

REMUDA RANCH METROPOLITAN DISTRICT
Douglas County, Colorado

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

**REMUDA RANCH METROPOLITAN DISTRICT
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Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Remuda Ranch Metropolitan District
Douglas County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Remuda Ranch 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 the 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. 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.

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 financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

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

Other Information

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

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

Duggio & Associates, P.C.

August 10, 2026

BASIC FINANCIAL STATEMENTS

REMUDA RANCH METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 1,375
Cash and Investments - Restricted	175,312
Prepaid Insurance	695
Receivable from County Treasurer	811
Property Tax Receivable	163,092
Capital Assets:	
Capital Assets Net of Depreciation	<u>5,080,698</u>
Total Assets	<u>5,421,983</u>
LIABILITIES	
Accounts Payable	12,152
Accrued Interest Payable	32,813
Noncurrent Liabilities:	
Due Within One Year	105,000
Due in More Than One Year	<u>20,435,811</u>
Total Liabilities	<u>20,585,776</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	<u>163,092</u>
Total Deferred Inflows of Resources	<u>163,092</u>
NET POSITION	
Net Investment in Capital Assets	(1,385,166)
Restricted for:	
Emergency Reserve	900
Net Position - Unrestricted	<u>(13,942,619)</u>
Total Net Position	<u>\$ (15,326,885)</u>

See accompanying Notes to Basic Financial Statements.

**REMUDA RANCH METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025**

FUNCTIONS/PROGRAMS	Program Revenues				Net Revenues (Expenses) and Change in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary Government:					
Governmental Activities:					
General Government	\$ 363,176	\$ -	\$ -	\$ -	\$ (363,176)
Interest and Related Costs on Long-Term Debt	1,126,357	-	6,000	-	(1,120,357)
Total Governmental Activities	\$ 1,489,533	\$ -	\$ 6,000	\$ -	(1,483,533)
GENERAL REVENUES					
Property Taxes					126,249
Specific Ownership Taxes					9,717
Interest Income					17,236
Total General Revenues					153,202
CHANGE IN NET POSITION					
Net Position - Beginning of Year					(1,330,331)
NET POSITION - END OF YEAR					(13,996,554)
					\$ (15,326,885)

See accompanying Notes to Basic Financial Statements.

**REMUDA RANCH METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	\$ 1,375	\$ -	\$ -	\$ 1,375
Cash and Investments - Restricted	900	174,412	-	175,312
Receivable from County Treasurer	162	649	-	811
Prepaid Insurance	695	-	-	695
Property Tax Receivable	32,618	130,474	-	163,092
	<u>32,618</u>	<u>130,474</u>	<u>-</u>	<u>163,092</u>
Total Assets	<u>\$ 35,750</u>	<u>\$ 305,535</u>	<u>\$ -</u>	<u>\$ 341,285</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 12,152	\$ -	\$ -	\$ 12,152
Total Liabilities	<u>12,152</u>	<u>-</u>	<u>-</u>	<u>12,152</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax	32,618	130,474	-	163,092
Total Deferred Inflows of Resources	<u>32,618</u>	<u>130,474</u>	<u>-</u>	<u>163,092</u>
FUND BALANCES				
Nonspendable:				
Prepaid Expense	695	-	-	695
Restricted for:				
Emergency Reserves	900	-	-	900
Debt Service	-	175,061	-	175,061
Unassigned	(10,615)	-	-	(10,615)
Total Fund Balances	<u>(9,020)</u>	<u>175,061</u>	<u>-</u>	<u>166,041</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 35,750</u>	<u>\$ 305,535</u>	<u>\$ -</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.

5,080,698

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds Payable	(9,022,000)
Developer Advance Payable - Principal	(7,577,614)
Developer Advance Payable - Interest	(3,426,649)
Accrued Interest Payable	<u>(547,361)</u>

Net Position of Governmental Activities

\$ (15,326,885)

See accompanying Notes to Basic Financial Statements.

