

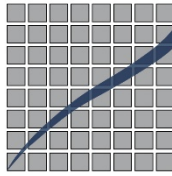
STETSON RIDGE METROPOLITAN DISTRICT NO. 2
El Paso County, Colorado

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2025

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YEAR ENDED DECEMBER 31, 2025**

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BiggsKofford

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Stetson Ridge Metropolitan District No. 2
El Paso County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Stetson Ridge Metropolitan District No. 2 ("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, 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 the 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 auditing standards generally accepted in the United States of America 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 auditing standards generally accepted in the United States of America, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Other Matters

Required Supplementary Information

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

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 identified 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. Such 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, as identified in the table of contents. The other information does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or provide any assurance thereon.

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

BiggsKofford LLP

Colorado Springs, Colorado
July 21, 2026

BASIC FINANCIAL STATEMENTS

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	\$ 678,905
Cash and Investments - Restricted	12,337
Receivable from County Treasurer	10,348
Property Tax Receivable	876,871
Total Assets	<u>1,578,461</u>
LIABILITIES	
Due to Stetson Ridge MD No. 1	700,903
Due to Stetson Ridge MD No. 3	687
Total Liabilities	<u>701,590</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	876,871
Total Deferred Inflows of Resources	<u>876,871</u>
NET POSITION	
Total Net Position	<u><u>\$ -</u></u>

See accompanying Notes to Basic Financial Statements.

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

FUNCTIONS/PROGRAMS	Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Governmental Activities:				
General Governmental Activities:				
General Government	\$ 17,307	\$ -	\$ -	\$ (17,307)
Intergovernmental Expenses	1,294,093	-	-	(1,294,093)
Interest on Long-Term Debt and Related Costs	39,970	-	-	(39,970)
Total Governmental Activities	<u>\$ 1,351,370</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(1,351,370)</u>
GENERAL REVENUES				
Property Taxes				652,049
Property Taxes - Contractual				702,034
Specific Ownership Taxes				129,857
Interest Income				33,822
Total General Revenues				<u>1,517,762</u>
CHANGES IN NET POSITION				166,392
Net Position - Beginning of Year				<u>(166,392)</u>
NET POSITION - END OF YEAR				<u>\$ -</u>

See accompanying Notes to Basic Financial Statements.

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
BALANCE SHEET – GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and Investments	\$ 678,905	\$ -	\$ 678,905
Cash and Investments - Restricted	11,650	687	12,337
Receivable from County Treasurer	10,348	-	10,348
Property Tax Receivable	876,871	-	876,871
	<u>876,871</u>	<u>-</u>	<u>876,871</u>
Total Assets	<u>\$ 1,577,774</u>	<u>\$ 687</u>	<u>\$ 1,578,461</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Due to Stetson Ridge MD No. 1	\$ 700,903	\$ -	\$ 700,903
Due to Stetson Ridge MD No. 3	-	687	687
Total Liabilities	<u>700,903</u>	<u>687</u>	<u>701,590</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	876,871	-	876,871
Total Deferred Inflows of Resources	<u>876,871</u>	<u>-</u>	<u>876,871</u>
FUND BALANCES			
Total Fund Balances	<u>-</u>	<u>-</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 1,577,774</u>	<u>\$ 687</u>	<u>\$ 1,578,461</u>

See accompanying Notes to Basic Financial Statements.

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
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	\$ 451,155	\$ 200,894	\$ 652,049
Property Taxes - Contractual	702,034	-	702,034
Specific Ownership Taxes	129,857	-	129,857
Interest Income	27,491	6,331	33,822
Total Revenues	<u>1,310,537</u>	<u>207,225</u>	<u>1,517,762</u>
EXPENDITURES			
Current:			
County Treasurer's Fee	6,771	3,015	9,786
County Treasurer's Fee - Contractual	10,536	-	10,536
Intergovernmental Expenditures - MD No. 1	601,732	-	601,732
Intergovernmental Expenditures - Contractual - MD No. 1	691,498	-	691,498
Intergovernmental Expenditures - MD No. 3	-	863	863
Debt Service:			
Paying Agent Fees	-	2,800	2,800
Bond Interest	-	10,000	10,000
Bond Principal	-	250,000	250,000
Total Expenditures	<u>1,310,537</u>	<u>266,678</u>	<u>1,577,215</u>
NET CHANGE IN FUND BALANCES	-	(59,453)	(59,453)
Fund Balances - Beginning of Year	<u>-</u>	<u>59,453</u>	<u>59,453</u>
FUND BALANCES - END OF YEAR	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

See accompanying Notes to Basic Financial Statements.

