REATA NORTH METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2025

with

Independent Auditor's Report

CONTENTS

	Page
Independent Auditor's Report	I
Basic Financial Statements	
Balance Sheet/Statement of Net Position - Governmental Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances/Statement of Activities - Governmental Funds	2
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	3
Notes to Financial Statements	4
Supplemental Information	
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Debt Service Fund	15
Summary of Assessed Valuation, Mill Levy and Property Taxes Collected	16

WIPFLI

Board of Directors
Reata North Metropolitan District
Douglas County, Colorado

Independent Auditor's Report

Opinions

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

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

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (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 (GAAP), 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.

"Wipfli" is the brand name under which Wipfli LLP and Wipfli Advisory LLC and its respective subsidiary entities provide professional services. Wipfli LLP and Wipfli Advisory LLC (and its respective subsidiary entities) practice in an alternative practice structure in accordance with the AICPA Code of Professional Conduct and applicable law, regulations, and professional standards. Wipfli LLP is a licensed independent CPA firm that provides attest services to its clients, and Wipfli Advisory LLC provides tax and business consulting services to its clients. Wipfli Advisory LLC and its subsidiary entities are not licensed CPA firms.

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, 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.

"Wipfli" is the brand name under which Wipfli LLP and Wipfli Advisory LLC and its respective subsidiary entities provide professional services. Wipfli LLP and Wipfli Advisory LLC (and its respective subsidiary entities) practice in an alternative practice structure in accordance with the AICPA Code of Professional Conduct and applicable law, regulations, and professional standards. Wipfli LLP is a licensed independent CPA firm that provides attest services to its clients, and Wipfli Advisory LLC provides tax and business consulting services to its clients. Wipfli Advisory LLC and its subsidiary entities are not licensed CPA firms.

Other Matters

Required Supplemental Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States 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 opinions on the basic financial statements are not affected by this missing information.

Supplemental Information

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

Wipfli LLP

Wipfli LLP
Denver, Colorado

September 17, 2026

"Wipfli" is the brand name under which Wipfli LLP and Wipfli Advisory LLC and its respective subsidiary entities provide professional services. Wipfli LLP and Wipfli Advisory LLC (and its respective subsidiary entities) practice in an alternative practice structure in accordance with the AICPA Code of Professional Conduct and applicable law, regulations, and professional standards. Wipfli LLP is a licensed independent CPA firm that provides attest services to its clients, and Wipfli Advisory LLC provides tax and business consulting services to its clients. Wipfli Advisory LLC and its subsidiary entities are not licensed CPA firms.

REATA NORTH METROPOLITAN DISTRICT

BALANCE SHEET/STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
December 31, 2025

	General	Debt Service	Total	Adjustments	Statement of Net Position
ASSETS					
Cash and investments	$ 101,553	$ -	$ 101,553	$ -	$ 101,553
Cash and investments - restricted	902	90,042	90,944	-	90,944
Receivable county treasurer	206	4,125	4,331	-	4,331
Property taxes receivable	30,869	642,891	673,760	-	673,760
Prepaid expenses	2,079	-	2,079	-	2,079
Total Assets	135,609	737,058	872,667	-	872,667
DEFERRED OUTFLOWS OF RESOURCES					
Deferred loss on refunding	-	-	-	64,330	64,330
Total Deferred Outflows of Resources	-	-	-	64,330	64,330
Total Assets and Deferred Outflows of Resources	$ 135,609	$ 737,058	$ 872,667		
LIABILITIES					
Accounts payable	$ 18,885	$ -	$ 18,885	-	18,885
Accrued interest	-	-	-	18,500	18,500
Long-term liabilities:					
Due within one year	-	-	-	520,000	520,000
Due in more than one year	-	-	-	6,880,000	6,880,000
Total Liabilities	18,885	-	18,885	7,418,500	7,437,385
DEFERRED INFLOWS OF RESOURCES					
Deferred property taxes	30,869	642,891	673,760	-	673,760
Total Deferred Inflows of Resources	30,869	642,891	673,760	-	673,760
FUND BALANCE					
Nonspendable:					
Prepaids	2,079	-	2,079	(2,079)	-
Restricted:					
Emergencies	902	-	902	(902)	-
Debt service	-	94,167	94,167	(94,167)	-
Unassigned	82,874	-	82,874	(82,874)	-
Total Fund Balances	85,855	94,167	180,022	(180,022)	-
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 135,609	$ 737,058	$ 872,667		
NET POSITION					
Restricted for:					
Emergencies				902	902
Unrestricted				(7,175,050)	(7,175,050)
Total Net Position (Deficit)				$ (7,174,148)	$ (7,174,148)

The notes to the financial statements are an integral part of these statements.

