



COMMERCE CITY, COLORADO

ANNUAL FINANCIAL STATEMENTS

December 31, 2025

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors

North Range Village Metropolitan District

Adams County, CO

Opinions

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

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

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (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 the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Other Matters

Required Supplementary Information

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operation, 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 as a whole. The supplementary information, as listed in the table of contents, is presented for purposes of legal compliance and additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information, as identified in the table of contents. The other information 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 provide any assurance thereon.

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

A handwritten signature in blue ink that reads "Flynn CPA, LLC". The signature is stylized and includes a horizontal line underneath.

Castle Pines, Colorado
July 31, 2026

NORTH RANGE VILLAGE METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
December 31, 2025

	Governmental Activities
ASSETS	
Cash and investments	\$ 1,964
Cash and investments – restricted	1,231,196
Accounts receivable - due from homeowners	21,139
Accounts receivable - special assessments	47,198
Specific ownership taxes receivable	3,065
Property taxes receivable	841,900
Prepaid expenses	37,426
Water rights - held for sale	618,275
Depreciable capital assets, net	1,102,684
Non-depreciable capital assets	69,460
Total Assets	3,974,307
LIABILITIES	
Accounts payable and accrued liabilities	5,625
Accrued interest payable - bank loan	15,004
Current portion of bank loan	295,000
Series 2020 bank loan	5,245,000
Total Liabilities	5,560,629
DEFERRED INFLOWS OF RESOURCES	
Deferred property tax revenue	841,900
Total Deferred Inflows of Resources	841,900
NET POSITION (DEFICIT)	
Restricted:	
Emergency reserves	12,100
Debt service	30,679
Committed	1,205,679
Non-spendable	37,426
Unassigned:	(3,714,106)
Net Position (Deficit)	\$ (2,428,222)

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

NORTH RANGE VILLAGE METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
For the 12-Month Period Ended
December 31, 2025

	Program Revenue				Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Government Activities:					
General government activities	\$ (317,796)	\$ 9,210	\$ -	\$ -	\$ (308,586)
Interest and related costs on long-term debt	(225,147)	-	-	-	(225,147)
Capital project activities	(103,082)	-	-	-	(103,082)
	<u>\$ (646,025)</u>	<u>\$ 9,210</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (636,815)</u>
General Revenues					
Property taxes					843,319
Specific ownership taxes					42,086
Other income					-
Net investment income					60,702
Total general revenue					946,107
Change in net position					309,292
Net Position (Deficit) – Beginning of Year					(2,737,514)
Net Position (Deficit) – End of Year					\$ (2,428,222)

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

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
December 31, 2025**

	General Fund	NRV Operating Fund	NRV Capital Fund	Foxton Operating Fund	Foxton Capital Fund	Debt Fund	Total Government Funds
ASSETS							
Cash and investments	\$ 1,964	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,964
Cash and investments - Restricted	12,100	83,979	413,224	42,140	650,822	28,931	1,231,196
Accounts receivable - due from homeowners	-	12,228	-	8,911	-	-	21,139
Accounts receivable - special assessments	47,198	-	-	-	-	-	47,198
Specific ownership taxes receivable	1,317	-	-	-	-	1,748	3,065
Property taxes receivable	361,600	-	-	-	-	480,300	841,900
Deposits	-	-	-	-	-	-	-
Prepaid expenses	5,455	5,496	-	3,081	23,394	-	37,426
TOTAL ASSETS	\$ 429,634	\$ 101,703	\$ 413,224	\$ 54,132	\$ 674,216	\$ 510,979	\$ 2,183,888
LIABILITIES							
Accounts payable and accrued liabilities	\$ -	\$ 3,600	\$ -	\$ 2,025	\$ -	\$ -	\$ 5,625
DEFERRED INFLOWS OF RESOURCES							
Deferred property tax revenue	361,600	-	-	-	-	480,300	841,900
TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	361,600	3,600	-	2,025	-	480,300	847,525
FUND BALANCES							
Restricted:							
Emergencies (TABOR)	12,100	-	-	-	-	-	12,100
Debt service	-	-	-	-	-	30,679	30,679
Committed	-	92,607	413,224	49,026	650,822	-	1,205,679
Non-spendable	5,455	5,496	-	3,081	23,394	-	37,426
Unrestricted	50,479	-	-	-	-	-	50,479
TOTAL FUND BALANCES	68,034	98,103	413,224	52,107	674,216	30,679	1,336,363
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 429,634	\$ 101,703	\$ 413,224	\$ 54,132	\$ 674,216	\$ 510,979	
Amounts reported for governmental activities in the statement of net position are different because:							
Other long-term assets are not available or otherwise cannot be converted to cash to pay for current expenditures and, therefore, are recorded as expenditures in the funds							
Capital assets, net							1,102,684
Land and water rights							69,460
Water rights - held for sale							618,275
Long-term liabilities, including the bank loan, are not due and payable in the current period and, therefore, are not reported in the funds:							
General obligation debt							(5,540,000)
Accrued interest payable							(15,004)
Net position of governmental activities							\$ (2,428,222)

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

NORTH RANGE VILLAGE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
12-Month Period Ended
December 31, 2025