REMUDA RANCH METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 25,249	\$ 101,000	\$ -	\$ 126,249
Specific Ownership Taxes	1,943	7,774	-	9,717
Interest Income	126	17,110	-	17,236
Facilities Fees	-	6,000	-	6,000
Total Revenues	27,318	131,884	-	159,202
EXPENDITURES				
Current:				
Accounting	24,290	-	-	24,290
Auditing	5,500	-	-	5,500
County Treasurer's Fee	381	1,522	-	1,903
Dues And Membership	500	-	-	500
Election	1,750	-	-	1,750
Electricity	782	-	-	782
Insurance	2,974	-	-	2,974
Legal	21,721	-	-	21,721
Repairs And Maintenance	1,830	-	-	1,830
Snow Removal	185	-	-	185
Trash Collection	2,131	-	-	2,131
Website	2,267	-	-	2,267
Debt Service:				
Bond Interest	-	394,750	-	394,750
Bond Principal	-	20,000	-	20,000
Paying Agent Fees	-	7,000	-	7,000
Total Expenditures	64,311	423,272	-	487,583
EXCESS OF REVENUES UNDER EXPENDITURES	(36,993)	(291,388)	-	(328,381)
OTHER FINANCING SOURCES				
Developer Advance	10,103	-	-	10,103
Total Other Financing Sources	10,103	-	-	10,103
NET CHANGE IN FUND BALANCES	(26,890)	(291,388)	-	(318,278)
Fund Balances - Beginning of Year	17,870	466,449	-	484,319
FUND BALANCES - END OF YEAR	<u>\$ (9,020)</u>	<u>\$ 175,061</u>	<u>\$ -</u>	<u>\$ 166,041</u>

See accompanying Notes to Basic Financial Statements.

**REMUDA RANCH METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGE
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	\$ (318,278)
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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.

Depreciation Expense	(298,865)
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The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.

Bond Principal	20,000
Developer Advance - Current Year - General	(10,103)

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.

Accrued Interest Payable - Change in Liability	(117,634)
Accrued Interest Payable Developer Advance - Change in Liability	(605,451)

Change in Net Position of Governmental Activities	<u>\$ (1,330,331)</u>
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REMUDA RANCH METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE –
BUDGET AND ACTUAL
GENERAL FUND
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 25,249	\$ 25,249	\$ -
Specific Ownership Taxes	2,272	1,943	(329)
Interest Income	100	126	26
Total Revenues	<u>27,621</u>	<u>27,318</u>	<u>(303)</u>
EXPENDITURES			
Accounting	33,000	24,290	8,710
Auditing	5,500	5,500	-
County Treasurer's Fee	379	381	(2)
Dues And Membership	500	500	-
Insurance	5,000	2,974	2,026
Legal	40,000	21,721	18,279
Miscellaneous	3,000	-	3,000
Election	2,500	1,750	750
Weed Control	14,000	-	14,000
Repairs And Maintenance	-	1,830	(1,830)
Snow Removal	14,000	185	13,815
Electricity	-	782	(782)
Trash Collection	2,000	2,131	(131)
Website	3,000	2,267	733
Contingency	7,121	-	7,121
Total Expenditures	<u>130,000</u>	<u>64,311</u>	<u>65,689</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(102,379)	(36,993)	65,386
OTHER FINANCING SOURCES			
Developer Advance	55,673	10,103	(45,570)
Total Other Financing Sources	<u>55,673</u>	<u>10,103</u>	<u>(45,570)</u>
NET CHANGE IN FUND BALANCE	(46,706)	(26,890)	19,816
Fund Balance - Beginning of Year	<u>47,606</u>	<u>17,870</u>	<u>(29,736)</u>
FUND BALANCE - END OF YEAR	<u>\$ 900</u>	<u>\$ (9,020)</u>	<u>\$ (9,920)</u>

See accompanying Notes to Basic Financial Statements.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 1 DEFINITION OF REPORTING ENTITY

