

MOUNTAIN'S EDGE METROPOLITAN DISTRICT
Jefferson County, Colorado

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2025

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Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Mountain's Edge Metropolitan District
Jefferson County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Mountain's Edge 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.

May 8, 2026

BASIC FINANCIAL STATEMENTS

MOUNTAIN'S EDGE METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	\$ 177,678
Cash and Investments - Restricted	65,462
Prepaid Insurance	450
Receivable from County Treasurer	2,151
Property Tax Receivable	406,593
Capital Assets:	
Capital Assets Net of Depreciation	113,854
Total Assets	<u>766,188</u>
LIABILITIES	
Accounts Payable	27,181
Accrued Loan Interest	7,151
Noncurrent Liabilities:	
Due Within One Year	110,000
Due in More Than One Year	6,920,273
Total Liabilities	<u>7,064,605</u>
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	406,593
Total Deferred Inflows of Resources	<u>406,593</u>
NET POSITION	
Net Investment in Capital Assets	(89,354)
Restricted for:	
Emergency Reserve	6,800
Debt Service	51,401
Unrestricted	<u>(6,673,857)</u>
Total Net Position	<u><u>\$ (6,705,010)</u></u>

See accompanying Notes to Basic Financial Statements.

MOUNTAIN'S EDGE METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

FUNCTIONS/PROGRAMS Primary Government: Governmental Activities: General Government and Related Costs	Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Expenses				Governmental Activities
\$ 204,221	\$ -	\$ -	\$ -	\$ (204,221)
286,762	-	-	-	(286,762)
<u>\$ 490,983</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(490,983)</u>
Total Governmental Activities				
GENERAL REVENUES				
Property Taxes				389,886
Specific Ownership Taxes				26,434
Interest Income				10,924
Total General Revenues and Transfers				<u>427,244</u>
CHANGES IN NET POSITION				
				(63,739)
Net Position - Beginning of Year				<u>(6,641,271)</u>
NET POSITION - END OF YEAR				<u><u>\$ (6,705,010)</u></u>

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025**

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and Investments	\$ 177,678	\$ -	\$ 177,678
Cash and Investments - Restricted	7,500	57,962	65,462
Receivable from County Treasurer	1,136	1,015	2,151
Due from Other Funds	425	-	425
Prepaid Insurance	450	-	450
Property Tax Receivable	217,480	189,113	406,593
	<u>-</u>	<u>-</u>	<u>-</u>
Total Assets	<u>\$ 404,669</u>	<u>\$ 248,090</u>	<u>\$ 652,759</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 27,181	\$ -	\$ 27,181
Due to Other Funds	<u>-</u>	<u>425</u>	<u>425</u>
Total Liabilities	27,181	425	27,606
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	217,480	189,113	406,593
Total Deferred Inflows of Resources	217,480	189,113	406,593
FUND BALANCES			
Nonspendable:			
Prepaid Expense	450	-	450
Restricted for:			
Emergency Reserves	6,800	-	6,800
Debt Service	-	58,552	58,552
Subsequent Year's Expenditures	15,415	-	15,415
Unassigned	137,343	-	137,343
Total Fund Balances	<u>160,008</u>	<u>58,552</u>	<u>218,560</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 404,669</u>	<u>\$ 248,090</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.

113,854

Other long-term assets are not available to pay for current period
expenditures and, therefore, are not reported in the funds.

Loans Payable	(2,840,000)
Developer Advance Payable	(2,416,069)
Accrued Loan Interest	(7,151)
Accrued Developer Advance Interest	<u>(1,774,204)</u>

Net Position of Governmental Activities \$ (6,705,010)

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025**

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	\$ 205,988	\$ 183,898	\$ 389,886
Specific Ownership Taxes	13,965	12,469	26,434
Interest Income	6,483	4,441	10,924
Total Revenues	226,436	200,808	427,244
EXPENDITURES			
General, Administrative, Operations, and Maintenance:			
Accounting	34,000	-	34,000
Auditing	5,700	-	5,700
Billing	879	-	879
County Treasurer's Fee	3,094	2,760	5,854
District Management	25,440	-	25,440
Drainage Maintenance	12,025	-	12,025
Dues And Membership	455	-	455
Election	1,642	-	1,642
Electricity	184	-	184
Fence And Sign Maintenance	15,510	-	15,510
Insurance	6,698	-	6,698
Irrigation Repairs	2,542	-	2,542
Landscaping	31,122	-	31,122
Landscape Improvements	4,180	-	4,180
Legal	21,209	-	21,209
Miscellaneous	2,135	-	2,135
Snow Removal	3,835	-	3,835
Trash Collection	13,432	-	13,432
Water	9,393	-	9,393
Website	2,024	-	2,024
Debt Service:			
Loan Interest - Series 2020	-	88,980	88,980
Loan Principal - Series 2020	-	105,000	105,000
Paying Agent Fees	-	2,000	2,000
Total Expenditures	195,499	198,740	394,239
NET CHANGE IN FUND BALANCES	30,937	2,068	33,005
Fund Balances - Beginning of Year	129,071	56,484	185,555
FUND BALANCES - END OF YEAR	<u>\$ 160,008</u>	<u>\$ 58,552</u>	<u>\$ 218,560</u>