	General Fund	NRV Operating Fund	NRV Capital Fund	Foxton Operating Fund	Foxton Capital Fund	Debt Fund	Total Government Funds
REVENUES							
Property taxes	\$ 362,408	\$ -	\$ -	\$ -	\$ -	\$ 480,911	\$ 843,319
Specific ownership taxes	18,086	-	-	-	-	24,000	42,086
Covenant violation fines	-	3,222	-	3,992	-	-	7,214
Reimbursement assessments, net	-	1,996	-	-	-	-	1,996
Other income	-	-	-	-	-	-	-
Net investment income	7,477	-	16,800	-	28,929	7,496	60,702
Total Revenues	387,971	5,218	16,800	3,992	28,929	512,407	955,317
EXPENDITURES							
General and administration	46,519	570	-	578	-	-	47,667
Landscaping maintenance	-	87,246	-	105,143	-	-	192,389
Capital asset maintenance	-	9,316	-	12,197	-	-	21,513
Other district expenses	-	28,037	-	28,190	-	-	56,227
Debt service							
Debt management & compliance	-	-	-	-	-	31,418	31,418
Interest payments on 2020 bank loan	-	-	-	-	-	191,942	191,942
Principal payments on 2020 bank loan	-	-	-	-	-	285,000	285,000
Major capital projects	-	-	-	-	14,935	-	14,935
Total Expenditures	46,519	125,169	-	146,108	14,935	508,360	841,091
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	341,452	(119,951)	16,800	(142,116)	13,994	4,047	114,226
OTHER FINANCING SOURCES (USES)							
Fund Transfers In / (Out)	(349,600)	147,100	34,000	101,300	67,200	-	-
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(8,148)	27,149	50,800	(40,816)	81,194	4,047	114,226
FUND BALANCES – BEGINNING	76,182	70,954	362,424	92,923	593,022	26,632	1,222,137
FUND BALANCES – END OF YEAR	\$ 68,034	\$ 98,103	\$ 413,224	\$ 52,107	\$ 674,216	\$ 30,679	\$ 1,336,363

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

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
12-Month Period Ended
December 31, 2025**

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances – Total government funds	\$	114,226
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.		
Principal payments on 2020 bank loan		285,000
Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the net capital outlay activity for the year:		
Construction of property, structures and equipment		-
Depreciation expense on property, structures and equipment		(88,147)
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.		
Decrease in accrued interest on 2020 bank loan		(1,787)
Changes in net position of governmental activities	\$	309,292

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

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025**

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Property taxes	\$ 361,800	\$ 362,408	\$ 608
Specific ownership taxes	18,100	18,086	(14)
Other income	-	-	-
Net investment income	1,000	7,477	6,477
Total Revenues	380,900	387,971	7,071
EXPENDITURES			
Management and accounting expenses	28,700	28,704	(4)
Administrative costs	3,500	1,085	2,415
Audit fees	8,500	8,500	-
Collection fees – County Treasurer	5,500	5,440	60
Board of Directors’ fees	2,000	700	1,300
Board training and conferences	4,200	2,964	1,236
Insurance	4,500	3,899	601
Legal fees	3,000	234	2,766
Miscellaneous	2,000	16,587	(14,587)
Indirect Cost Allocation	(22,200)	(22,200)	-
Board election costs	12,000	606	11,394
Total Expenditures	51,700	46,519	5,181
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	329,200	341,452	12,252
OTHER FINANCING SOURCES (USES)			
Transfers (out) to NRV Operating Fund	(181,100)	(162,220)	18,880
Transfers (out) to Foxton Village Operating Fund	(168,500)	(187,380)	(18,880)
Total Other Financing Sources (Uses)	(349,600)	(349,600)	-
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(20,400)	(8,148)	12,252
FUND BALANCE – BEGINNING OF YEAR	70,400	76,182	5,782
FUND BALANCE – END OF YEAR	\$ 50,000	\$ 68,034	\$ 18,034

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

NORTH RANGE VILLAGE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025

NOTE 1 – DEFINITION OF REPORTING ENTITY

North Range Village Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for Adams County on November 16, 1999 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under the amended service plan approved by Commerce City (City) in October 1999 and as modified on June 19, 2000 and on February 5, 2007. The District's service area is located in Adams County, Colorado entirely within the boundaries of the City. The District was established to provide financing for the construction of streets, safety controls, street lighting, landscaping, water, sanitary sewer, storm drainage, television relay facilities, park and recreation, and mosquito control improvements within the North Range Village subdivision, Foxton Village Filing No 1 subdivision and Foxton Village Filing No 3 subdivision.

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 organizations governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies of the District are 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 inter-fund activity has been removed from these statements. Governmental activities are normally supported by property taxes.

The statement of net position reports all financial and capital resources of the District. The difference between the assets and liabilities of the District 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.

These notes are an integral part of the accompanying financial statements.

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. 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 NRV Operating Fund accounts for the resources accumulated and payments made to provide covenant enforcement, architectural review, park and open space maintenance, recreation and other services to the residents of the North Range Village subdivision.

The NRV Capital Fund accounts for the resources accumulated to fund major capital improvement projects – including major maintenance and replacement of existing capital assets such as perimeter fencing and park facilities – located within the North Range Village subdivision.

The Foxton Operating Fund accounts for the resources accumulated and payments made to provide covenant enforcement, architectural review, park and open space maintenance, recreation and other services to the residents of the Foxton Village Filing No 1 subdivision.