Remuda Ranch Metropolitan District (District), a quasi-municipal corporation and a political subdivision of the state of Colorado, was organized by Order and Decree of the District Court for Douglas County, Colorado, on November 13, 2008 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under the Service Plan approved by the City on August 26, 2008, as amended by the First Amendment to the Service Plan approved by the City on January 24, 2023. The First Amendment to the Service Plan allows the Board of Directors of the District (Board) to adjust its mill levies when there are changes in the method of calculating assessed valuation so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. The District was organized to provide public improvements and services for the benefit of all anticipated inhabitants and taxpayers of the District, either within or without its boundaries as they may change by virtue of inclusions of property. The District also serves to finance and oversee the construction of these public improvements and, if appropriate, to dedicate the public improvements to other public entities or to provide for ongoing operations and maintenance. The District's service area is located in Douglas County, Colorado.

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

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

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

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 property taxes and intergovernmental revenues.

**REMUDA RANCH 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 assets, deferred outflow of resources, liabilities, and deferred inflow of resources 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. Internally dedicated resources are reported as general revenues rather than program revenues. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the 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 when the long-term obligation 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 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.

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

**REMUDA RANCH 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 a public hearing in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

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 and investments.

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 assess the property tax obligation of 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 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

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), 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.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

The cost of normal maintenance and repairs that do not add to the value of the assets 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:

Parks and Recreation	20 Years
Streets	20 Years

Deferred Inflow 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 assets 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.

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

Fund Balance

Fund balances 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.

**REMUDA RANCH 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.

Deficits

The General Fund reported a deficit in the fund financial statements as of December 31, 2025. The deficit will be eliminated with the receipt of property taxes and developer advances.

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. 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	\$ 1,375
Cash and Investments - Restricted	175,312
Total Cash and Investments	<u>\$ 176,687</u>

**REMUDA RANCH 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	\$ 3,589
Investments	<u>173,098</u>
Total Cash and Investments	<u><u>\$ 176,687</u></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 and carrying balance of \$3,589.

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.

**REMUDA RANCH 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 PLUS+)	Weighted-Average Under 60 Days	<u>\$ 173,098</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 Section 24-75-601, C.R.S.

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, C.R.S. including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under Section 24-75-601, C.R.S.

**REMUDA RANCH 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 AAAs/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:

	Balance at December 31, 2024	Increases	Decreases	Balance at December 31, 2025
Governmental Activities:				
Capital Assets, Being Depreciated:				
Parks and Recreation	\$ 1,372,880	\$ -	\$ -	\$ 1,372,880
Streets	4,604,413	-	-	4,604,413
Total Capital Assets, Being Depreciated	5,977,293	-	-	5,977,293
Less Accumulated Depreciation for:				
Accumulated Depreciation - Parks and Rec	137,288	68,644	-	205,932
Accumulated Depreciation - Streets	460,442	230,221	-	690,663
Total Accumulated Depreciation	597,730	298,865	-	896,595
Total Capital Assets, Being Depreciated, Net	5,379,563	(298,865)	-	5,080,698
Governmental Activities Capital Assets, Net	<u>\$ 5,379,563</u>	<u>\$ (298,865)</u>	<u>\$ -</u>	<u>\$ 5,080,698</u>