REATA NORTH METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2025

	General	Debt Service	Total	Adjustments	Statement of Activities
EXPENDITURES					
Accounting and audit	$ 12,305	$ -	$ 12,305	$ -	$ 12,305
Insurance	2,407	-	2,407	-	2,407
Legal	8,383	-	8,383	-	8,383
Miscellaneous	60	-	60	-	60
Treasurer's fees	481	9,633	10,114	-	10,114
Loan principal	-	505,000	505,000	(505,000)	-
Loan interest expense	-	236,742	236,742	8,773	245,515
Total Expenditures	23,636	751,375	775,011	(496,227)	278,784
GENERAL REVENUES					
Property taxes	32,075	641,771	673,846	-	673,846
Specific ownership taxes	2,469	49,396	51,865	-	51,865
Interest income	22,770	487	23,257	-	23,257
Total General Revenues	57,314	691,654	748,968	-	748,968
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	33,678	(59,721)	(26,043)	496,227	470,184
OTHER FINANCING SOURCES (USES)					
Transfer to/(from) other funds	(50,000)	50,000	-	-	-
Total Other Financing Source (Uses)	(50,000)	50,000	-	-	-
NET CHANGE IN FUND BALANCES	(16,322)	(9,721)	(26,043)	26,043	
CHANGE IN NET POSITION				(470,184)	470,184
FUND BALANCES/NET POSITION:					
BEGINNING OF YEAR	102,177	103,888	206,065	(7,850,397)	(7,644,332)
END OF YEAR	$ 85,855	$ 94,167	$ 180,022	$ (7,354,170)	$ (7,174,148)

The notes to the financial statements are an integral part of these statements.

REATA NORTH METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 32,075	$ 32,075	$ -
Specific ownership taxes	2,260	2,469	209
Interest income	100	22,770	22,670
Total Revenues	34,435	57,314	22,879
EXPENDITURES			
Accounting and audit	14,500	12,305	2,195
Insurance	2,800	2,407	393
Legal	12,000	8,383	3,617
Election	3,000	-	3,000
Miscellaneous expenses	100	60	40
Treasurers fees	481	481	-
Contingency	31,792	-	31,792
Emergency reserve	986	-	986
Total Expenditures	65,659	23,636	42,023
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(31,224)	33,678	64,902
OTHER FINANCING SOURCES (USES)			
Transfer from (to) other funds	(50,000)	(50,000)	-
Total Other Financing Sources (Uses)	(50,000)	(50,000)	-
CHANGE IN FUND BALANCE	(81,224)	(16,322)	64,902
FUND BALANCE - BEGINNING OF YEAR	81,224	102,177	20,953
FUND BALANCE - END OF YEAR	$ -	$ 85,855	$ 85,855

The notes to the financial statements are an integral part of these statements.

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Reata North Metropolitan District, (the "District") located in the Town of Parker, ("Town") Colorado in Douglas County, Colorado, conform to the accounting principles generally accepted in the United States of America ("GAAP") as applicable to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized on May 20, 2004, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established to provide for streets, drainage, sanitation and water facilities, parks and trails and other public improvements. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets 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 pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

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

Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

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.*

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 the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

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 material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. 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 appropriation is at the total fund expenditures level and lapses at year end.

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

The District's financial instruments include cash and investments, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2025, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Deposits and Investments

The District's cash and short-term investments with maturities of three months or less from the date of acquisition are considered to be cash on hand. Investments for the government are reported at fair value.

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 minimum number of bank accounts. 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.

Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Interfund and Operating Transfers

The transfer of $50,000 from the General Fund to Debt Service Fund was transferred for the purpose of providing additional funds for the payment of principal and interest on the outstanding debt.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report 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(s) 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. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Deferred Loss on Refunding

The deferred loss on refunding is being amortized over the life of the bonds using the effective interest method. Accumulated amortization on the deferred loss on refunding amounted to $95,605 at December 31, 2025.

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 taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

Nonspendable fund balance at December 31, 2025 represents prepaid insurance.

Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of $902 of the General Fund balance has been reserved in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of $94,167 is restricted for the payment of the debt service costs associated with the Series 2017A Bonds (see Note 3).

