

PARK MEADOWS METROPOLITAN DISTRICT
Douglas County, Colorado

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

**PARK MEADOWS METROPOLITAN DISTRICT
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YEAR ENDED DECEMBER 31, 2025**

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Independent Auditors' Report

To the Board of Directors
Park Meadows Metropolitan District

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Park Meadows 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 financial position of the governmental activities and each major fund of Park Meadows Metropolitan 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 audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Park Meadows Metropolitan District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. 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 these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Park Meadows Metropolitan District's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- 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 Park Meadows Metropolitan 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 Park Meadows Metropolitan District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information, as listed in the table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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.



Littleton, Colorado
June 11, 2026

**PARK MEADOWS METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 11,993,457
Cash and Investments - Restricted	101,000
Prepaid Insurance	450
Prepaid Expenses	757
Receivable from County Treasurer	19,009
Property Tax Receivable	3,012,774
Capital Assets:	
Capital Assets, Net of Depreciation	<u>5,731,503</u>
Total Assets	<u>20,858,950</u>
LIABILITIES	
Accounts Payable	<u>61,927</u>
Total Liabilities	<u>61,927</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	<u>3,012,774</u>
Total Deferred Inflows of Resources	<u>3,012,774</u>
NET POSITION	
Net Investment in Capital Assets	5,731,503
Restricted for:	
Emergency Reserve	101,000
Unrestricted	<u>11,951,746</u>
Total Net Position	<u><u>\$ 17,784,249</u></u>

See accompanying Notes to Basic Financial Statements.

PARK MEADOWS METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

	Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
FUNCTIONS/PROGRAMS				
Primary Government:				
Governmental Activities:				
General Government	\$ 1,799,489	\$ -	\$ 1,472	\$ (1,798,017)
Total Governmental Activities	\$ 1,799,489	\$ -	\$ 1,472	(1,798,017)
GENERAL REVENUES				
Property Taxes				2,921,256
Specific Ownership Taxes				227,596
Interest Income				505,482
Other Revenue				14,000
Total General Revenues				3,668,334
CHANGES IN NET POSITION				1,870,317
Net Position - Beginning of Year				15,913,932
NET POSITION - END OF YEAR				<u>\$ 17,784,249</u>

See accompanying Notes to Basic Financial Statements.

**PARK MEADOWS METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025**

	General	Capital Projects	Total Governmental Funds
ASSETS			
Cash and Investments	\$ 3,891,995	\$ 8,101,462	\$ 11,993,457
Cash and Investments - Restricted	101,000	-	101,000
Receivable from County Treasurer	19,009	-	19,009
Prepaid Insurance	450	-	450
Prepaid Expenses	757	-	757
Property Tax Receivable	<u>3,012,774</u>	<u>-</u>	<u>3,012,774</u>
Total Assets	<u>\$ 7,025,985</u>	<u>\$ 8,101,462</u>	<u>\$ 15,127,447</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	<u>\$ 23,729</u>	<u>\$ 38,198</u>	<u>\$ 61,927</u>
Total Liabilities	23,729	38,198	61,927
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	<u>3,012,774</u>	<u>-</u>	<u>3,012,774</u>
Total Deferred Inflows of Resources	3,012,774	-	3,012,774
FUND BALANCES			
Nonspendable:			
Prepaid Expense	1,207	-	1,207
Restricted for:			
Emergency Reserves	101,000	-	101,000
Assigned to:			
Capital Projects	-	8,063,264	8,063,264
Unassigned	<u>3,887,275</u>	<u>-</u>	<u>3,887,275</u>
Total Fund Balances	<u>3,989,482</u>	<u>8,063,264</u>	<u>12,052,746</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 7,025,985</u>	<u>\$ 8,101,462</u>	

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

5,731,503

Net Position of Governmental Activities

\$ 17,784,249

See accompanying Notes to Basic Financial Statements.