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
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	\$ (59,453)
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Amounts reported for governmental activities in the statement of activities are different because:

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	250,000
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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	833
Amortization of Bond Cost of Refunding	(23,463)
Amortization of Bond Discount	(1,525)
	(24,155)

Changes in Net Position of Governmental Activities	\$ 166,392
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STETSON RIDGE METROPOLITAN DISTRICT NO. 2
GENERAL FUND – STATEMENT 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	\$ 451,384	\$ 451,155	\$ (229)
Property Taxes - Contractual	702,391	702,034	(357)
Specific Ownership Taxes	135,477	129,857	(5,620)
Interest Income	25,000	27,491	2,491
Other Revenue	17,748	-	(17,748)
Total Revenues	1,332,000	1,310,537	(21,463)
EXPENDITURES			
County Treasurer's Fee	6,771	6,771	-
County Treasurer's Fee - Contractual	10,536	10,536	-
Intergovernmental Expenditures - MD No. 1	605,090	601,732	3,358
Intergovernmental Expenditures - Contractual - MD No. 1	691,855	691,498	357
Contingency	17,748	-	17,748
Total Expenditures	1,332,000	1,310,537	21,463
NET CHANGE IN FUND BALANCE	-	-	-
Fund Balance - Beginning of Year	-	-	-
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying Notes to Basic Financial Statements.

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 1 DEFINITION OF REPORTING ENTITY

Stetson Ridge Metropolitan District No. 2 (the District), a quasi-municipal corporation and a political subdivision of the state of Colorado created pursuant to the Colorado Special District Act, was formed in 2000 for the purpose of providing the funding for streets, safety protection, water, sanitary sewer, drainage and park and recreation improvements, facilities, and services in connection with a development project in the City of Colorado Springs.

The District was formed in conjunction with Stetson Ridge Metropolitan District No. 1 (District No. 1) and Stetson Ridge Metropolitan District No. 3 (District No. 3) (collectively, "the Districts") to serve the needs of the Stetson Ridge development for the purpose of financing, construction and operation of improvements and infrastructure serving the three districts. District No. 1 is responsible for managing the construction, operation, and maintenance of all improvements not transferred to the City of Colorado Springs. The District and District No. 3 are responsible for providing the funding and tax base needed to support the financing plan for capital improvements and to fund ongoing operations. District No. 1 and District No. 3 are not component units of the District.

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

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

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

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.

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
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 and deferred outflows of resources, and liabilities and deferred inflows of resources of the District is reported as net position.

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

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

The District reports the following major governmental funds:

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

The 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.

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
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 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.

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

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash 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 put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

Deferred Outflows and Inflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. Accordingly, *deferred bond cost of refunding* is deferred and recognized as outflows of resources in the period that the amounts become available. The deferred bonds cost of refunding was fully amortized during the year ending December 31, 2025.

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Outflows and Inflows of Resources (Continued)

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

Equity

Net Position

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

Fund Balance

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

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

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

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.

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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

Certain Risk Disclosures

In December 2023, the GASB issued Statement No. 102, Certain Risk Disclosures ("Statement 102"). Statement 102 requires note disclosure when (a) a concentration or constraint is known prior to issuance of the financial statements, (b) it makes the reporting unit vulnerable to the risk of a substantial impact, and (c) an event associated with the concentration or constraint has occurred, has begun to occur, or is more likely than not to begin to occur within 12 months of issuance.

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	\$ 678,905
Cash and Investments - Restricted	12,337
Total Cash and Investments	<u>\$ 691,242</u>

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

Investments	\$ 691,242
Total Cash and Investments	<u>\$ 691,242</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.