The Foxton Capital Fund accounts for the resources accumulated to fund major capital improvement projects – including major maintenance and replacement of existing capital assets such as perimeter fencing and park facilities – located within the Foxton Village Filing No 1 subdivision.

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.

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

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 funds for the ensuing year. The appropriation is at the total fund expenditures

These notes are an integral part of the accompanying financial statements.

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.

Actual expenditures in the Debt Service fund exceeded budgeted amounts. This may be a violation of State Law.

Pooled Cash and Investments

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

Investments are carried at net asset value.

Property Taxes

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

Property 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.

Specific Ownership Taxes

Beginning in 1937, the State of Colorado began assessing a tax annually on motor vehicles (aka Specific Ownership Tax). The Specific Ownership Tax is graduated based on a vehicle's age and original value. Specific Ownership Tax revenue collected by the State is apportioned among the 64 counties based on the number of state highway miles within each county. Each county allocates its respective share of specific ownership tax revenue proportionally among the various property-taxing governmental entities on the basis of total property taxes assessed by each entity in relation to total property taxes assessed by all entities within the county. In 2025, the District's share of specific ownership taxes was equal to approximately 5.0% of the property taxes collected.

Specific ownership tax is allocated proportionally between each fund based on the ratio of property tax revenue collected for each fund compared to total property revenue collected by the District.

Property Maintenance Fines

Covenant violation fines are assessed, in accordance with the District's covenant enforcement policy, on properties that the District deems to be in violation of the restrictive covenants provided in the Declaration of Covenants, Conditions and Restrictions for North Range Village (NRV Declaration) and the Declaration of Covenants, Conditions and Restrictions for Foxton Village (FV Declaration). Covenant violation fines are recognized as income after the violation has been identified, the homeowner has been notified and the period has expired for the homeowner to

These notes are an integral part of the accompanying financial statements.

request a hearing to dispute the violation. Pursuant to 32-1-1001(1)(j)(I) CRS, fines and reimbursable costs are secured on and against each respective property by a perpetual lien.

Reimbursable Costs

Legal fees and other costs incurred by the District related to covenant enforcement actions and other services provided to specific properties within the District are charged back to the respective property owners. The District presents reimbursable costs on a net basis. Factors considered by the District in determining whether to present reimbursable cost chargeback revenue on a gross or net basis include whether risks exist that the District will be unable to recover such costs from property owners. Pursuant to 32-1-1001(1)(j)(I) CRS, fines and reimbursable costs are secured on and against each respective property by a perpetual lien, which has priority over all other encumbrances on a property.

Debt Management & Compliance

CRS 32-1-1101(6)(b) prohibits the issuance of general obligation debt and other obligations in an amount that exceeds the greater of two million dollars or fifty percent of the valuation for assessment of the taxable property within the District unless the funding of such obligations (which financial obligations include more than just funding principal and interest payments) is payable from a limited debt service mill levy, which mill levy shall not exceed 50 mills (as adjusted to offset any changes in the method of calculating the assessed value of property within the District).

Debt management and compliance costs incurred by the District include all costs incurred by the District that enable and support the District's ability to manage the District's various contractual obligations per its multiple year debt agreements. Such debt agreements require the District to assess an annual debt mill levy, collect property taxes from such debt mill levy, pay periodic interest and principal payments to the lender/bondholders and comply with various operational and reporting requirements (covenants). Generally, such costs include (a) county treasurer collection fees, (b) operating and reporting compliance costs that protect the District's right to collect property taxes (e.g. financial statement audit fees, fees paid to professionals to prepare mandatory periodic financial and operational reports to the City and State, etc), (c) professional fees related to applying and monitoring accounting controls over the collection of District revenues, (d) lender/bond trustee service fees, (e) costs related to managing the District's annual property tax assessment process and (f) insurance protecting the District from liability exposure that potentially could arise from performing these activities.

For the 2025 year, the District estimated 32% of general and administrative costs were related to the District's contractual obligations to manage the District's debt repayment process and comply with the various covenants in the District's debt agreements and, therefore, the District allocated 32% of such costs to the Debt Fund. Fees charged by the County Treasurer to collect taxes on behalf of the District from the District's debt mill levy are directly reported in the District's Debt Fund. Service fees charged by the lender/bond trustee and any costs related to refinancing the District's debt are directly reported in the District's Debt Fund.

Water Rights – Held for Sale

Water rights are recorded at acquisition cost. Any costs incurred for the protection and holding of those rights, are expensed, and shall be recovered upon the sale of the ERUs for the development of the subject property.

Land

Land is recorded at acquisition cost.

These notes are an integral part of the accompanying financial statements.

Fund Equity

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: non-spendable, 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:

- **Non-spendable fund balance** – The portion of a 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 a 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 a fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.
- **Assigned fund balance** – The portion of a 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.
- **Unrestricted fund balance** – The residual portion of a 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 policy 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 of these financial statements.

The District adopted the requirements of this guidance effective January 01, 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 – unrestricted	\$ 1,964
Cash and investments – restricted	1,231,196
Total cash and investments	\$1,233,160

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

Deposits with financial institutions	\$ 42,182
Investments	1,190,978
Total cash and investments	\$1,233,160

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 held at financial institutions had a bank balance of \$42,600 and a carrying balance of \$42,182.

Investments

The District has adopted a formal investment policy which requires the District to follow state statutes regarding investments.