See accompanying Notes to Basic Financial Statements.

MOUNTAIN'S EDGE METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

Net Change in Fund Balances - Total Governmental Funds	\$	33,005
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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		(8,722)
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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.

Loan Principal Payment		105,000
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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		264
Accrued Interest Payable Developer Advance - Change in Liability		(193,286)

Changes in Net Position of Governmental Activities	\$	(63,739)
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**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
GENERAL FUND –
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
DECEMBER 31, 2025**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 205,987	\$ 205,988	\$ 1
Specific Ownership Taxes	14,419	13,965	(454)
Interest Income	4,400	6,483	2,083
Total Revenues	224,806	226,436	1,630
EXPENDITURES			
Accounting	34,000	34,000	-
Auditing	5,700	5,700	-
Billing	500	879	(379)
Contingency	11,470	-	11,470
County Treasurer's Fee	3,090	3,094	(4)
District Management	25,440	25,440	-
Drainage Maintenance	8,000	12,025	(4,025)
Dues And Membership	500	455	45
Election	5,000	1,642	3,358
Electricity	200	184	16
Fence and Sign Maintenance	16,000	15,510	490
Insurance	6,500	6,698	(198)
Irrigation Repairs	3,000	2,542	458
Landscaping	32,000	31,122	878
Landscape Improvements	1,000	4,180	(3,180)
Legal	25,000	21,209	3,791
Miscellaneous	2,000	2,135	(135)
Pest Control	1,200	-	1,200
Snow Removal	8,000	3,835	4,165
Trash Collection	13,400	13,432	(32)
Water	8,000	9,393	(1,393)
Website	5,000	2,024	2,976
Total Expenditures	215,000	195,499	19,501
NET CHANGE IN FUND BALANCE	9,806	30,937	21,131
Fund Balance - Beginning of Year	114,084	129,071	14,987
FUND BALANCE - END OF YEAR	<u>\$ 123,890</u>	<u>\$ 160,008</u>	<u>\$ 36,118</u>

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 1 DEFINITION OF REPORTING ENTITY

Mountain's Edge Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by Order and Decree of the District Court for Jefferson County as recorded on December 9, 2013, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the boundaries of the Southwest Metropolitan Water and Sanitation District in Jefferson County, Colorado. The District was established to provide water, storm sewer and sanitary sewer, streets and traffic safety protection, mosquito control, and other powers.

The District was originally organized under the name Reserve at the Meadows Metropolitan District. The District changed its name to Mountain's Edge Metropolitan District, effective April 7, 2016, pursuant to the recorded Order Granting Petition for Name Change. Agreements executed under the name "Reserve at the Meadows Metropolitan District" are considered to be the same as those executed under Mountain's Edge Metropolitan District.

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 taxes and intergovernmental revenues.

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

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets and redemption of bonds, notes and Developer advances are recorded as a reduction in liabilities.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred, or the long-term obligation is due.

The District reports the following major governmental funds:

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

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

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

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

Pooled Cash and Investments

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

Property Taxes

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

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

Capital Assets

Capital assets, which include property and infrastructure assets (e.g., detention ponds and similar items), are reported in the applicable governmental columns 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.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Landscaping	20 Years
Storm and Sanitary Sewer	20 Years
Water	20 Years

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net 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, that item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

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

Fund Balance

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

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

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

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.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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.

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.

The District adopted the requirements of the guidance effective January 1, 2025, and has elected to apply the provisions of this standard to the beginning of the period of adoption. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2025, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 177,678
Cash and Investments - Restricted	65,462
Total Cash and Investments	<u>\$ 243,140</u>

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

Deposits with Financial Institutions	\$ 31,405
Investments	211,735
Total Cash and Investments	<u>\$ 243,140</u>

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

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.