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

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.

As of December 31, 2025, the District had no cash deposits with financial institutions.

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.

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

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

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average	
	Under 60 Days	\$ 691,242
Total		<u>\$ 691,242</u>

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST

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

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

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by 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 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 FitchRatings. 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 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:					
Series 2007 Bonds - Principal	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -
Series 2007 Bonds - Discount	(1,525)	-	(1,525)	-	-
Total Long-Term Obligations	<u>\$ 248,475</u>	<u>\$ -</u>	<u>\$ 248,475</u>	<u>\$ -</u>	<u>\$ -</u>

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

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

General Obligation Limited Tax Refunding Bonds Series 2007

On December 4, 2007, the District advance refunded and defeased (legally satisfied) \$2,070,000 of General Obligation Limited Tax Refunding Bonds, Series 2003 with an interest rate of 6.875% per annum by issuance of \$2,675,000 General Obligation Limited Tax Refunding Bonds dated December 7, 2007, with an interest rate of 4.00% per annum. The defeased bonds are not considered a liability of the District since sufficient funds (\$2,418,664) were deposited with a trustee and invested in United States government securities for the purpose of paying the principal and interest of the deposited bonds when due. The defeasement resulted in an economic loss (difference between the present values of the debt service payments of the old and new debt) of \$414,165.

In 2007, the District issued general obligation bonds with a face value of \$2,070,000 and supplemental interest coupons of \$605,000. The bonds bear interest at an annual rate of 4.00% to be paid to the bondholders semi-annually on each June 1 and December 1, beginning June 1, 2008. The bonds mature on December 1, 2025, and are subject to redemption prior to maturity at the discretion of the District, as a whole or in integral multiples of \$5,000 on December 1, 2018, or on any date thereafter. The bonds are subject to mandatory sinking fund redemption requirements.

The bond debt will be repaid from the proceeds of an ad valorem property tax on the taxable property within the District.

Pledged Revenue means the moneys derived by the District from the Required Mill Levy, after payment of any costs of collection, plus any other legally available moneys which the District determines, in its absolute discretion, to apply as Pledged Revenue.

The proceeds were also used to pay \$148,866 of bond issuance costs and fund \$43,000 to the bond reserve account.

The District is required, pursuant to the bond agreements, to maintain bond and reserve cash accounts. The purpose of the reserve cash accounts is to provide adequate reserves to meet principal and interest requirements if the bond account does not have enough funding. The reserve account is required to be maintained as long as the bonds are outstanding.

Interest expense related to bonds payable totaled \$10,000 for the year ended December 31, 2025. As of December 31, 2025, accrued interest related to bonds payable totaled \$-0-.

Events of Default

The occurrence of any one or more of the following events or the existence of any one or more of the following conditions shall constitute an event of default under the Indenture:

- i. The District fails or refuses to impose the required mill levy or to apply the pledged revenue as provided in the indenture.

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Events of Default (Continued)

- ii. The District defaults in the performance or observance of any other of the covenants, agreements, or conditions on the part of the District in the indenture or the bond resolution, other than as described in paragraph (i) above, and fails to remedy the same after notice thereof pursuant to the indenture.
- iii. The District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the bonds.

It is acknowledged that due to the limited nature of the pledged revenue, the failure to pay the principal of or interest on the Bonds when due shall not, of itself, constitute an event of Default under the Indenture.

Upon the occurrence and continuance of an event of default, the trustee has the following rights and remedies which may be pursued:

- i. Receivership: Upon the filing of a bill in equity or other commencement of judicial proceedings to enforce the rights of the trustee and of the owners, the trustee is entitled to as a matter of right to the appointment of a receiver or receivers of the trust estate, and of the revenues, income, product, and profits there of pending such proceedings, subject however, to constitutional limitations inherent in the sovereignty of the District; but not withstanding the appointment of any receiver or other custodian, the trustee is to be entitled to the possession and control of any cash, securities, or other instruments at the time held by, or payable or deliverable under the provisions of the indenture to the trustee.
- ii. Suit for judgment: The trustee may proceed to protect and enforce its rights and the rights of the owners by suit, action, or special proceedings as the trustee, being advised by counsel, deems appropriate.
- iii. Mandamus or other suit: The trustee may proceed by mandamus or any other suit, action, or proceeding at law or in equity, to enforce all rights of the owners.