Depreciation expense was charged to the general government of the District for the year ended December 31, 2025, in the amount of \$298,865.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Bonds Payable					
Limited Tax General Obligation Bonds					
Series 2020A	\$ 7,895,000	\$ -	\$ 20,000	\$ 7,875,000	\$ 105,000
Series 2020B	1,147,000	-	-	1,147,000	-
Accrued Interest - Series 2020B	396,831	117,717	-	514,548	-
Subtotal	9,438,831	117,717	20,000	9,536,548	105,000
Developer Advance:					
Advance & Reimbursement Facilities					
Acquisition Agreement - 12/31/2008					
Operations	227,490	-	-	227,490	-
Operations - Interest	242,936	18,199	-	261,135	-
Capital	1,383,929	-	-	1,383,929	-
Capital - Interest	771,243	110,714	-	881,957	-
Advance & Reimbursement Facilities					
Acquisition Agreement - 09/03/2019					
Operations	233,787	10,103	-	243,890	-
Operations - Interest	46,989	18,754	-	65,743	-
Capital	5,722,305	-	-	5,722,305	-
Capital - Interest	1,760,030	457,784	-	2,217,814	-
Subtotal	10,388,709	615,554	-	11,004,263	-
Total Long-Term Obligations	<u>\$ 19,827,540</u>	<u>\$ 733,271</u>	<u>\$ 20,000</u>	<u>\$ 20,540,811</u>	<u>\$ 105,000</u>

The details of the District's general obligation bonds outstanding during 2020 are as follows:

Limited Tax General Obligation Bonds, Series 2020A (the Senior Bonds) and **Subordinate Limited Tax General Obligation Bonds, Series 2020B** (the Subordinate Bonds, and together with the Senior Bonds, the Bonds)

Bond Proceeds

The District issued the Bonds on December 16, 2020, in the par amounts of \$7,895,000 for the Senior Bonds and \$1,147,000 for the Subordinate Bonds.

Proceeds from the sale of the Senior Bonds were used to: (i) pay or reimburse Project Costs (as defined in the Senior Indenture of Trust) which are costs properly attributable to the Project (as defined in the Senior Indenture of Trust) or any part thereof, including reimbursement or payment of such costs in accordance with the Developer Reimbursement Agreement (as defined in the Senior Indenture of Trust) or any other similar agreements pursuant to which the District is bound; (ii) fund capitalized interest on the Senior Bonds; (iii) fund the Reserve Fund (as defined in the Senior Indenture of Trust); and (iv) pay the costs of issuance of the Bonds. Proceeds of the Subordinate Bonds were used to: (i) pay a portion of the Project Costs and (ii) pay certain costs of issuance of the Subordinate Bonds.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Senior Bonds Details

The Senior Bonds bear interest at 5.000% per annum and are payable semiannually on June 1 and December 1, beginning on June 1, 2021, to the extent of available Senior Pledged Revenue (as defined in the Senior Indenture of Trust). Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2025. The Senior Bonds mature on December 1, 2050.

To the extent principal of any Senior Bond is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Senior Bond. To the extent interest on any Senior Bond is not paid when due, such interest shall compound on each interest payment date at the rate then borne by the Senior Bond.

Senior Pledged Revenue

The Senior Bonds are secured by and payable from Senior Pledged Revenue, which means the moneys derived by the District from the following sources, net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County: (a) the Senior Required Mill Levy (as defined in the Senior Indenture of Trust); (b) the portion of the Specific Ownership Tax (as defined in the Senior Indenture of Trust) which is collected as a result of imposition of the Senior Required Mill Levy; and (c) the Capital Fees (as defined below), if any, and (d) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee as defined in the Senior Indenture of Trust for application as Senior Pledged Revenue.

Capital Fees means the Facilities Fee as defined in the Senior Indenture of Trust and all other fees of a capital nature (excluding periodic, recurring service charges) imposed before and after the issuance of the Bonds. The District imposes a Facilities Fee of \$3,000 per residential unit to be constructed within the District. The Facilities Fee is due and payable to the District no later than 180 days after the closing on the sale of any parcel of property from the Developer to a nonaffiliated entity or individual or upon issuance of a building permit for construction of structures on property within the District, whichever is sooner.