PARK MEADOWS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Capital Projects	Total Governmental Funds
REVENUES			
Property Taxes	\$ 2,921,256	\$ -	\$ 2,921,256
Specific Ownership Taxes	227,596	-	227,596
Interest Income	201,377	304,105	505,482
Other Revenue	14,000	-	14,000
HRMD - Quebec Median Landscape Maintenance	1,472	-	1,472
Total Revenues	3,365,701	304,105	3,669,806
EXPENDITURES			
Current:			
Accounting	53,188	-	53,188
Auditing	7,000	-	7,000
County Treasurer's Fee	43,758	-	43,758
Directors' Fees	5,000	-	5,000
District Management	82,295	325	82,620
Dues And Membership	1,089	-	1,089
Election	7,951	-	7,951
Engineering	38,200	19,573	57,773
Insurance	22,737	-	22,737
Landscape Maintenance - PMBID	18,539	-	18,539
Landscape Maintenance - Utilities	44,088	-	44,088
Landscape Maintenance & Repairs	422,859	-	422,859
Landscape Irrigation Maintenance & Repairs	76,494	-	76,494
Landscape Maintenance - Tree Care	85,560	-	85,560
Legal	44,054	-	44,054
Payroll Taxes	352	-	352
Website	1,245	-	1,245
Capital Projects:			
Landscape Project - Tuckpoint Repairs	-	381,978	381,978
Joint Projects- Lone Tree Brick Wall Analysis	-	150,000	150,000
C470 Trail Connector	-	50,000	50,000
Concrete Replacement Project	-	150,000	150,000
Signal Projects	-	150,000	150,000
Total Expenditures	954,409	901,876	1,856,285
EXCESS OF REVENUES OVER (UNDER)			
EXPENDITURES	2,411,292	(597,771)	1,813,521
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	(2,000,000)	2,000,000	-
Total Other Financing Sources (Uses)	(2,000,000)	2,000,000	-
NET CHANGE IN FUND BALANCES	411,292	1,402,229	1,813,521
Fund Balances - Beginning of Year	3,578,190	6,661,035	10,239,225
FUND BALANCES - END OF YEAR	<u>\$ 3,989,482</u>	<u>\$ 8,063,264</u>	<u>\$ 12,052,746</u>

See accompanying Notes to Basic Financial Statements.

**PARK MEADOWS METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025**

Net Change in Fund Balances - Total Governmental Funds	\$ 1,813,521
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Amounts reported for governmental activities in the statement of activities are different because:

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 amount of capital outlay, depreciation and dedication of capital assets to other governments, in the current period.

Capital Outlay	381,978
Depreciation Expense	<u>(325,182)</u>

Changes in Net Position of Governmental Activities	<u><u>\$ 1,870,317</u></u>
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**PARK MEADOWS METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 2,950,119	\$ 2,921,256	\$ (28,863)
Specific Ownership Taxes	265,511	227,596	(37,915)
Interest Income	100,000	201,377	101,377
Other Revenue	-	14,000	14,000
HRMD - Quebec Median Landscape Maintenance	2,100	1,472	(628)
Total Revenues	3,317,730	3,365,701	47,971
EXPENDITURES			
Accounting	55,440	53,188	2,252
Auditing	3,150	7,000	(3,850)
Contingency	19,562	-	19,562
County Treasurer's Fee	44,252	43,758	494
Directors' Fees	6,800	5,000	1,800
District Management	84,000	82,295	1,705
Dues And Membership	-	1,089	(1,089)
Election	50,000	7,951	42,049
Engineering	10,000	38,200	(28,200)
Insurance	25,121	22,737	2,384
Landscaping	307,884	-	307,884
Landscape Maintenance - PMBID	19,466	18,539	927
Landscape Maintenance - Utilities	44,100	44,088	12
Landscape Maintenance & Repairs	315,615	422,859	(107,244)
Landscape Irrigation Maintenance & Repairs	66,950	76,494	(9,544)
Landscape Maintenance - Tree Care	146,285	85,560	60,725
Gis Mapping	10,500	-	10,500
Legal	60,375	44,054	16,321
Miscellaneous	7,500	-	7,500
Payroll Taxes	-	352	(352)
Website	10,000	1,245	8,755
Total Expenditures	1,287,000	954,409	332,591
EXCESS OF REVENUES OVER EXPENDITURES	2,030,730	2,411,292	380,562
OTHER FINANCING (USES)			
Transfers To Other Fund	(2,000,000)	(2,000,000)	-
Total Other Financing (Uses)	(2,000,000)	(2,000,000)	-
NET CHANGE IN FUND BALANCE	30,730	411,292	380,562
Fund Balance - Beginning of Year	1,228,728	3,578,190	2,349,462
FUND BALANCE - END OF YEAR	<u>\$ 1,259,458</u>	<u>\$ 3,989,482</u>	<u>\$ 2,730,024</u>