The District generally limits its concentration of investments to those listed below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk disclosure requirements or subject to investment custodial risk 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. Revenue bonds of local government securities, corporate and bank securities, and guaranteed investment contracts not purchased with bond proceeds, are limited to maturities of three years or less.

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

These notes are an integral part of the accompanying financial statements.

As of December 31, 2025, the District's investments were comprised of the following:

Investment	Maturity	Amortized Cost
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted average under 60 days	\$ 1,115,412
Morgan Stanley Liquid Govt ADV	Weighted average under 60 days	75,566
	Total	\$ 1,190,978

CSAFE

The District invests in the Colorado Surplus Asset Fund Trust (CSAFE), 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 CSAFE. CSAFE operates similarly to a money market fund and each share is equal in value to \$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. CSAFE measures its investments at amortized cost, which value is not materially different (less than 0.005% difference) than the fair value measurement of such investments.

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. No limitations exist on the District's ability to withdraw funds invested in CSAFE. CSAFE is rated AAmmf by Fitch Group.

Morgan Stanley Government Money Market Fund

The debt service money that was included in the trust accounts at United Missouri Bank (UMB) was invested in the Morgan Stanley Government Money Market Fund. This portfolio is a money market mutual fund which invests primarily in short term U.S. Treasury securities and includes repurchase agreements collateralized by U.S. Treasury securities. The Morgan Stanley Government Money Market Fund is rated AAmm by Standard & Poor's.

NOTE 4 – WATER RIGHTS – HELD FOR SALE

In 2007, using proceeds from the issuance of the District's Series 2007 General Obligation Bonds, the District financed the purchase of 89 Equivalent Residential Unit water and sanitary sewer rights (ERUs). An ERU right allows a property owner to purchase a water tap and sanitary sewer connection into the South Adams County Water and Sanitation District system. The ERUs are restricted to servicing land situated within the South Adams County Water & Sanitation District and PV Water & Sanitation Metropolitan District.

For the 12-month period ended December 31, 2025, the District did not sell any ERUs. As of December 31, 2025, the District held 83 ERUs recorded at an acquisition cost of \$618,275.

NOTE 5 – PROPERTY, EQUIPMENT & STRUCTURES

The District owns and maintains the following property, equipment and structures:

These notes are an integral part of the accompanying financial statements.

	Balance at 12/31/24	Acquisitions	Disposals	Balance at 12/31/25	Accumulated Depreciation
Perimeter fencing - FV	\$ 69,240	\$ -	\$ -	\$ 69,240	(\$ 26,998)
Perimeter fencing - NRV	369,000	-	-	369,000	(147,600)
Monument signage - FV	90,436	-	-	90,436	(52,176)
Monument signage - NRV	100,000	-	-	100,000	(60,000)
Playground & park equip - FV	80,000	-	-	80,000	(31,998)
Playground & park equip - NRV	147,909	-	-	147,909	(34,444)
Detention pond structures	95,000	-	-	95,000	(8,750)
Backflow valves	15,000	-	-	15,000	(4,500)
Sprinkler systems	231,362	-	-	231,362	(68,797)
Sidewalks	400,000	-	-	400,000	(60,000)
Total	\$1,597,947	\$ -	\$ -	\$1,597,947	(\$ 495,263)

NOTE 6 – LAND

The District owns 4.67 acres of open space land in the North Range Village subdivision. Per the plat map filed with the Adams County Clerk and Recorder's Office on June 07, 2000, the District-owned land tracts are comprised of Tracts A, B, D, E, F, G, K, L, N, M, P, Q, R, S, T and U. The land is recorded by the District at a nominal value of \$4,670. Water rights and three water taps servicing this public land are recorded at a nominal value of \$36,000.

The District owns 4.79 acres of open space land in the Foxton Village Filing No. 1. Per the plat map filed with the Adams County Clerk and Recorder's Office on December 20, 2000, the District-owned land tracts are comprised of Tracts C, D, L, M, N, P, Q, R, S, T, U, V, W, X, Y, Z and AA. The land is recorded by the District at a nominal value of \$4,790. Water rights and two water taps servicing this public land are recorded at a nominal value of \$24,000.

NOTE 7 – DEBT

The following is an analysis of changes in general debt obligations for the year ended December 31, 2025:

	Balance at Dec. 31, 2024	Additions	Retirements	Balance at Dec. 31, 2025	Due within one year
Series 2020 Loan	\$ 5,825,000	\$ -	(\$ 285,000)	\$ 5,540,000	\$ 295,000
Accrued interest	13,217	193,729	(191,942)	15,004	-
Totals	\$ 5,838,217	\$ 193,729	(\$ 476,942)	\$ 5,555,004	\$ 295,000

Details regarding the District's debt obligations are as follows:

Series 2020 Loan

On November 10, 2020, the District borrowed \$6,870,000 from Zions Bank for the purpose of refinancing its 2007 General Obligation Refunding and Improvement Bonds and Series 2007 Interest Certificates. The Series 2020 Loan is due December 1, 2040, with a fixed stated annual interest rate of 3.25%, paid semiannually on June 1 and December 1. The Series 2020 Loan may be prepaid prior to maturity at the option of the District at any time without any prepayment penalties. The Series 2020 Loan is secured by the Pledged Revenues and all moneys and earnings thereon. Pledged Revenues consists of revenues collected by the District from the imposition of the Required Mill Levy.