Committed Fund Balance

The committed fund balance is the portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a 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

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

Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all funds can report negative amounts.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District can report three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets. The District does not have any amount to report in this category.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

Note 2: Cash and Investments

As of December 31, 2025, cash is classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and investments	$ 101,553
Cash and investments - Restricted	90,944
Total	$ 192,497

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

Deposits with financial institutions	$ 13,193
COLOTRUST	179,304
Total	$ 192,497

Custodial Credit Risk

The Colorado Public Deposit Protection Act, ("PDPA") requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. 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 is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

The District follows state statutes for deposits. None of the District's deposits were exposed to custodial credit risk.

Investments

Investment Valuation

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investment, is not required to be categorized within the fair value hierarchy. This investment's value is calculated using the net asset value (NAV) per share.

Credit Risk

The District's investment policy requires that the District follow state statutes for investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

None of the District's investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

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

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

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST"), is rated AAAm by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of $1.00. The COLOTRUST offers shares in three portfolios, one of which is COLOTRUST PLUS+. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (NAV) of $1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian's internal records identify the investments owned by participating governments. There are no unfunded commitments and there is no redemption notice period. On December 31, 2025, the District had $179,304 invested in COLOTRUST PLUS+.

Note 3: Long-Term Debt

A description of the long-term obligations as of December 31, 2025, is as follows:

Limited Tax General Obligation Refunding Loan Series 2017A and Limited Tax General Obligation Refunding Loan Series 2017B

On November 28, 2017 the District approved a Loan Agreement with Guaranty Bank and Trust and authorized the issuance of Limited Tax General Obligation Refunding Loan Series 2017A ("Series 2017A Loan") and Limited Tax General Obligation Refunding Loan Series 2017B ("Series 2017B Loan") or combined (the "Loan") for the purpose of advance refunding the Series 2005 Bonds and the Series 2007 Bonds and paying the costs of the issuance of the Loan. During 2020, the Series 2017B Loan was paid in full. The 2017A Loan bears interest at the rate of 3.00% payable semiannually on each June 1 and December 1, commencing on June 1, 2018, and matures on December 1, 2037. The Series 2017A Loan is subject to optional prepayment at the option of the District, as a whole with a prepayment fee as further defined in the Loan agreement before December 1, 2024. The 2017A Loan is subject to optional prepayment at the option of the District on or after December 1, 2024 with no prepayment penalty. The Loan is subject to mandatory sinking fund redemption commencing on December 1, 2020.

Advance refunding of debt

The Loan was issued to provide resources to purchase securities to be placed in an irrevocable trust for the purpose of generating resources for all future debt service payments of the Series 2005 Bonds and the Series 2007 Bonds. As a result, the refunded bonds are considered to be defeased and the liability has been removed from the governmental activities column of the statement of net position. The reacquisition price exceeded the net carrying amount of the old debt by $159,935. This amount is recorded as a deferred outflow and is being amortized over the remaining life of the new debt issued. This advance refunding was undertaken to reduce total debt service payments over the remaining life of the old debt and resulted in an economic gain of $1,753,217.

The following is a summary of the annual long-term debt principal and interest requirements.

	Principal	Interest	Total
2026	$ 520,000	$ 222,000	$ 742,000
2027	540,000	206,400	746,400
2028	555,000	190,200	745,200
2029	570,000	173,550	743,550
2030	585,000	156,450	741,450
2031-2035	3,210,000	507,450	3,717,450
2036-2037	1,420,000	64,200	1,484,200
	$ 7,400,000	$ 1,520,250	$ 8,920,250

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

	Balance 1/1/2025	Additions	Deletions	Balance 12/31/2025	Current Portion
General Obligation					
Series 2017A Loan	$ 7,905,000	$ -	$ 505,000	$ 7,400,000	$ 520,000
	$ 7,905,000	$ -	$ 505,000	$ 7,400,000	$ 520,000

As of December 31, 2025, the District had remaining voted debt authorization of approximately $50,000,000. The District has not budgeted to issue any additional debt in 2026. Per the District's Service Plan, the District has a debt limitation of $10,000,000 which has been reached.

The District historically received advances from the Developer in the form of infrastructure which the District conveys to the Town. The District's liability for repayment to the Developer is contingent solely on the District's ability to repay and is only required to make payments if it has been appropriated in the current year. The District's liability to the Developer is subordinate to all other debt. If the balance is not paid within two years of the sale of the last parcel of land, the obligation will cease. During 2009, the Developer received a $453,084 reimbursement from the Town and wrote off $12,000 which reduced the unpaid Developer advances. As of December 31, 2025, there was $4,733,436 of unpaid Developer advances. Due to the restrictive nature of the obligation and that the likelihood of repayment is remote, no payable has been provided for in the financial statements. No principal or interest payments are due.

