANCES - BEGINNING OF YEAR	1,063,428	164,345	1,227,773
FUND BALANCES - END OF YEAR	<u>\$ 1,539,709</u>	<u>\$ 129,139</u>	<u>\$ 1,668,848</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**NORTH PINES METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL
FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended December 31, 2025**

A reconciliation reflecting the differences between the governmental funds net change in fund balances and change in net position reported for governmental activities in the Statement of Activities as follows:

Net change in fund balances - Total governmental funds	<u>\$ 441,075</u>
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.	
Change in accrued interest payable	421
Amortization of deferred charge on refunding	<u>(9,567)</u>
	<u>(9,146)</u>
Repayment of the principal of bonds payable is an expenditures in the governmental funds, however, the repayment reduces long-term liabilities in the Statement of Net Position.	
Principal payments - bonds payable	<u>135,000</u>
Change in net position - Governmental activities	<u><u>\$ 566,929</u></u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**NORTH PINES METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
GENERAL FUND**

Year Ended December 31, 2025

	Original and Final Budgeted Amounts	Actual	Variance with Final Budget
REVENUES			
Property taxes	\$ 105,314	\$ 105,495	\$ 181
Specific ownership taxes	32,858	33,131	273
Maintenance fees	94,800	94,902	102
Water fees - base and usage	112,400	124,962	12,562
Late fees, interest and transfer fees	1,400	630	(770)
Net investment income	40,000	43,914	3,914
Oil and gas revenue	-	2,983	2,983
Litigation settlement	-	412,500	412,500
Other	-	71	71
Total Revenues	<u>386,772</u>	<u>818,588</u>	<u>431,816</u>
EXPENDITURES			
Accounting	28,000	37,131	(9,131)
Audit	5,000	5,000	-
Directors' fees and payroll taxes	3,392	2,478	914
Legal	33,075	20,415	12,660
Legal - special	10,000	28,496	(18,496)
Insurance	4,700	5,835	(1,135)
Office expense	1,000	436	564
Election	25,000		25,000
Website maintenance	-	2,900	(2,900)
Treasurer's fees	3,159	3,175	(16)
Landscape maintenance	15,750	6,380	9,370
Septic maintenance	7,875	7,200	675
Trash removal	17,942	17,051	891
Miscellaneous	1,000	810	190
Contributions to other governmental entity	282,303	205,000	77,303
Contingency and emergency reserves	10,000	-	10,000
Total Expenditures	<u>448,196</u>	<u>342,307</u>	<u>105,889</u>
NET CHANGE IN FUND BALANCES	(61,424)	476,281	537,705
FUND BALANCES - BEGINNING OF YEAR	1,019,332	1,063,428	44,096
FUND BALANCES - END OF YEAR	<u>\$ 957,908</u>	<u>\$ 1,539,709</u>	<u>\$ 581,801</u>

These financial statements should be read only in connection with the
accompanying notes to financial statements.

**NORTH PINES METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 1 – DEFINITION OF REPORTING ENTITY

North Pines Metropolitan District (District), a quasi-municipal corporation, is governed pursuant to the provisions of the Colorado Special District Act. The District's service area is located in the Elbert County, Colorado. The District was organized along with Clearwater Metropolitan District to provide services to the Amanda Pines North Estates development and other included areas. North Pines Metropolitan District is to provide for facilities including street improvements, park and recreation, safety protection, transportation, television relay and translation and mosquito control services. During 2011, the District took over the administrative functions of the water system provided by Clearwater Metropolitan District. Revenue generated from water services fees are paid to the District. Contributions from the District are given to Clearwater Metropolitan District as needed to cover operating or capital expenses.

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

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

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

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. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

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

**NORTH PINES METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025**

Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets and redemption of bonds and notes 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, maintenance fees and water service fees. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

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

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

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

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

**NORTH PINES METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025**

Budgets

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

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 funds' average equity balance in total cash.

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

Capital Assets

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

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable. The District anticipates conveying all capital assets to other governments upon completion. Therefore, no depreciation has been provided.