These notes are an integral part of the accompanying financial statements.

The Series 2020 Loan is secured by and payable from Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) the Required Mill Levy, (2) the portion of the specific ownership tax which is collected as a result of the imposition of the Required Mill Levy, and (3) any other legally available monies which the District determines to be treated as Pledged Revenue. The Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Loan as the same becomes due and payable without limitation of rate in an amount sufficient to such payment when due.

The proceeds from the Series 2020 Loan were used for the following purposes:

Proceeds from Series 2020 Loan	\$ 6,870,000
Cash in debt fund	450,000
Cash proceeds	\$ 7,320,000
Repay Series 2007 general obligation bonds	(\$ 5,955,000)
Repay Series 2007 Supplemental B interest certificates	(471,678)
Capital project funding	(600,000)
Pay accrued interest on Series 2007 Bonds	(143,522)
Debt refinancing costs	(149,800)
Total uses of cash proceeds	(\$ 7,320,000)

The District's Series 2020 Loan will mature as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 295,000	\$ 180,050	\$ 475,050
2027	300,000	170,463	470,463
2028	310,000	160,713	470,713
2029	320,000	150,638	470,638
2030	330,000	140,238	470,238
2031 to 2035	1,835,000	532,026	2,367,026
2036 to 2040	2,150,000	213,851	2,363,851
	<u>\$ 5,540,000</u>	<u>\$ 1,547,979</u>	<u>\$ 7,087,979</u>

Authorized Debt

As of December 31, 2025, the District is prohibited from issuing any additional debt (other than refinancing existing debt that would generate a net cost saving to the homeowners) without first obtaining authorization from the District's voters in compliance with TABOR.

Per the second amended Service Plan, the District is limited to issuing without prior authorization from the City of Commerce City \$10,000,000 in debt to fund capital improvements. As of December 31, 2025, the District has issued debt totaling \$8,355,766 against the borrowing limit set by the District's Service Plan.

NOTE 8 – NET POSITION

The District has a net position consisting of four components – restricted, committed, non-spendable and unrestricted.

These notes are an integral part of the accompanying financial statements.

Restricted Net Position

As of December 31, 2025, the District's restricted net position totaled \$42,779 and is comprised of the restricted net positions in the following two funds: General Fund and Debt Service Fund. The restricted net position of each fund is \$12,100 and \$30,679, respectively. Restricted net position includes net position that is restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

Committed Net Position

As of December 31, 2025, the District's committed net position totaled \$1,205,679 and is comprised of the committed net positions of the following four funds: NRV Operating Fund, NRV Capital Fund, Foxton Operating Fund and Foxton Capital Fund. The committed net position of each fund is \$92,607, \$413,224, \$49,026 and \$650,822, respectively.

Non-Spendable Net Position

As of December 31, 2025, the District's non-spendable net position totaled \$37,426 and is comprised of the non-spendable net position of the General Fund, NRV Operating Fund, and the Foxton Operating Fund. This balance was created due to the District prepaying certain 2026 expenses in 2025.

Unassigned Net Position

The District's unassigned net position as of December 31, 2025 totaled (\$3,714,106). This deficit amount was a result of the District being responsible for the repayment of bonds issued to subsidize the construction of public improvements conveyed to Commerce City, South Adams County Water and Sanitation District and public utility entities.

NOTE 9 – COMMITMENTS AND CONTINGENCIES

Easement Agreements

Various tracts of land owned by the District are subject to various utility easements allowing utility line access across District-owned properties to District residents.

Landscaping Plan – North Range Village Subdivision

The parks and open spaces owned by the District within the North Range Village subdivision are subject to a landscaping plan that was approved by Commerce City on June 2, 2000 (NRV Landscaping Plan). Per the NRV Landscaping Plan, the District must ensure (1) all land owned by the District conforms to the Commerce City Community Development Department, Public Works Department and Parks & Recreation Department standards and (2) all plant material on District-owned land conforms to Commerce City's approved plant list and planting specifications. The NRV Landscaping Plan also requires a minimum number of trees and shrubs be maintained on the certain portions of District-owned open spaces.

The District continues to be subject to the NRV Landscaping Plan, and any revisions to the NRV Landscaping Plan must first be submitted and approved by Commerce City. If Commerce City deems the District to be in violation of the NRV

These notes are an integral part of the accompanying financial statements.

Landscaping Plan, Commerce City may assess monetary fines and/or other penalties on the District. As of December 31, 2025, the District believes it is in material compliance with the NRV Landscaping Plan.

Landscaping Plan – Foxton Village Subdivision

The parks and open spaces owned by the District within the Foxton Village Filing No. 1 subdivision are subject to a landscaping plan that was approved by Commerce City on November 20, 2000 (FV Landscaping Plan). Per the FV Landscaping Plan, the District must ensure (1) all land owned by the District conforms to the Commerce City Community Development Department, Public Works Department and Parks & Recreation Department standards and (2) all plant material on District-owned land conforms to Commerce City's approved plant list and planting specifications. The FV Landscaping Plan also requires a minimum number of trees and shrubs be maintained on the certain portions of District-owned open spaces.

The District continues to be subject to the FV Landscaping Plan, and any revisions to the FV Landscaping Plan must first be submitted and approved by Commerce City. If Commerce City deems the District to be in violation of the FV Landscaping Plan, Commerce City may assess monetary fines and/or other penalties on the District. As of December 31, 2025, the District believes it is in material compliance with the FV Landscaping Plan.