On December 31, 2025, the District's cash deposits had a bank balance of \$31,405 and carrying balance of \$31,405.

Investments

The District has adopted a formal investment policy that follows state statutes regarding investments.

The District generally limits its concentration of investments to those 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.

Colorado Revised 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

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	\$ 153,773
Fidelity Government Portfolio III		57,962
		<u>\$ 211,735</u>

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operations similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, 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 CRS 24-75-601.

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

Fidelity Government Portfolio III

The debt service money that is included in the trust accounts at Zions Bank (a division of Zions Bancorporation, NA.) is invested in the Fidelity Government Portfolio III Money Market. This portfolio is a money market mutual fund which invests in U.S. Treasury obligations, which are fully guaranteed as to principal and interest by the United States, with maturities of 180 days or less and repurchase agreements collateralized by U.S. Treasury obligations. The Fund is rated AAAM by Standard & Poor's and AAA-mf by Moody's.

MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

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:				
Landscaping	\$ 76,752	\$ -	\$ -	\$ 76,752
Storm and Sewer	22,046	-	-	22,046
Water Rights	75,637	-	-	75,637
Total Capital Assets, Being Depreciated	174,435	-	-	174,435
Less Accumulated Depreciation for:				
Landscaping	(18,484)	(3,838)	-	(22,322)
Storm and Sewer	(7,531)	(1,105)	-	(8,636)
Water Rights	(25,844)	(3,779)	-	(29,623)
Total Accumulated Depreciation	(51,859)	(8,722)	-	(60,581)
Governmental Activities Capital Assets, Net	<u>\$ 122,576</u>	<u>\$ (8,722)</u>	<u>\$ -</u>	<u>\$ 113,854</u>

Depreciation expense was charged to the general government function.

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Loans Payable:					
Taxable (Convertible to Tax-Exempt)					
Loan - Series 2020	\$ 2,945,000	\$ -	\$ 105,000	\$ 2,840,000	\$ 110,000
Subtotal Loans Payable	2,945,000	-	105,000	2,840,000	110,000
Other Debts:					
Developer Advance - Operating	193,269	-	-	193,269	-
Developer Advance - Capital	2,222,800	-	-	2,222,800	-
Accrued Interest on:					
Developer Advance - Operating	118,864	15,462	-	134,326	-
Developer Advance - Capital	1,462,054	177,824	-	1,639,878	-
Subtotal Other Debts	3,996,987	193,286	-	4,190,273	-
Total Long-Term Obligations	<u>\$ 6,941,987</u>	<u>\$ 193,286</u>	<u>\$ 105,000</u>	<u>\$ 7,030,273</u>	<u>\$ 110,000</u>

The details of the District's long-term obligations are as follows:

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

\$3,315,000 Series 2020 General Obligation Refunding Taxable (Convertible to Tax-Exempt) Loan

On December 2, 2020 (the Closing Date), the District entered into a Loan Agreement (The Loan Agreement) with Zion Bancorporation, N.A. dba: Vectra Bank Colorado (the Bank) in connection with the issuance of a loan in the maximum amount of \$3,315,000 (The 2020 Loan). The proceeds from the 2020 Loan were used to (i) refund the 2016A Senior Bonds in the principal amount of \$2,620,000 which had an interest rate of 5.00% and the 2016B Subordinate Bonds in the principal amount of \$561,000 which had an interest rate of 7.375%; (ii) pay the Bank's combined loan commitment fee and rate lock fee; and (iii) pay the costs of issuing the 2020 Loan. The average interest rate on the 2020 Loan is 3.17%.

Prior to September 16, 2021 (the Tax-Exempt Reissuance Date), the 2020 Loan bore interest at the Base Rate of 3.64% (subject to the Interest Reset Date as defined in the Loan Agreement). On and after the Tax-Reissuance Date, September 16, 2021, until the first Interest Reset Date, the Base Rate is 2.98%. The Tax-Exempt Reissuance Date is the date on which any portion of the 2020 Loan bearing Taxable Interest is reissued for federal income tax purposes for an obligation bearing Tax-Exempt Interest. The Interest Reset Date is December 1, 2040, and every five-year anniversary thereafter until the 2020 Loan is paid.

Interest payments are due on June 1 and December 1 of each year, commencing June 1, 2021 (Interest Payment Dates). All interest due and payable shall be calculated on the basis of a 360-day year and actual number of days elapsed in the applicable period. Interest not paid when due shall compound on each Interest Payment Date at the then-applicable interest rate. Principal payments are due December 1 of each year beginning on December 1, 2021. The 2020 Loan matures on December 1, 2045.