**NORTH PINES METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025**

Bond Issue Costs

In the government-wide financial statements and in the fund financial statements, governmental fund types recognize bond issuance costs during the current period. The face amount of debt issued is reported as other financing sources. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Cost on Bond Refunding

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

Fund Equity

Fund balance for governmental funds are reported in the categories listed below to make the nature and extent of the constraints placed on a government's fund balances more transparent. 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 amount of fund balance that is not in spendable form (such as inventory or prepaids) or is legally or contractually required to be maintained intact.

Restricted fund balance—the amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.

Committed fund balance—amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority (i.e., Board of Directors). To be reported as committed, amounts cannot be used for any other purpose unless the District takes the same highest level action to remove or change the constraint.

Assigned fund balance—amounts the District intends to use for a specific purpose. Intent can be expressed by the District Board of Directors or by an official or body to which the District Board of Directors delegates the authority.

Unassigned fund balance—amounts that are available for any purpose. Positive amounts are reported only in the General Fund.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the District Board of Directors has provided otherwise in its commitment or assignment actions.

**NORTH PINES METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025**

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/ Balance Sheet – Governmental Funds:

Cash and investments – unrestricted	\$1,513,077
Cash and investments – restricted	<u>129,389</u>
Total cash and investments	<u>\$1,642,466</u>

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

Deposits with financial institutions	\$ 60,037
Investments	<u>1,582,429</u>
Total cash and investments	<u>\$1,642,466</u>

Custodial Credit Risk

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 equal to 102% of the aggregate uninsured deposits.

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

At December 31, 2025, the District's cash deposits had a bank balance and carrying balance of \$60,037.

Credit Risk and Interest Rate Risk

The District has not adopted a formal investment policy, however, the District follows Colorado State Statutes which specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States and certain U.S. government agency securities and the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Certain reverse repurchase agreements
- . Certain securities lending agreements

**NORTH PINES METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025**

- . Certain corporate bonds
- . Written repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the board of Directors.

At December 31, 2025, the District had the following investments:

<u>Investment</u>	<u>Amount</u>	<u>Maturity</u>
COLOTRUST	<u>\$ 1,582,429</u>	Weighted avg. less than 60 day

Interest Rate Risk

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

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization.

As of December 31, 2025, the District has invested in the Colorado Local Government Liquid Asset Trust (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 operates similarly to a money market fund. The Trust offers shares in three portfolios, COLOTRUST Prime (Prime), COLOTRUST Plus+ (Plus+) and COLOTRUST Edge (Edge). All portfolios may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies and instrumentalities, and repurchase agreements collateralized with certain U.S. government agencies or instrumentalities. COLOTRUST Plus+ and COLOTRUST Edge may also invest in the highest rated commercial paper. The Prime and Plus+ portfolios are restricted to a weighted average maturity (WAM) of 60 days or less while the Edge portfolio incorporates longer-dated securities with a WAM of 60 days or more. Both Prime and Plus+ portfolios are rated AAAM by Standard and Poor's and the EDGE portfolio is rated AAAs/S1 by Fitch Ratings. Information related to COLOTRUST, including the annual audited financial statements, can be found at the COLOTRUST website at www.colotrust.com.

Valuation

Governmental Accounting Standards Board (GASB) Statements require or permit investments measured at fair value on a recurring basis in the statement of net position

**NORTH PINES METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025**

at the end of each reporting period to be categorized. Fair value measurements are categorized based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The District has investments not categorized within the fair value hierarchy. These investments are measured at amortized cost or in certain circumstances the value is calculated using the net asset value (NAV) per share, or its equivalent of the investment. These investments include 2a7-like external investment pools and money market investments.

COLOTRUST records its investments at fair value and the District records its investments in COLOTRUST at net asset value as determined by fair value. Each share of Prime and Plus is equal in value to \$1.00 and the redemption frequency is daily with no redemption notice period. Edge's net asset value is managed to approximate a \$10.00 transactional share price and the redemption frequency is five business days. The principal value of an Edge investment may fluctuate and could be greater or less than \$10.00 per share at time of purchase, prior to redemption, and at the time of redemption. There are no unfunded commitments.