Senior Required Mill Levy

The District has covenanted to impose a Senior Required Mill Levy on all taxable property of the District each year in an amount sufficient to pay the Senior Bonds when due, and if necessary, an amount sufficient to replenish the Reserve Fund to the amount of the Reserve Requirement, but (i) not in excess of 40 mills (subject to adjustment for changes in the method of calculating assessed valuation after August 26, 2008), and (ii) if the amount on deposit in the Surplus Fund (as defined in the Senior Indenture of Trust) is less than the Maximum Surplus Amount (as defined in the Senior Indenture of Trust), not less than 40 mills (subject to adjustment), or such lesser mill levy which will pay the Senior Bonds when due, will replenish the Reserve Fund to the amount of the Reserve Requirement, and will fund the Surplus Fund up to the Maximum Surplus Amount.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Additional Security for Senior Bonds

The Senior Bonds are also secured by capitalized interest which was funded from proceeds of the Senior Bonds in the amount of \$1,102,010, the Reserve Fund which was funded from proceeds of the Senior Bonds in the amount of the Reserve Requirement of \$622,000, and the Surplus Fund which is to be funded from excess Senior Pledged Revenue, if any, up to the Maximum Surplus Amount of \$789,500. The balance in the capitalized interest account as of December 31, 2025, is \$-0-.

Subject to the receipt of sufficient Senior Pledged Revenue, the Reserve Fund is to be maintained in the amount of the Reserve Requirement for as long as any Senior Bonds are outstanding. The balance in the Reserve Fund as of December 31, 2025, is \$173,028. The Reserve Fund is not fully funded.

Senior Pledged Revenue that is not needed to pay debt service of the Senior Bonds in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus Amount. Subject to the receipt of sufficient Senior Pledged Revenue, the Surplus Fund is to be maintained for as long as any Senior Bonds are outstanding. All amounts, if any, remaining after payment in full of the Senior Bonds, are pledged by the District as Subordinate Pledged Revenue. The balance in the Surplus Fund as of December 31, 2025, is \$-0-.

Subordinate Bonds Details

The Subordinate Bonds bear interest at the rate of 7.625% per annum and are payable annually on December 15, beginning December 15, 2021, from, and to the extent of, available Subordinate Pledged Revenue (as defined in the Senior Indenture of Trust), if any, and mature on December 15, 2050. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. In the event that any amount of principal or interest on the Subordinate Bonds remains unpaid on December 16, 2060, the Subordinate Bonds will be deemed discharged.

Subordinate Pledged Revenue

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue which means the moneys derived by the District from the following sources, net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County: (a) the Subordinate Required Mill Levy (as defined in the Subordinate Indenture of Trust); (b) the portion of the Specific Ownership Tax (as defined in the Subordinate Indenture of Trust) resulting from imposition of the Subordinate Required Mill Levy; (c) the Subordinate Capital Fee Revenue (as defined in the Subordinate Indenture of Trust) which means the Capital Fees remaining after deduction of all amounts applied to the payment of the Senior Bonds, if any, and any other then outstanding senior bonds; (d) all amounts remaining in the Surplus Fund, if any, after payment in full of the Senior Bonds; and (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Subordinate Required Mill Levy

The District has covenanted to impose a Subordinate Required Mill Levy in the amount of 40 mills (subject to adjustment for changes in the method of calculating assessed valuation occurring after August 26, 2008) less the Senior Bond Mill Levy, or such lesser mill levy that will pay the Subordinate Bonds in full. Senior Bond Mill Levy means the mill levy required to be imposed for payment of the Senior Bonds and any other mill levy required to be imposed for the payment of other outstanding senior bonds.

Optional Redemption

The Senior Bonds and the Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2025, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2025, to November 30, 2026	3.00%
December 1, 2026, to November 30, 2027	2.00
December 1, 2027, to November 30, 2028	1.00
December 1, 2028, and thereafter	0.00

Unused Lines of Credit

The Senior Bonds and Subordinate Bonds do not have any unused lines of credit.

Collateral

No assets have been pledged as collateral on the Senior Bonds and Subordinate Bonds.

Termination Events

The Senior Bonds and Subordinate Bonds do not have a termination provision.

Acceleration

The Senior Bonds and Subordinate Bonds are not subject to acceleration.