At its option, the District may prepay all or any part of the principal of the 2020 Loan upon payment of the principal amount so prepaid, accrued interest thereon, and a Prepayment Fee. On a date prior to the fifth anniversary of the Closing Date, the Prepayment Fee is 1% of the principal amount so prepaid, provided that there will not be a fee if the 2020 Loan is paid from excess annual revenues resulting from the District's imposition of its debt service mill levy. On and after the fifth anniversary of the Closing Date, no Prepayment Fee shall apply. To the extent principal of the loan is not paid when due, principal shall remain outstanding until paid.

The principal of and interest on the 2020 Loan is payable solely from and to the extent of Pledged Revenue, which consists of (a) the Required Mill Levy (net of collection costs); (b) the portion of the Specific Ownership Taxes allocable to the amount of the Required Mill Levy; and (c) any other legally available moneys which the Board determines in its sole discretion to apply as Pledged Revenue. No assets have been pledged as collateral on the loan.

Prior to the time when the Parity Debt to Assessed Ratio is 50% or less, the Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient, when combined with moneys held in the Loan Payment Fund, to pay the Annual Debt Requirements (as defined in the Loan Agreement) for the next fiscal year, but not in excess of 50 mills (subject to adjustment).

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

\$3,315,000 Series 2020 General Obligation Refunding Taxable (Convertible to Tax-Exempt) Loan (Continued)

In the event the method of calculating assessed valuation is changed after August 6, 2013, the mill levy shall be increased or decreased to be determined by the Board in good faith 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. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Once the Parity Debt to Assessed Ratio is 50% or less, the Required Mill Levy shall be equal to an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient, when combined with moneys held in the Loan Payment Fund, to generate property tax revenues of not less than the Annual Debt Requirements for the next fiscal year without limitation of rate.

The 2020 Loan is not subject to acceleration. The 2020 Loan does not have any unused lines of credit. Events of default occur if before the Unlimited Tax Receipt Date (as defined in the Loan Agreement) the District fails to impose the Required Mill Levy or to apply the Pledged Revenue as required by the Loan Agreement, or on or after the Unlimited Tax Receipt Date, the District fails to pay the principal of, premium (including the Prepayment Fee) if any, or interest on the 2020 Loan when due. There are additional events of default if the District does not comply with other customary terms and conditions consistent with normal municipal financings, as described in the Loan Agreement. Notwithstanding, no event of default will be deemed to have occurred unless the Bank provides notice to the District in accordance with the Loan Agreement.

The District's long-term bond obligations will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 110,000	\$ 85,807	\$ 195,807
2027	110,000	82,484	192,484
2028	115,000	79,377	194,377
2029	115,000	75,686	190,686
2030	120,000	72,211	192,211
2031 - 2035	660,000	304,280	964,280
2036 - 2040	775,000	198,117	973,117
2041 - 2045	835,000	131,349	966,349
Total	<u>\$ 2,840,000</u>	<u>\$ 1,029,311</u>	<u>\$ 3,869,311</u>

Authorized Debt

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$4,000,000 (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 refundings of the Debt authorized to be issued under the Service Plan. As of December 31, 2025, the District has remaining authorization under the Service Plan of \$650,000.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt (Continued)

The District has voter authorization in excess of the Service Plan Debt Issuance Limit as at the time of the election, the actual costs of construction were not known. Without knowing the costs of construction, it is not possible to allocate the Service Plan Debt Issuance Limit by power (such as water, sewer or streets). Therefore, the Service Plan Debt Issuance Limit was voted in every power relative to debt for public improvements.

With that understanding, on November 5, 2013, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$36,000,000 at an interest rate not to exceed 18% per annum. On December 31, 2025, the District had authorized but unissued indebtedness of \$29,469,000.

Per the Loan Agreement, the District allocates the aggregate principal amount of the 2020 Loan as follows: (i) the amount of \$134,000, being the principal amount of the portion of the 2020 Loan used to refund the Refunded Bonds which is in excess of the outstanding principal amount of the Refunded Bonds, has been allocated to the authorized but unissued electoral authorization for refunding purposes, and (ii) the remaining principal amount of the 2020 Loan, being the amount of \$3,181,000, has been allocated to the authorized but unissued electoral authorization for refunding purposes, but such allocation is contingent upon whether the final net effective interest rate of the 2020 Loan is lower than the net effective interest rate on the Refunded Bonds.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt, for purposes of providing public improvements to support development as it occurs within the District's service area.