Restricted Cash and Investments

Cash and investments in the amount of \$129,389 are reflected as restricted. The District is in compliance with maintaining a reserve of \$100,000 as required by the Limited Tax General Obligation Refunding Bonds, Series 2012 (Note 5).

NOTE 4 - CAPITAL ASSETS

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

	Balance at January 1, 2025	Increases	Decreases	Balance at December 31, 2025
Capital assets, not being depreciated:				
Water rights	\$ 504,172	\$ -	\$ -	\$ 504,172
Total capital assets, not being depreciated	<u>\$ 504,172</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 504,172</u>

As reported in Note 12 - Litigation, the District obtained a judgment on November 25, 2009 that the water rights transaction was an unfair transaction that could be rescinded. The District has tendered its water rights to the developer and sought to recover return of the purchase price plus interest but has not yet been able to obtain recovery of the purchase price. The District has attempted to market the water rights and/or obtain an estimate of fair market value for the water rights but has not been able to obtain any offers. The District has been informed by several experts that the water rights have

**NORTH PINES METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025**

limited, if any, value. In view of the foregoing, the District believes that this historical cost is not indicative of the fair market value of the water rights.

NOTE 5 – LONG-TERM OBLIGATIONS

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

	Balance at January 1, 2025	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
General obligation bonds payable, Series 2012	\$ 1,395,000	\$ -	\$ 135,000	\$ 1,260,000	\$ 145,000
Less current portion	(135,000)			(145,000)	
	<u>\$ 1,260,000</u>			<u>\$ 1,115,000</u>	

General Obligation Bonds

\$2,565,000 Limited Tax General Obligation Refunding Bonds, Series 2012. The bonds were issued for the purpose of refunding the District's Series 2007 bonds in the amount of \$2,330,000. The bonds are limited tax general obligation bonds, secured by the District's covenant to levy ad valorem property taxes up to a maximum mill levy of 90 mills. The Bonds are term bonds maturing on December 1, 2032 with interest of 3.75% with interest payable on June 1 and December 1 of each year commencing in 2013. The bonds are subject to redemption prior to maturity on any date, upon payment of par, accrued interest, and a redemption premium. The bonds are subject to mandatory sinking fund redemptions beginning on December 1, 2013 and on each December 1st thereafter prior to the maturity date of the bonds in varying amounts. The bonds require a Reserve Fund to be established in the amount of \$100,000.

The District's general obligation bonds will mature as follows:

	Principal	Interest	Total
2026	\$ 145,000	\$ 47,250	\$ 192,250
2027	150,000	41,813	191,813
2028	155,000	36,188	191,188
2029	165,000	30,375	195,375
2030	175,000	24,187	199,187
2031-2032	470,000	28,500	498,500
	<u>\$ 1,260,000</u>	<u>\$ 208,313</u>	<u>\$ 1,468,313</u>

Debt Authorization

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

**NORTH PINES METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 6 - FUND EQUITY

At December 31, 2025, the District reported the following classifications of fund equity.

Nonspendable Fund Balance

The nonspendable fund balance in the General Fund in the amount of \$5,126 is comprised of prepaid amounts which are not in spendable form.

Restricted Fund Balance

The restricted fund balance in the General Fund in the amount of \$24,600 is comprised of the Emergency Reserves that have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (Note 10).

The restricted fund balance in the Debt Service Fund in the amount of \$129,139 is to be used exclusively for debt service requirements (see Note 5).

Assigned for Capital

The assigned fund balance in the General Fund in the amount of \$920,000 is comprised of amounts assigned by the Board of Directors by a resolution for capital projects.

Assigned for Subsequent Year's Expenditures

The assigned fund balance in the General Fund in the amount of \$49,196 is comprised of amounts assigned by the Board of Directors by a resolution to eliminate the projected budgetary deficit in the subsequent year's budget.