Events of Default

Events of default under the Senior Indenture of Trust occur if the District (a) fails to impose the Senior Required Mill Levy, or to apply the Senior Pledged Revenues as required by the Senior Indenture of Trust; or (b) defaults in the performance or observance of any other of the covenants, agreements, or conditions on the part of the District in the Senior Indenture of Trust or Bond Resolution; or (c) files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Senior Bonds.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Events of Default (Continued)

Events of default under the Subordinate Indenture of Trust occur if the District (a) fails to impose the Subordinate Required Mill Levy, or to apply the Subordinate Pledged Revenues as required by the Subordinate Indenture of Trust; or (b) defaults in the performance or observance of any other of the covenants, agreements, or conditions on the part of the District in the Subordinate Indenture of Trust or Bond Resolution; or (c) files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Subordinate Bonds.

The District's Senior Bonds and Subordinate Bonds are secured by and payable from property tax revenues derived from the imposition of Senior Required Mill Levy and Subordinate Required Mill Levy, respectively, on all taxable property within the District and Capital Fees, if any.

During 2024, the certified assessed valuation of property within the District declined due to changes in property classification and valuation methodologies implemented by the County Assessor. In addition, a prior abatement of property taxes further reduced the District's ability to generate sufficient revenue for debt service.

As a result of these factors, the District anticipates that the property tax revenue to be collected in the upcoming fiscal year may be insufficient to fully fund scheduled debt service payments on the Bonds. Under the terms of the Senior Indenture of Trust and Subordinate Indenture of Trust both dated December 16, 2020, the failure to pay principal or interest when due does not, in itself, constitute an event of default due to the limited nature of the pledged revenues. Events of default are defined to include, among other things, the District's failure to impose the Senior Required Mill Levy or the Subordinate Required Mill Levy, or the District's failure to apply either the Senior Pledged Revenues or the Subordinate Pledged Revenues as required.

The District remains in compliance with the covenants of the Senior Indenture of Trust and the Subordinate Indenture of Trust, and has not triggered an event of default as defined. However, the reduction in assessed valuation and prior abatement represent a constraint that may impact the District's ability to meet its obligations in a timely manner. The District is evaluating options to mitigate the impact of this revenue shortfall, including potential adjustments to future mill levies, seeking voter authorization for additional revenue flexibility, or restructuring existing obligations if necessary.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Senior Bonds Debt Service

The outstanding principal and interest of the Senior Bonds are due as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 105,000	\$ 393,750	\$ 498,750
2027	110,000	388,500	498,500
2028	125,000	383,000	508,000
2029	130,000	376,750	506,750
2030	145,000	370,250	515,250
2031-2035	920,000	1,729,750	2,649,750
2036-2040	1,335,000	1,460,250	2,795,250
2041-2045	1,845,000	1,078,500	2,923,500
2046-2050	3,160,000	551,750	3,711,750
Total	<u>\$ 7,875,000</u>	<u>\$ 6,732,500</u>	<u>\$ 14,607,500</u>

The annual debt service requirements of the Subordinate Bonds are not currently determinable since they are payable only from available Subordinate Pledged Revenue.

Authorized Debt

On November 4, 2008, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$180,000,000 at an interest rate not to exceed 18% per annum. At December 31, 2025, the District had authorized but unissued indebtedness in amount of \$170,958,000.

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$15,000,000 (Service Plan Debt Issuance Limit). In no event is the District authorized to issue debt in excess of the Service Plan Debt Issuance Limit, with the exception that such limit is not applicable to refunding of the debt authorized to be issued under the Service Plan.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 6 NET POSITION

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

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2025, the District had the following net investment in capital assets, calculated as follows:

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	\$ 5,080,698
Long Term-Obligations	(6,465,864)
Net Investment in Capital Assets	<u>\$ (1,385,166)</u>

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

	Governmental Activities
Restricted Net Position:	
Emergency Reserve	\$ 900
Total Restricted Net Position	<u>\$ 900</u>

The District has a deficit in unrestricted net position. This negative net position is a result of the District being responsible for the repayment of bonds issued for public improvements that were conveyed to other governmental entities.