No Acceleration

Notwithstanding the foregoing or anything else herein to the contrary, acceleration shall not be an available remedy for an Event of Default.

As of December 31, 2025, the District was not in default.

As of December 31, 2025, the District's long-term obligations have matured, and no outstanding balances remain on the bonds.

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

Pursuant to the Consolidated Service Plan, the District and District No. 1 are authorized to issue Debt up to \$2,000,000 or 50% of the Districts' assessed valuation at the time of issuance, pursuant to Section 32-1-1101(6), C.R.S., (Consolidated Service Plan Debt Issuance Limit) in total principal amount combined for both districts. In no event is the District authorized to issue debt in excess of the Consolidated 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 Consolidated Service Plan. The maximum debt service mill levy is 20 mills or 20 percent of the total combined mill levy of all governmental entities overlapping property within the Districts at the time of issuance of any debt, subject to adjustment.

The District has voter authorization in excess of the Consolidated 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 Consolidated Service Plan Debt Issuance Limit by power (such as water, sewer or streets). Therefore, the Consolidated Service Plan Debt Issuance Limit was voted in every power relative to debt for public improvements. With that understanding, on November 7, 2000, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$34,600,000 at an interest rate not to exceed 18% per annum, however such debt is to be issued no later than five years from authorization.

At December 31, 2025, the District has no authorized but unissued debt and to issue any additional debt the District would have to submit such ballot questions to the District's electorate for approval.

NOTE 5 RELATED PARTIES

The Developers of the property which constitutes the District are Pulpit Rock Investments, LLC, Lindsay J. Case, R.W. Case II, and Elite Properties of America, Inc. Some members of the Board of Directors are officers, employees, or associated with the developer of the property within District No. 1, the District, and District No. 3, and may have conflicts of interest in dealing with the District.

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 6 AGREEMENTS

District Facilities Construction and Service Intergovernmental Agreement

The District Facilities Construction and Service Agreement (the Master Agreement) was made and entered into and dated as of December 11, 2006, by and between Stetson Ridge Metropolitan District No. 1 (the Operating District), Stetson Ridge Metropolitan District No. 2 and Stetson Ridge Metropolitan District No. 3 (the Taxing Districts). The purpose of the Master Agreement is to set forth the rights and obligations of the Operating District and the Taxing Districts to fund the public improvements and continued operation and maintenance of public improvements, in addition to the rights and obligations of the Operating District to operate and maintain the public improvements on behalf of the Taxing Districts. The public improvements to be designed and constructed by the Operating District will benefit all property owners and residents within the Districts. The Taxing Districts will transfer general obligation bond proceeds to the Operating District.

Reimbursement Agreement

On November 8, 2007, Stetson Ridge Metropolitan District No. 1, Stetson Ridge Metropolitan District No. 3, and the District entered into a reimbursement agreement with Pulpit Rock Investments, LLC, Lindsay J. Case, and R.W. Case II to have conferred a benefit upon the Districts by agreeing to advance certain funds to the Districts for the purposes of constructing certain public improvements and facilities described in the approved Service Plan, which the Districts were authorized to construct pursuant to said Service Plan and the District will reimburse the developers, at the rate of 6% per annum from the day of the advance, for the funds so advanced pursuant to the further provision of the this agreement. As of December 31, 2025, the District had no outstanding principal or accrued interest under this agreement.

Reimbursement Agreement

On May 7, 2020, Stetson Ridge Metropolitan District No. 1, the District, and Stetson Ridge Metropolitan District No. 3 entered into a reimbursement agreement with Elite Properties of America, Inc. (the Developer). The proceeds from developer advances have been used primarily to fund the expenditures for operating and administrative expenses and to establish infrastructure. The note accrues interest at a rate of 6.00% per annum. As of December 31, 2025, the District had no outstanding principal or accrued interest under this agreement.