Unassigned Fund Balance

The District considers all unassigned fund balances to be "reserves" for future operations or capital replacement as defined within Article X, Section 20 of the Constitution of the State of Colorado (see Note 10).

NOTE 7 - NET POSITION

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

Restricted net position includes items 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, 2024 as follows:

Net investment in capital assets:

Capital assets	\$ 504,172
Capital related debt	(504,172)
	<u>\$ -</u>

**NORTH PINES METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 8 – AGREEMENTS

Regional Facilities Agreement

The District entered into an agreement with Clearwater Metropolitan District whereby Clearwater Metropolitan District has agreed to construct and finance certain major regional water facilities to serve the property within the District and Clearwater Metropolitan District.

Pursuant to this agreement, the District adopted pertinent rules and regulations of Clearwater Metropolitan District and agreed to cooperate in the enforcement and collection of Clearwater Metropolitan District's fees and charges imposed for the provision of water service within the District.

IGA with Clearwater Metropolitan District

On September 17, 2009, the District entered into an intergovernmental agreement with Clearwater Metropolitan District (Clearwater) regarding a lease and purchase of a generator. Clearwater entered into a contract with a third party during 2008 to purchase an electrical generator which has been delivered and is operational. The agreement provides for the District to provide funds to make payments on the purchase of the generator on behalf of Clearwater. The agreement grants the District an option to

purchase the generator. If the generator is purchased by the District, the generator will be leased to Clearwater for the purpose of providing water service to residents of Clearwater. At December 31, 2025, the asset has been reflected in the financial statements of Clearwater.

NOTE 9 - 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 (Pool) as of December 31, 2025. 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. 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.

**NORTH PINES METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 10 - 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 that 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.

On November 4, 1997, a majority of the District's voters approved the District to increase taxes \$150,000 annually, as may be necessary to pay the District's operations, maintenance, and other expenses: such taxes to consist of an ad valorem mill levy imposed without limitation of rate or with such limitations as may be determined by the Board, and shall the proceeds of such taxes and investment income thereon constitute

voter-approved revenue changes and be collected and spent by the District each year without regard to any spending, revenue-raising or other limitation contained within Article X, Section 20 of the Colorado Constitution or Section 29-1-301, C.R.S.

Additionally, the voters authorized the District to collect, retain and spend the amount of \$520,000 annually from any revenue source other than ad valorem taxes, including but not limited to tap fees, facility fees, service charges, inspection charges, administrative

charges, grants, or any other fee, rate, toll, penalty, income, or charge imposed, collected or authorized by law to be imposed without regard to any spending, revenue-raising or other limitation contained within Article X, Section 20 of the Colorado Constitution, and without limiting in any year the amount of other revenues that may be collected and spent by the District.

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.

NOTE 11 - LITIGATION

On November 25, 2009, the District obtained a judgment against the developer Sky Rim Development, LLC that the District was entitled to rescind its purchase of 320.78 acre feet of water rights from Sky Rim Development, LLC, and receive return of the \$500,000.00 purchase price together with interest at 8% from June 22, 2009 until paid in exchange for return of the water rights. The District also was awarded a judgment of \$22,989.96 for costs on March 14, 2010. The District tendered the water rights to Sky

**NORTH PINES METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025**

Rim Development, LLC, but that entity refused to return payment on the grounds that it was insolvent. Those judgments are now final and non-appealable.

On July 30, 2010, the District obtained a judgment against David Gertz, individually, and Sunshine Master Builders, Ltd. in the amount of \$529,539.86, plus interest at 8% from March 24, 2010 based on transfers that rendered Sky Rim Development, LLC, insolvent. The defendants did not appeal that judgment. Accordingly, it is final and non-appealable.

On November 19, 2025, the District entered into a Stipulated Settlement and Mutual Release Agreement (Release Agreement) and received \$412,500 under the terms of the Release Agreement. Upon receipt of the payment, the District's counsel filed a satisfaction of judgement. No remaining obligations remain under the Release Agreement and all legal judgements have been considered satisfied.

This information is an integral part of the accompanying financial statements.