See accompanying Notes to Basic Financial Statements.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 1 DEFINITION OF REPORTING ENTITY

Park Meadows Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by District Court Order on August 12, 1982, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in northern Douglas County (the County). A substantial portion of the District is located within the City of Lone Tree (the City). The District was established to provide financing for construction of streets, drainage, and safety improvements.

In March 2002, the District's Board of Directors, concurrently with Douglas County, amended the District's Service Plan to allow for greater flexibility to the District to meet its service needs. The District's original Service Plan was approved in 1981. Under the modified Service Plan, the District is authorized to participate in planning, constructing, and maintaining street and landscape improvements, primarily in cooperation with other governmental entities. Additionally, the District is authorized to participate with other governmental entities to finance the design of transportation improvements relating to the extension of a light rail system.

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.

The District has no employees, and contracts for all of its management and professional services.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported as general revenues.

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

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

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

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

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

Pooled Cash and Investments

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

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, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

Capital Assets

The policy of the District requires that after construction, warranty, and final acceptance by the County or the City, the District will dedicate all public infrastructures, except for certain landscape street median improvements, to the County or City for perpetual maintenance. The capital assets held by the District are reported 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 acquisition value at the date of donation.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

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 fixed assets, as applicable. Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Landscape Street Medians

15 to 30 Years

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

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

Fund Balance

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

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

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

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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

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

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

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

Certain Risk Disclosures

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. 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	\$ 11,993,457
Cash and Investments - Restricted	<u>101,000</u>
Total Cash and Investments	<u><u>\$ 12,094,457</u></u>

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

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

Deposits with Financial Institutions	\$ 20,319
Investments	12,074,138
Total Cash and Investments	<u>\$ 12,094,457</u>

Deposits with Financial Institutions

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

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

At December 31, 2025, the District's cash deposits had a bank balance and carrying balance of \$20,319.

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	<u>\$ 12,074,138</u>

COLOTRUST

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

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

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

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST (Continued)

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

NOTE 4 CAPITAL ASSETS

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

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Governmental Activities:				
Capital Assets, Being Depreciated:				
Landscape Street Medians	\$ 9,628,148	\$ 381,978	\$ -	\$ 10,010,126
Total Capital Assets, Being Depreciated	9,628,148	381,978	-	10,010,126
Less: Accumulated Depreciation for:				
Landscape Street Medians	(3,953,441)	(325,182)	-	(4,278,623)
Total Accumulated Depreciation	(3,953,441)	(325,182)	-	(4,278,623)
 Total Capital Assets, Being Depreciated, Net	 <u>5,674,707</u>	 <u>56,796</u>	 <u>-</u>	 <u>5,731,503</u>
 Governmental Activities Capital Assets, Net	 <u>\$ 5,674,707</u>	 <u>\$ 56,796</u>	 <u>\$ -</u>	 <u>\$ 5,731,503</u>

Depreciation expense for the year ended December 31, 2025 was charged to general government function/program.

NOTE 5 NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Investment in capital assets consists of capital assets, net of accumulated depreciation. As of December 31, 2025, the District had investment in capital assets of \$5,731,503.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 NET POSITION (CONTINUED)

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

	Governmental Activities
Restricted Net Position:	
Emergency Reserve	<u>\$ 101,000</u>

The District's unrestricted net position as of December 31, 2025, totaled \$11,951,746.

NOTE 6 RISK MANAGEMENT

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

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

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

NOTE 7 INTERGOVERNMENTAL AGREEMENTS

Capital Improvements

Beginning in 2002, the District has entered into various intergovernmental agreements with the City of Lone Tree (the City) and Douglas County (the County) for the purpose of sharing the costs of design, acquisition, and construction of capital improvements that benefit the District and the District's constituents. As of December 31, 2025, the District has paid \$13,830,022, pursuant to these agreements. Future years' payments of shared costs are subject to annual appropriation.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 7 INTERGOVERNMENTAL AGREEMENTS (CONTINUED)

Safeway Corner Maintenance Agreement

On January 27, 2025, the District entered into an intergovernmental agreement with the City, where the City authorized the District to perform landscape maintenance and improvements on behalf of the City near the Safeway at the Northeast corner of Lincoln and Yosemite.