The contractual revenue and expenditures paid by the District to Stetson Ridge Metropolitan District No. 1 are related to reimbursing the Developer (see Intergovernmental District Contractual Funding Agreement under Note 6).

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 6 AGREEMENTS (CONTINUED)

Intergovernmental District Contractual Funding Agreement

The Districts entered into an Intergovernmental District Contractual Funding Agreement (the "Agreement") as of July 11, 2022. The Districts agree to impose a contractual mill levy for each year to repay Elite Properties of America, Inc. for outstanding advances. The Districts agree that the Operating District will notify them of the amount of the contractual mill levy required to be certified by each district prior to the completion of their annual budgets. The Agreement shall remain in effect until such time as mutually terminated by the Districts or all outstanding reimbursements for public infrastructure and annual operations are paid in full to Elite Properties of America, Inc. as determined by the Operating District, which shall provide notice of such event to the Districts. As of December 31, 2025, the District did not have any outstanding reimbursements owed to Elite Properties of America, Inc.

NOTE 7 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) as of December 31, 2025. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

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

NOTE 8 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 8 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 transfers its net operating revenue to Stetson Ridge Metropolitan District No. 1 (Operating District) pursuant to an intergovernmental agreement. Therefore, the Emergency Reserves related to the District's revenue are reported in District No. 1.

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.

The District recorded \$11,650 of cash and investments as restricted related to TABOR. Combined with the amount of \$36,750 cash and investments held by Stetson Ridge Metropolitan District No. 1 and recorded as restricted from Stetson Ridge Metropolitan District No. 1, there is a total of \$48,400 restricted for TABOR reported by Stetson Ridge Metropolitan District No. 1 for the year ended December 31, 2025.

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

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

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

SUPPLEMENTARY INFORMATION

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budget		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
REVENUES				
Property Taxes	\$ 200,996	\$ 200,996	\$ 200,894	\$ (102)
Interest Income	7,000	5,000	6,331	1,331
Other Revenue	848	2,785	-	(2,785)
Total Revenues	208,844	208,781	207,225	(1,556)
EXPENDITURES				
County Treasurer's Fee	3,015	3,015	3,015	-
Paying Agent Fees	2,800	4,200	2,800	1,400
Bond Interest	10,000	10,000	10,000	-
Bond Principal	250,000	250,000	250,000	-
Intergovernmental Expenditures -				
MD No. 3	-	-	863	(863)
Contingency	885	2,785	-	2,785
Total Expenditures	266,700	270,000	266,678	3,322
EXCESS OF REVENUES OVER (UNDER)				
EXPENDITURES	(57,856)	(61,219)	(59,453)	1,766
OTHER FINANCING SOURCES				
Transfers From Other Funds	-	1,766	-	(1,766)
Total Other Financing Sources	-	1,766	-	(1,766)
NET CHANGE IN FUND BALANCE	(57,856)	(59,453)	(59,453)	-
Fund Balance - Beginning of Year	57,856	59,453	59,453	-
FUND BALANCE - END OF YEAR	\$ -	\$ -	\$ -	\$ -

OTHER INFORMATION

STETSON RIDGE METROPOLITAN DISTRICT NO. 2
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025

<u>Year Ending December 31,</u>	Assessed Valuation	Percent Change	Total Mills Levied		Total Property Taxes		Percent Collected to Levied
			General Operations	Debt Service	Levied	Collected	
2020/2021	\$ 40,803,870	4.5%	21.727	5.413	\$ 1,107,417	\$ 1,107,413	100.00 %
2021/2022	47,165,950	15.6%	29.009	4.622	1,586,238	1,582,736	99.78 %
2022/2023	46,595,590	-1.2%	27.850	4.800	1,521,346	1,518,247	99.80 %
2023/2024	56,243,110	20.7%	28.770	3.880	1,836,338	1,835,032	99.93 %
2024/2025	56,191,260	-0.1%	20.533	3.577	1,354,771	1,354,083	99.95 %
Estimated for Year Ending December 31, 2026	\$ 55,794,800	-0.7%	15.716	-	\$ 876,871		

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: El Paso County Assessor and Treasurer.