SUPPLEMENTAL INFORMATION

**NORTH PINES METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
DEBT SERVICE FUND
Year Ended December 31, 2025**

	Original and Final Budgeted Amounts	Actual	Variance with Final Budget
REVENUES			
Property tax	\$ 147,439	\$ 147,692	\$ 253
Net investment income	7,000	9,342	2,342
Total Revenues	<u>154,439</u>	<u>157,034</u>	<u>2,595</u>
EXPENDITURES			
Principal	135,000	135,000	-
Interest	52,312	52,313	(1)
Paying agent fees	1,000	500	500
Contingency	2,000	-	2,000
County treasurer's fees	4,423	4,427	(4)
Total Expenditures	<u>194,735</u>	<u>192,240</u>	<u>2,495</u>
NET CHANGE IN FUND BALANCES	(40,296)	(35,206)	5,090
FUND BALANCE - BEGINNING OF YEAR	<u>157,479</u>	<u>164,345</u>	<u>6,866</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 117,183</u></u>	<u><u>\$ 129,139</u></u>	<u><u>\$ 11,956</u></u>

**NORTH PINES METROPOLITAN DISTRICT
SUMMARY OF ASSESSED VALUATION , MILL LEVY
AND PROPERTY TAXES COLLECTED
December 31, 2025**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied	Property Taxes		Percentage Collected to Levied
			Levied	Collected	
2007	\$ 3,194,200	42.000	\$ 134,156	\$ 130,381	97.2%
2008	\$ 4,020,340	50.000	\$ 201,017	\$ 206,330	102.6%
2009	\$ 4,532,630	50.000	\$ 226,632	\$ 218,647	96.5%
2010	\$ 4,417,970	50.000	\$ 220,899	\$ 226,269	102.4%
2011	\$ 4,427,550	50.000	\$ 221,377	\$ 221,282	100.0%
2012	\$ 4,268,580	50.000	\$ 213,429	\$ 211,946	99.3%
2013	\$ 4,332,270	50.000	\$ 216,614	\$ 216,504	99.9%
2014	\$ 3,391,630	50.000	\$ 169,582	\$ 169,582	100.0%
2015	\$ 3,494,380	50.000	\$ 174,719	\$ 174,719	100.0%
2016	\$ 4,297,480	50.000	\$ 214,874	\$ 211,530	98.4%
2017	\$ 4,233,520	50.000	\$ 211,676	\$ 211,676	100.0%
2018	\$ 4,865,210	50.000	\$ 243,261	\$ 243,799	100.2%
2019	\$ 4,872,593	50.000	\$ 243,630	\$ 243,423	99.9%
2020	\$ 5,116,460	50.000	\$ 255,823	\$ 255,823	100.0%
2021	\$ 5,141,160	50.000	\$ 257,058	\$ 257,058	100.0%
2022	\$ 5,362,638	50.000	\$ 268,132	\$ 268,438	100.1%
2023	\$ 5,263,846	50.000	\$ 263,192	\$ 263,718	100.2%
2024	\$ 6,997,408	38.000	\$ 265,901	\$ 269,608	101.4%
2025	\$ 7,020,920	36.000	\$ 252,753	\$ 253,187	100.2%
Estimated for					
year ending					
December 31,					
2026					
	\$ 6,652,440	43.667	\$ 290,492		

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

**NORTH PINES METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2025**

**\$2,565,000 Limited Tax General Obligation
Refunding Bonds, Series 2012
Dated November 30, 2012
Interest Rate 3.75%
Principal Due December 1
Interest Due June 1 and December 1**

Year Ending December 31,	Principal	Interest	Total
2026	\$ 145,000	\$ 47,250	\$ 192,250
2027	150,000	41,813	191,813
2028	155,000	36,188	191,188
2029	165,000	30,375	195,375
2030	175,000	24,187	199,187
2031	180,000	17,625	197,625
2032	290,000	10,875	300,875
	<u>\$ 1,260,000</u>	<u>\$ 208,313</u>	<u>\$ 1,468,313</u>