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 net investment in capital assets calculated as follows:

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	\$ 113,854
Outstanding Long Term Debt Applicable to Capital Assets	(113,990)
Outstanding Developer Advances Related to Capital Assets	(89,218)
Net Investment in Capital Assets	<u>\$ (89,354)</u>

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 6 NET POSITION (CONTINUED)

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 had restricted net position as of December 31, 2025, as follows:

	<u>Governmental Activities</u>
Restricted Net Position:	
Emergencies	\$ 6,800
Debt Service	51,401
Total Restricted Net Position	<u>\$ 58,201</u>

The District has a deficit in unrestricted net position. The deficit is a result of the District being responsible for the repayment of debt issued for public improvements which were conveyed to other entities and which costs were removed from the District's financial records.

NOTE 7 DISTRICT AGREEMENTS

Intergovernmental Agreements

Service Plan IGA

On December 19, 2014, the District and Southwest Metropolitan Water and Sanitation District (SMWSD) entered into an Intergovernmental Agreement (the Service Plan IGA) whereby the parties acknowledge that the District has the limited authority to finance, acquire and construct certain potable water and sanitary sewer facilities for ultimate dedication and conveyance to SMWSD. Upon the dedication and acceptance by SMWSD of such facilities, the District no longer has any authority to finance, construct and/or acquire potable water and sanitary sewer service facilities.

Further, the District acknowledges that the property within its boundaries is subject to the rules and regulations of SMWSD relative to provisions of water and sanitary sewer services and the construction of facilities for the same.

Underdrain Agreement

The District and SMWSD entered into an Underdrain Agreement dated April 17, 2015 (the Underdrain Agreement) whereby the parties agreed to allow the District to install, operate, maintain, and repair a District owned underdrain in the same trench with SMWSD's sanitary sewer line(s) to serve property within the District.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 7 DISTRICT AGREEMENTS (CONTINUED)

Funding and Reimbursement Agreement

Operations Funding

The District and Reserve at the Meadows, LLC (the Developer) entered into the 2013-2014 Operation Funding Agreement dated December 10, 2013 (the 2013-2014 OFA). Pursuant to the 2013-2014 OFA, the Developer agreed to advance funds to the District for payment of operation and maintenance expenses for fiscal years 2013 and 2014 up to \$60,000. The District has agreed to reimburse the Developer for funds advanced under the 2013-2014 OFA along with interest of 8% per annum.

The District and the Developer entered into the 2015 Operation Funding Agreement on December 4, 2014, with an effective date of December 1, 2015 (the 2015 OFA), whereby the Developer agreed to provide funding for operation and maintenance expenses of the District for fiscal year 2015 up to \$40,000. The District agreed to reimburse the Developer for such advances along with interest at 8% per annum. Reimbursement payments made under the 2015 OFA are applied first to the 2013-2014 OFA interest then principal, then to the 2015 OFA interest then principal.

The District and the Developer entered into the 2016 Operation Funding Agreement on November 13, 2015, with an effective date of January 1, 2016 (the 2016 OFA), whereby the Developer agreed to provide funding for operation and maintenance expenses of the District for fiscal year 2016 up to \$37,295. The District agreed to reimburse the Developer for such advances along with interest at 8% per annum. Reimbursement payments made under the 2016 OFA are applied first to the 2013-2014 OFA interest then principal, then to the 2015 OFA interest then principal, then to the 2016 OFA interest then principal.

The District and the Developer entered into a 2017 Operation Funding Agreement dated November 18, 2016, with an effective date of January 1, 2017, as amended on November 21, 2017 (the 2017 OFA). Pursuant to the 2017 OFA, the Developer agreed to provide funding for operation and maintenance expenses for the District for fiscal year 2017 through 2018 up to \$153,000. The District has agreed to reimburse the Developer for such advances along with interest at 8%. Payments made under the 2017 OFA are first applied to the 2013-2014 OFA interest then principal, then to the 2015 OFA interest then principal, then to the 2016 OFA interest then principal, then to the 2017 OFA interest then principal. As of December 31, 2025, the amount outstanding under the aggregate of Operation Funding Agreements totaled \$327,595 comprised of principal of \$193,269 and accrued interest of \$134,326.