NOTE 7 RELATED PARTY

The developer of the property which constitutes the District is Remuda Ranch Development, LLC (the Developer). All members of the Board of Directors of the District are officers or employees of or related to the Developer or an entity affiliated with the Developer and may have conflicts of interest in dealing with the District.

NOTE 8 ECONOMIC DEPENDENCY

The District has not yet established a revenue base sufficient to pay operational expenditures. Until an independent revenue base is established, continuation of operations in the District will be dependent upon funding by the Developer.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 9 AGREEMENTS

Advance and Reimbursement and Facilities Acquisition Agreement – Wiens Ranch Company, Inc.

On December 31, 2008, the District entered into an Advance and Reimbursement and Facilities Acquisition Agreement with Wiens Ranch Company, Inc. (Wiens Ranch). Wiens Ranch has incurred certain costs related to organizational, maintenance and operational costs for the benefit of the District. The District has agreed to reimburse Wiens Ranch for organization, maintenance, operations costs, together with an interest rate of 8% per annum on such sums advanced. Interest shall accrue as of the date each Advance (as defined in the Advance and Reimbursement and Facilities Acquisition Agreement with Wiens Ranch) is made to the District, provided, however, that no interest shall begin to accrue on any advance made to the District prior to the date on which the District was officially formed.

Wiens Ranch has incurred actual capital construction costs related to improvements of the type authorized in the Service Plan. The District has agreed to reimburse Wiens Ranch for actual capital construction costs from the proceeds of the first series of Bonds (as defined in the Advance and Reimbursement and Facilities Acquisition Agreement) or, if Bonds are not issued, from funds available pursuant to the terms of the agreement. This agreement shall terminate upon notice by either party given at least thirty (30) days prior to end of each fiscal year.

Advance and Reimbursement and Facilities Acquisition Agreement – Remuda Ranch Development, LLC

On September 3, 2019, the District entered into the Advance and Reimbursement and Facilities Acquisition Agreement with Remuda Ranch Development, LLC (the Developer). The Developer has incurred certain costs related to organizational, maintenance and operational costs for the benefit of the District. The District has agreed to reimburse the Developer for Advances (as defined in the Advance and Reimbursement and Facilities Acquisition Agreement with the Developer) for organization, maintenance, and operations costs, together with an interest rate of 8% per annum on such sums advanced. Interest shall accrue as of the date each Advance is made to the District, provided, however, that no interest shall begin to accrue on any advance made to the District prior to the date on which the District was officially formed. This agreement shall terminate upon notice by either party given at least thirty (30) days prior to end of each fiscal year.

The Developer has incurred actual capital construction costs that are related to improvements of the type authorized by the Service Plan. The District has agreed to reimburse the Developer for Advances for actual capital construction costs at an interest rate of 8% per annum on such sums advanced. Interest shall accrue as of the date each Advance is made to the District.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 10 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, public officials' liability, and workers' compensation 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.

**REMUDA RANCH METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 11 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 November 4, 2008, a majority of the District's electors authorized the District to collect and spend or retain, beginning in 2009 and for each subsequent year, all revenues of the District without regard to any limitations under TABOR.

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

Section 29-1-1702, C.R.S., contains limitations on revenues generated from property tax revenues that apply to certain local governments within the state of Colorado. Annual property tax revenue is limited to a 5.25% increase (10.5% increase over a two-year period), such increase is determined based on prior assessment period and adjusted for allowable exclusions and exemptions from qualified property tax revenues. The District's management believes it is in compliance with the provisions of Section 29-1-1702, C.R.S. However, this section of the C.R.S. is complex and subject to interpretation.