Storm Water Detention Pond

Per the North Range Village subdivision PUD agreement, the District is responsible for the maintenance of the storm water detention area (Tract G on the North Range Village subdivision plat map). In the event such maintenance is not performed by the District, Commerce City has the right to enter the area and perform the necessary work, the cost of which will be billed to and the responsibility of the District.

NOTE 10 – RELATED PARTIES

For the 12-month period ended December 31, 2025, all directors serving on the District's board were residents/homeowners of the District and reported no conflicts of interest arising from their participation on the District's board.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss including (a) torts, thefts of, damage to, or destruction of assets, (b) errors or omissions and (c) acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to insure its member districts against various risks of loss. Settled claims have not exceeded this coverage in any of the past three years.

The District pays annual premiums to the Pool for liability, property 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 its members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to the Pool's distribution formula.

These notes are an integral part of the accompanying financial statements.

NOTE 12 – TAX, SPENDING AND DEBT LIMITATIONS

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

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.

On November 3, 2016, District voters authorized the District to assess property taxes at no more than \$230,000 annually, without limitation to rate, to pay the District's operations, maintenance and other expenses. Under TABOR, the \$230,000 voter-approved property tax limit approved by the voters in 2015 may be adjusted to reflect (1) changes in the Denver-Aurora-Lakewood Consumer Price Index (CPI) plus (2) the net percentage change in actual value of all real property in the District from construction of taxable real property improvements. The United States Bureau of Labor Statistics Consumer Price Index (CPI) for Denver-Boulder averaged 240.0 in 2015. For 2025, the CPI for Denver-Aurora-Lakewood was 329.4 – a 37.25% cumulative increase in the Denver-Aurora-Lakewood CPI. New construction within the District since 2015 totaled \$41,200,000, which increased the actual value of property within the District by 35.9% above the total actual value of all land within the District for 2015 (\$103,650,966) per the Adams County Assessor's Office. For the 2025 collection year, the adjusted maximum property tax revenue limit to fund District operations is \$374,900 ($= \$230,000 \times [1 + (27.1\% + 35.9\%)]$)

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). TABOR prohibits the District from using its emergency reserves to compensate for economic conditions and revenue shortfalls.

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

SUPPLEMENTARY INFORMATION

NORTH RANGE VILLAGE METROPOLITAN DISTRICT
NORTH RANGE VILLAGE OPERATING FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Reimb expenses - collection costs	\$ -	\$ 1,996	\$ 1,996
Covenant violation fines	5,000	3,222	(1,778)
Other income	-	-	-
Net investment income	1,500	-	(1,500)
Total Revenues	6,500	5,218	(1,282)
EXPENDITURES			
General and administration	3,500	570	2,930
Landscaping maintenance	115,900	87,246	28,654
Capital asset maintenance	14,600	9,316	5,284
Other district expenses	37,900	28,037	9,863
Total Expenditures	171,900	125,169	46,731
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(165,400)	(119,951)	45,449
OTHER FINANCING SOURCES (USES)			
Transfers in from other funds	181,100	181,100	-
Transfers out to NRV Capital Project Fund	(34,000)	(34,000)	-
Total Other Financing Sources (Uses)	147,100	147,100	-
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(18,300)	27,149	45,449
FUND BALANCE – BEGINNING OF YEAR	58,300	70,954	12,654
FUND BALANCE – END OF YEAR	\$ 40,000	\$ 98,103	\$ 58,103

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

NORTH RANGE VILLAGE METROPOLITAN DISTRICT
NORTH RANGE VILLAGE OPERATING FUND
EXPENDITURE DETAILS - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
GENERAL AND ADMINISTRATION			
Administrative costs	\$ 2,000	\$ 570	\$ 1,430
Legal fees	1,500	-	1,500
Board Training	-	-	-
Miscellaneous expenses	-	-	-
Total General and Administration	\$ 3,500	\$ 570	\$ 2,930
LANDSCAPING MAINTENANCE			
Ground maintenance fees	\$ 27,600	\$ 29,817	\$ (2,217)
Tree maintenance & replacement	8,000	1,540	6,460
Trees - winter watering	-	-	-
Sprinkler repairs	10,500	7,669	2,831
Sprinklers – water	29,000	27,671	1,329
Sprinklers – electricity	1,800	1,434	366
Landscape improvement projects	35,000	13,025	21,975
Detention pond maintenance	-	4,129	(4,129)
Miscellaneous landscape costs	4,000	1,961	2,039
Total Landscaping Maintenance	\$ 115,900	\$ 87,246	\$ 28,654
CAPITAL ASSET MAINTENANCE EXPENSES			
Playground maintenance	\$ 3,000	\$ 2,887	\$ 113
Monument sign maintenance	2,000	750	1,250
Perimeter fence maintenance	5,000	500	4,500
Property insurance	3,600	3,974	(374)
Vandalism	1,000	1,205	(205)
Total Capital Asset Maintenance Expenses	\$ 14,600	\$ 9,316	\$ 5,284
OTHER DISTRICT EXPENSES			
Snow removal	\$ 12,000	\$ 4,229	\$ 7,771
Park and recreation events	11,000	10,988	12
Covenant enforcement services	10,200	10,500	(300)
Covenant enforcement - legal fees	1,500	(12)	1,512
Covenant enforcement - administrative costs	3,200	2,332	868
Dumpster/Rolloff services	-	1,560	(1,560)
Total Other District Expenses	\$ 37,900	\$ 28,037	\$ 9,863