Facilities Funding and Acquisition

The District and the Developer entered into a Facilities Funding and Acquisition Agreement, dated December 10, 2013, as amended by the First Amendment dated December 4, 2014, the Second Amendment dated September 26, 2016, and the Third Amendment dated November 18, 2016 (collectively, the FFAA). Pursuant to the FFAA, the Developer agreed to advance funds to the District for the construction of public improvements for fiscal years 2013 to 2018 up to \$8,000,000.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 7 DISTRICT AGREEMENTS (CONTINUED)

Funding and Reimbursement Agreement (Continued)

Facilities Funding and Acquisition (Continued)

The District has agreed to reimburse the Developer for funds advanced under the FFAA, together with interest thereon at the rate of 8% per annum. Payments made under the FFAA are applied first to interest and then to principal. As of December 31, 2025, the outstanding advances under the FFAA total \$3,862,678, comprised of principal of \$2,222,800 and accrued interest of \$1,639,878.

NOTE 8 RISK MANAGEMENT

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

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

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

NOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

On November 5, 2013, a majority of the District's electors authorized the District to collect and spend or retain in a reserve the full amount of all currently levied taxes and fees from the District annually, without regard to any limitations under TABOR.

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

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.

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 operating property tax revenue is limited to a 5.25% increase (or 10.50% over a two-year period), such increase is determined based on a prior assessment period and adjusted for allowable exclusions and exemptions from qualified property tax revenues.

The District's management believes it is in compliance with the provisions of Section 29-1-1702, C.R.S. However, this section of the C.R.S. is complex and subject to interpretation.

SUPPLEMENTARY INFORMATION

**MOUNTAIN'S EDGE METROPOLITAN DISTRICT
DEBT SERVICE FUND –
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 183,898	\$ 183,898	\$ -
Specific Ownership Taxes	12,873	12,469	(404)
Interest Income	2,000	4,441	2,441
Total Revenues	<u>198,771</u>	<u>200,808</u>	<u>2,037</u>
EXPENDITURES			
County Treasurer's Fee	2,758	2,760	(2)
Paying Agent Fees	2,000	2,000	-
Loan Interest - Series 2020	88,980	88,980	-
Loan Principal - Series 2020	105,000	105,000	-
Contingency	1,262	-	1,262
Total Expenditures	<u>200,000</u>	<u>198,740</u>	<u>1,260</u>
NET CHANGE IN FUND BALANCE	(1,229)	2,068	3,297
Fund Balance - Beginning of Year	<u>61,503</u>	<u>56,484</u>	<u>(5,019)</u>
FUND BALANCE - END OF YEAR	<u>\$ 60,274</u>	<u>\$ 58,552</u>	<u>\$ (1,722)</u>

OTHER INFORMATION

MOUNTAIN'S EDGE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

\$3,315,000 General Obligation Refunding Taxable
(Convertible to Tax-Exempt) Loan, Series 2020
Interest 2.98% - 5.00%
Dated December 2, 2020

Loan and Interest Maturing in the Year Ending December 31,	Interest Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total
2026	\$ 110,000	\$ 85,807	\$ 195,807
2027	110,000	82,484	192,484
2028	115,000	79,377	194,377
2029	115,000	75,686	190,686
2030	120,000	72,211	192,211
2031	125,000	68,586	193,586
2032	130,000	64,986	194,986
2033	130,000	60,881	190,881
2034	135,000	56,953	191,953
2035	140,000	52,874	192,874
2036	145,000	48,778	193,778
2037	150,000	44,263	194,263
2038	155,000	39,731	194,731
2039	160,000	35,048	195,048
2040	165,000	30,297	195,297
2041	150,000	42,330	192,330
2042	160,000	34,726	194,726
2043	165,000	26,615	191,615
2044	175,000	18,300	193,300
2045	185,000	9,378	194,378
Total	<u>\$ 2,840,000</u>	<u>\$ 1,029,311</u>	<u>\$ 3,869,311</u>

**MOUNTAIN'S EDGE 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	
2020/2021	\$ 3,725,533	0.3%	39.164	51.500	90.664	\$ 337,772	\$ 337,354	99.88 %
2021/2022	4,014,515	7.8%	41.157	49.507	90.664	363,972	363,956	100.00 %
2022/2023	3,916,628	-2.4%	43.721	49.507	93.228	365,139	365,139	100.00 %
2023/2024	4,370,908	11.6%	49.728	43.500	93.228	407,491	407,491	100.00 %
2024/2025	4,382,699	0.3%	47.000	41.960	88.960	389,885	389,886	100.00 %
Estimated for Year Ending December 31, 2026	\$ 4,727,831	8.2%	46.000	40.000	86.000	\$ 406,593		

Note:

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

Source: Jefferson County Assessor and Treasurer.