Note 4: Agreements

Facilities Fee Agreement

On November 17, 2004, and as amended and restated on May 11, 2005, the Developer and the District entered into a Capital Facilities Fee Agreement (the "Facilities Fee Agreement"), which authorizes the Facilities Fee to be assessed against property within the District in the amount of $1,000 per single-family unit, townhome, condominium or apartment and per acre of commercial, office or industrial use. As of December 31, 2025, the District has received $790,000 of fees for residential units and $1,000 for commercial use. Of the residential fees, $300,000 was paid pursuant to the Facilities Fee Agreement.

Note 5: Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer 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 benefits increases.

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

On May 4, 2004, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Note 6: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool ("the Pool") which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other 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: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Government Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements:

1) Long-term liabilities such as bonds payable, accrued bond interest payable and deferred loss on refunding, are not due and payable in the current period and, therefore, are not in the funds.

The Statement of Governmental Fund Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have the following elements:

1) Governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities; and,
2) Governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

REATA NORTH METROPOLITAN DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
DEBT SERVICE FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 641,760	$ 641,771	$ 11
Specific ownership taxes	44,997	49,396	4,399
Interest Income	200	487	287
Total Revenues	686,957	691,654	4,697
EXPENDITURES			
Loan interest expense	237,150	236,742	408
Loan principal	505,000	505,000	-
Treasurer's fees	9,585	9,633	(48)
Paying agent fees	5,000	-	5,000
Total Expenditures	756,735	751,375	5,360
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(69,778)	(59,721)	10,057
OTHER FINANCING SOURCES (USES)			
Transfer to/(from) other funds	50,000	50,000	-
Total Other Financing Sources (Uses)	50,000	50,000	-
CHANGE IN FUND BALANCE	(19,778)	(9,721)	10,057
FUND BALANCE - BEGINNING OF YEAR	95,737	103,888	8,151
FUND BALANCE - END OF YEAR	$ 75,959	$ 94,167	$ 18,208

The notes to the financial statements are an integral part of these statements.

REATA NORTH METROPOLITAN DISTRICT

SUMMARY OF ASSESSED VALUATION, MILL LEVY
AND PROPERTY TAXES COLLECTED
December 31, 2025

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Tax		Percent Collected to Levied
		General Fund	Debt Service	Levied	Collected	
2007	$ 6,624,800	35.000	0.000	$ 231,868	$ 223,597	96.43%
2008	$ 10,489,190	35.000	0.000	$ 367,122	$ 358,344	97.61%
2009	$ 12,674,360	35.000	0.000	$ 443,603	$ 434,387	97.92%
2010	$ 13,723,050	35.000	0.000	$ 480,307	$ 489,878	101.99%
2011	$ 13,474,330	35.000	0.000	$ 471,602	$ 471,532	99.99%
2012	$ 11,851,180	35.000	0.000	$ 414,791	$ 414,884	100.02%
2013	$ 13,077,780	0.000	35.000	$ 457,722	$ 457,680	99.99%
2014	$ 14,997,557	0.000	35.000	$ 524,914	$ 517,935	98.67%
2015	$ 16,638,580	0.000	35.000	$ 582,350	$ 579,579	99.52%
2016	$ 22,152,630	0.000	35.000	$ 775,342	$ 770,711	99.40%
2017	$ 24,276,630	0.000	35.000	$ 849,682	$ 836,739	98.48%
2018	$ 28,030,600	0.900	25.100	$ 728,796	$ 728,777	100.00%
2019	$ 29,992,930	1.900	23.100	$ 749,823	$ 749,549	99.96%
2020	$ 35,047,390	1.000	20.000	$ 735,995	$ 735,996	100.00%
2021	$ 36,926,930	1.000	20.000	$ 775,466	$ 775,465	100.00%
2022	$ 39,956,100	0.600	17.500	$ 723,206	$ 723,269	100.01%
2023	$ 39,752,720	0.600	14.400	$ 596,291	$ 596,342	100.01%
2024	$ 53,002,460	0.605	12.105	$ 673,661	$ 674,584	100.14%
2025	$ 53,016,110	0.605	12.105	673,835	$ 673,846	100.00%
Estimated for year ending December 31, 2026	$ 51,023,130	0.605	12.600	673,760		

NOTE

Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.