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

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT
NORTH RANGE VILLAGE CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025**

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Net investment income	\$ 4,600	\$ 16,800	\$ 12,200
Other revenue	-	-	-
Total Revenues	4,600	16,800	12,200
EXPENDITURES			
Major capital projects	75,000	-	75,000
Total Expenditures	75,000	-	75,000
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(70,400)	16,800	87,200
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	34,000	34,000	-
Total Other Financing Sources (Uses)	34,000	34,000	-
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES	(36,400)	50,800	(87,200)
FUND BALANCE – BEGINNING OF YEAR	411,200	362,424	(48,776)
FUND BALANCE – END OF YEAR	\$ 374,800	\$ 413,224	\$ 38,424

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

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT
 FOXTON VILLAGE OPERATING FUND
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
 BALANCES - BUDGET AND ACTUAL
 12 -Month Period Ended
 December 31, 2025**

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Reimb expenses - collection costs	\$ -	\$ -	\$ -
Covenant violation fines	5,000	3,992	(1,008)
Other income	-	-	-
Net investment income	200	-	(200)
Total Revenues	5,200	3,992	(1,208)
EXPENDITURES			
General and administration	3,500	578	2,922
Landscaping maintenance	95,600	105,143	(9,543)
Capital asset maintenance	15,200	12,197	3,003
Other district expenses	32,900	28,190	4,710
Total Expenditures	147,200	146,108	1,092
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(142,000)	(142,116)	(116)
OTHER FINANCING SOURCES (USES)			
Transfers in from other funds	168,500	168,500	-
Transfers out to Foxton Village Capital Project Fund	(67,200)	(67,200)	-
Total Other Financing Sources (Uses)	101,300	101,300	-
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(40,700)	(40,816)	(116)
FUND BALANCE – BEGINNING OF YEAR	80,700	92,923	12,223
FUND BALANCE – END OF YEAR	\$ 40,000	\$ 52,107	\$ 12,107

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

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT
FOXTON VILLAGE OPERATING FUND
EXPENDITURE DETAILS - BUDGET AND ACTUAL
12 -Month Period Ended
December 31, 2025**

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
GENERAL AND ADMINISTRATION			
Administrative costs	\$ 2,000	\$ 578	\$ 1,422
Legal fees	1,500	-	1,500
Miscellaneous expenses	-	-	-
Total General and Administration	\$ 3,500	\$ 578	\$ 2,922
LANDSCAPING MAINTENANCE			
Ground maintenance fees	\$ 20,900	\$ 20,874	\$ 26
Tree maintenance & replacement	7,000	16,283	(9,283)
Trees - winter watering	-	-	-
Sprinkler repairs	8,000	5,919	2,081
Sprinklers – water	30,000	26,045	3,955
Sprinklers – electricity	800	502	298
Backflow maintenance	700	-	700
Detention pond maintenance	-	3,744	(3,744)
Landscape improvement projects	25,200	25,520	(320)
Miscellaneous landscape costs	3,000	6,256	(3,256)
Total Landscaping Maintenance	\$ 95,600	\$ 105,143	\$ (9,543)
CAPITAL ASSET MAINTENANCE EXPENSES			
Playground maintenance	\$ 3,000	\$ 3,266	\$ (266)
Monument sign maintenance	3,000	-	3,000
Perimeter fence maintenance	6,000	-	6,000
Property insurance	2,200	5,019	(2,819)
Vandalism	1,000	3,912	(2,912)
Total Capital Asset Maintenance Expenses	\$ 15,200	\$ 12,197	\$ 3,003
OTHER DISTRICT EXPENSES			
Snow removal	\$ 10,800	\$ 6,660	\$ 4,140
Park and recreation events	5,000	6,559	(1,559)
Covenant enforcement services	11,600	12,559	(959)
Covenant enforcement - administrative costs	5,500	2,412	3,088
Total Other District Expenses	\$ 32,900	\$ 28,190	\$ 4,710

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

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT
 FOXTON VILLAGE CAPITAL PROJECTS FUND
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
 BALANCES - BUDGET AND ACTUAL
 12-Month Period Ended
 December 31, 2025**

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Net investment income	\$ 7,700	\$ 28,929	\$ 21,229
Other revenue	-	-	-
Total Revenues	7,700	28,929	21,229
EXPENDITURES			
Major capital projects	75,000	14,935	60,065
Total Expenditures	75,000	14,935	60,065
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(67,300)	13,994	81,294
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	67,200	67,200	-
Total Other Financing Sources (Uses)	67,200	67,200	-
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES	(100)	81,194	81,294
FUND BALANCE – BEGINNING OF YEAR	613,500	593,022	(20,478)
FUND BALANCE – END OF YEAR	\$ 613,400	\$ 674,216	\$ 60,816