SUPPLEMENTARY INFORMATION

**REMUDA RANCH METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE –
BUDGET AND ACTUAL
DEBT SERVICE FUND
YEAR ENDED DECEMBER 31, 2025**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 101,000	\$ 101,000	\$ -
Specific Ownership Taxes	9,090	7,774	(1,316)
Interest Income	16,000	17,110	1,110
Facilities Fees	36,000	6,000	(30,000)
Total Revenues	<u>162,090</u>	<u>131,884</u>	<u>(30,206)</u>
EXPENDITURES			
County Treasurer's Fee	1,515	1,522	(7)
Paying Agent Fees	7,000	7,000	-
Bond Interest	394,750	394,750	-
Bond Principal	20,000	20,000	-
Contingency	4,659	-	4,659
Total Expenditures	<u>427,924</u>	<u>423,272</u>	<u>4,652</u>
NET CHANGE IN FUND BALANCE	(265,834)	(291,388)	(25,554)
Fund Balance - Beginning of Year	<u>449,135</u>	<u>466,449</u>	<u>17,314</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 183,301</u></u>	<u><u>\$ 175,061</u></u>	<u><u>\$ (8,240)</u></u>

**REMUDA RANCH METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE –
BUDGET AND ACTUAL
CAPITAL PROJECTS FUND
YEAR ENDED DECEMBER 31, 2025**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Total Revenues	\$ -	\$ -	\$ -
EXPENDITURES			
Capital Outlay	30,000	-	30,000
Total Expenditures	30,000	-	30,000
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(30,000)	-	30,000
OTHER FINANCING SOURCES (USES)			
Developer Advance	30,000	-	(30,000)
Total Other Financing Sources (Uses)	30,000	-	(30,000)
NET CHANGE IN FUND BALANCE	-	-	-
Fund Balance - Beginning of Year	-	-	-
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

OTHER INFORMATION

**REMUDA RANCH METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025**

\$7,895,000 Series 2020A
Limited Tax
General Obligation Bonds
Dated December 16, 2020
Principal due December 1
Interest Rate 5.0% Payable
June 1 and December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Annual Debt Service</u>
2026	\$ 105,000	\$ 393,750	\$ 498,750
2027	110,000	388,500	498,500
2028	125,000	383,000	508,000
2029	130,000	376,750	506,750
2030	145,000	370,250	515,250
2031	155,000	363,000	518,000
2032	175,000	355,250	530,250
2033	180,000	346,500	526,500
2034	200,000	337,500	537,500
2035	210,000	327,500	537,500
2036	235,000	317,000	552,000
2037	245,000	305,250	550,250
2038	270,000	293,000	563,000
2039	280,000	279,500	559,500
2040	305,000	265,500	570,500
2041	320,000	250,250	570,250
2042	350,000	234,250	584,250
2043	365,000	216,750	581,750
2044	395,000	198,500	593,500
2045	415,000	178,750	593,750
2046	450,000	158,000	608,000
2047	470,000	135,500	605,500
2048	510,000	112,000	622,000
2049	535,000	86,500	621,500
2050	1,195,000	59,750	1,254,750
Total	<u>\$ 7,875,000</u>	<u>\$ 6,732,500</u>	<u>\$ 14,607,500</u>

**REMUDA RANCH 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	Debt Service	Total	Levied	Collected	
2021	\$ 56,670	41.08%	11.132	44.531	55.663	\$ 3,155	\$ 3,155	100.00%
2022	1,909,970	3270.34%	11.132	44.531	55.663	106,315	106,315	100.00%
2023	2,285,500	19.66%	11.168	44.678	55.846	127,636	127,636	100.00%
2024	5,910,360	158.60%	10.655	42.620	53.275	(1) 314,875	(18,895)	-6.00%
2025	2,218,950	-62.50%	11.379	45.517	56.896	126,249	126,249	100.00%
Estimated for Year Ending December 31, 2026	\$ 2,795,060	26.0%	11.670	46.680	58.350	\$ 163,092		

(1) Negative property tax collection due to property class reclassification and prior year abatement.

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 County Assessor and Treasurer.