Various Public Improvements IGA

On April 28, 2025, the District entered into an intergovernmental agreement with the City where the City intends to improve several public improvements and the District agrees to provide funding in the total amount of \$500,000. The City will manage the construction and implementation of (1) The Brick Wall Final Design, (2) upgrades to the C-470 Trail Connector, (3) arterial paving on Park Meadows Center Drive, (4) an upgrade to the traffic signal on County Line Road and Parkway Drive, and (5) Park Meadows Drive adaptive signals. As of December 31, 2025, District contributions total \$500,000.

NOTE 8 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

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 May 5, 2000, the District voters approved a revenue change to allow the District to retain and spend all revenue in excess of TABOR spending, revenue raising or other limitations and all revenue in excess of the 5.5% statutory property tax revenue limitation from 1998 forward.

On May 2, 2023, the District voters approved the extension of a District General Fund mill levy of 3.472 mills through December 1, 2033 and approved that the District may collect, retain, and spend the revenue from such mill levy, along with the District's current mill levy, and investment earnings as a voter-approved revenue change, without regard to any spending, revenue-raising, or other limitations contained within TABOR or any other current or future law limiting District revenues or expenditures.

**PARK MEADOWS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 8 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

Section 29-1-1702, C.R.S., contains limitations on revenues generated from property tax revenues that apply to certain local governments within the state of Colorado.

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

The District's management believes it is in compliance with the provisions of 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.

SUPPLEMENTARY INFORMATION

**PARK MEADOWS METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Budget		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive (Negative)
REVENUES				
Interest Income	\$ 350,000	\$ 241,400	\$ 304,105	\$ 62,705
EXPENDITURES				
Accounting	5,000	5,000	-	5,000
C470 Trail Connector	50,000	50,000	50,000	-
Concrete Replacement Project	150,000	150,000	150,000	-
Contingency	5,000	5,000	-	5,000
District Management	10,000	10,000	325	9,675
Engineering	35,000	39,146	19,573	19,573
Joint Projects- Lone Tree Brick Wall Analysis	150,000	150,000	150,000	-
Legal	10,000	10,000	-	10,000
Landscape Project - Tuckpoint Repairs	300,000	416,700	381,978	34,722
Signal Projects	150,000	150,000	150,000	-
Safeway Corner Project	26,000	-	-	-
Total Expenditures	891,000	985,846	901,876	83,970
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(541,000)	(744,446)	(597,771)	146,675
OTHER FINANCING SOURCES				
Transfers From Other Funds	2,000,000	2,000,000	2,000,000	-
Total Other Financing Sources	2,000,000	2,000,000	2,000,000	-
NET CHANGE IN FUND BALANCE	1,459,000	1,255,554	1,402,229	146,675
Fund Balance - Beginning of Year	8,458,772	6,661,035	6,661,035	-
FUND BALANCE - END OF YEAR	<u>\$ 9,917,772</u>	<u>\$ 7,916,589</u>	<u>\$ 8,063,264</u>	<u>\$ 146,675</u>

PARK MEADOWS METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025

Year Ended December 31,	Assessed Valuation	Percent Change	Total Mills Levied	Total Property Taxes		Percent Collected to Levied
			General Operations	Levied	Collected	
2020/2021	\$ 377,276,920	-0.8%	6.387	\$ 2,409,668	\$ 2,396,863	99.47 %
2021/2022	406,290,390	7.7%	6.387	2,594,977	2,582,323	99.51 %
2022/2023	400,997,670	-1.3%	6.387	2,561,172	2,550,548	99.59 %
2023/2024	460,629,680	14.9%	6.387	2,942,042	2,928,052	99.52 %
2024/2025	461,894,259	0.3%	6.387	2,950,119	2,921,256	99.02 %
Estimated for Year Ending December 31,						
2026	\$ 471,704,064	2.1%	6.387	\$ 3,012,774		

Note:

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

Source: Douglas Assessor and Treasurer.