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

**NORTH RANGE VILLAGE METROPOLITAN DISTRICT
DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025**

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Property taxes	\$ 480,100	\$ 480,911	\$ 811
Specific ownership taxes	24,000	24,000	-
Net investment income	4,000	7,496	3,496
Total Revenues	508,100	512,407	4,307
EXPENDITURES			
Debt management & compliance	31,900	31,418	482
Cash payemnts on debt			
Interest payments on 2020 bank loan	189,400	191,942	(2,542)
Principal payments on 2020 bank loan	285,000	285,000	-
Total Expenditures	506,300	508,360	(2,060)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	1,800	4,047	2,247
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	-	-	-
Total Other Financing Sources (Uses)	-	-	-
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	1,800	4,047	2,247
FUND BALANCE – BEGINNING	23,200	26,632	3,432
FUND BALANCE – END OF YEAR	\$ 25,000	\$ 30,679	\$ 5,679

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

NORTH RANGE VILLAGE METROPOLITAN DISTRICT
DEBT SERVICE FUND
DEBT MANAGEMENT & COMPLIANCE EXPENDITURE DETAILS - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
DEBT MANAGEMENT & COMPLIANCE			
Collection fees – County Treasurer	\$ 7,200	\$ 7,218	\$ (18)
Debt management & compliance cost allocation	22,200	22,200	-
Paying agent fees	-	2,000	(2,000)
Miscellaneous	2,500	-	2,500
Total Debt Management & Compliance Expenses	\$ 31,900	\$ 31,418	\$ 482

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

NORTH RANGE VILLAGE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2025

The District's repayment schedule for its Series 2020 Loan is as follows:

Year Ended December 31,	Principal	Interest	Interest Rate	Total
2026	\$ 295,000	\$ 180,050	3.250%	\$ 475,050
2027	300,000	170,463	3.250%	470,463
2028	310,000	160,713	3.250%	470,713
2029	320,000	150,638	3.250%	470,638
2030	330,000	140,238	3.250%	470,238
2031	345,000	129,513	3.250%	474,513
2032	355,000	118,300	3.250%	473,300
2033	365,000	106,763	3.250%	471,763
2034	380,000	94,900	3.250%	474,900
2035	390,000	82,550	3.250%	472,550
2036	405,000	69,875	3.250%	474,875
2037	415,000	56,713	3.250%	471,713
2038	430,000	43,225	3.250%	473,225
2039	445,000	29,250	3.250%	474,250
2040	455,000	14,788	3.250%	469,788
	\$5,540,000	\$ 1,547,979		\$ 7,087,979

Interest is payable each year on June 1st and December 1st, and principal payments are due each year on December 1st. The Series 2020 Loan can be paid in advance without prepayment penalty at any time.

NORTH RANGE VILLAGE 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 tax Levy	Mills Levied		Total Property Taxes		Percent Collected to Levied
		Operations	Debt	Levied	Collected (Note A)	
2018	\$ 10,397,470	22.120	50.830	\$ 758,500	\$ 758,362	99.9%
2019	10,241,090	22.458	51.606	758,500	758,360	99.9%
2020	12,267,330	18.749	45.527	788,500	788,212	99.9%
2021	12,541,080	18.340	42.142	758,500	757,532	99.9%
2022	13,704,760	16.782	38.563	758,500	757,589	99.8%
2023	13,057,980	28.305	36.169	841,900	842,299	100.0%
2024	15,438,350	31.746	22.787	841,900	859,124	102.0%
2025	15,506,090	23.333	30.962	841,900	843,319	100.2%
2026	15,354,270	23.550	31.281	841,900	[TBD]	[TBD]

NOTE A: Property taxes collected in any one year may include collection of delinquent property taxes levied in prior years.

OTHER SUPPLEMENTARY INFORMATION

NORTH RANGE VILLAGE METROPOLITAN DISTRICT
CHANGE IN TOTAL OVERLAPPING MILL LEVY
December 31, 2025

	2024 Mill Levy *	2025 Mill Levy **	Change
North Range Village Metropolitan District	54.505	54.831	0.326
Brighton School District No. 27J	56.644	56.290	(0.354)
Commerce City North Infrastructure General Improvement District	8.000	8.000	0.000
Adams County	26.944	27.479	0.535
South Adams Fire District No. 4	14.750	14.750	0.000
Rangeview Library District	3.667	3.715	0.048
City of Commerce City	2.700	2.613	(0.087)
South Adams County Water and Sanitation District	2.013	2.265	0.252
Central Colorado Water Conservation District	1.017	0.980	(0.037)
Urban Drainage and Flood Control	0.900	0.900	0.000
Urban Drainage and Flood Control – South Platte	0.100	0.100	0.000
Total Mill Levy	171.240	171.923	(0.683)

* -- For property tax collections in 2025

** -- For property tax collections in 2026

NORTH RANGE VILLAGE METROPOLITAN DISTRICT
HISTORICAL DEBT RATIOS
 December 31, 2025

	12/31/21	12/31/22	12/31/23	12/31/24	12/31/25
Debt outstanding	\$ 6,620,000	\$ 6,365,500	\$ 6,100,000	\$ 5,825,000	\$ 5,540,000
Restricted cash in debt fund	(\$ 18,075)	(\$ 86,643)	(\$ 134,945)	(\$ 25,309)	(\$ 30,775)
Combined assessed property values within the District	\$ 13,704,760	\$ 13,057,980	\$ 15,438,350	\$ 15,506,090	\$ 15,354,270
Ratio of debt to assessed property values	48.2%	48.1%	38.6%	37.4%	35.9%