

TREE HAUS METROPOLITAN DISTRICT

Financial Statements

December 31, 2025

TREE HAUS METROPOLITAN DISTRICT

Table of Contents

	<u>Page</u>
Independent Auditor's Report	1
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position	4
Statement of Activities	5
Fund Financial Statements:	
General Fund:	
Balance Sheet	6
Reconciliation of the General Fund Balance to the Statement of Net Position	7
Statement of Revenues, Expenditures and Changes in Fund Balance	8
Reconciliation of the Statement of Revenues, Expenditures and Changes in General Fund Balance to the Statement of Activities	9
Enterprise Fund:	
Statement of Net Position	10
Statement of Revenues, Expenses and Changes in Net Position	11
Statement of Cash Flows	12
Notes to Financial Statements	13
Required Supplementary Information:	
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual: General Fund	20
Supplementary Information:	
Schedule of Revenues, Expenditures and Changes in Net Position – Budget (Non-GAAP) and Actual: Enterprise Fund	21



Independent Auditor's Report

To the Board of Directors
Tree Haus Metropolitan District
Routt County, Colorado

Report on the Audit of the Financial Statements

Opinions

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

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, and each major fund of the District as of December 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with U.S. generally accepted accounting principles (GAAP).

Basis for Opinions

We conducted our audit in accordance with U.S. generally accepted auditing standards (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with GAAP, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Report on Summarized Comparative Financial Information

We have previously audited the District's December 31, 2024 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated May 30, 2025. In our opinion, the summarized comparative financial information presented herein as of and for the year ended December 31, 2024 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Required Supplementary Information

GAAP requires that the General Fund Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual on page 20 be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted Management's Discussion and Analysis that GAAP requires 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 Enterprise Fund Schedule of Revenues, Expenditures and Changes in Net Position – Budget and Actual on page 21 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 GAAS. In our opinion, this supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Catterson + Company, P.C.

Steamboat Springs, Colorado
April 15, 2026

TREE HAUS METROPOLITAN DISTRICT
Statement of Net Position
December 31, 2025
(with comparative financial information as of December 31, 2024)

	2025			2024 Total
	Governmental Activities	Business-Type Activities	Total	
Assets:				
Cash and cash equivalents	\$ 984	\$ 593,574	\$ 594,558	\$ 603,682
Accounts receivable	-	3,300	3,300	3,777
Due from other government	-	1,350	1,350	1,256
Prepaid expenses	-	9,340	9,340	8,359
Interfund balances	51,806	(51,806)	-	-
Property taxes receivable	131,606	-	131,606	128,606
Capital assets, net	664,798	785,649	1,450,447	1,517,625
Total assets	849,194	1,341,407	2,190,601	2,263,305
Liabilities:				
Accounts payable	-	11,249	11,249	16,763
Accrued interest payable	1,732	961	2,693	2,993
Charges for services received in advance	-	3,111	3,111	5,462
Road damage deposits	7,000	-	7,000	7,000
Noncurrent liabilities:				
Due within one year	44,215	50,789	95,004	97,402
Due in more than one year	567,115	241,477	808,592	903,385
Total liabilities	620,062	307,587	927,649	1,033,005
Deferred inflows of resources:				
Deferred property taxes	131,606	-	131,606	128,606
Total deferred inflows of resources	131,606	-	131,606	128,606
Net position:				
Net investment in capital assets	53,468	493,383	546,851	516,838
Restricted for:				
Emergencies	-	12,908	12,908	12,406
Operations and maintenance reserve	-	62,300	62,300	38,300
Unrestricted	44,058	465,229	509,287	534,150
Total net position	\$ 97,526	\$ 1,033,820	\$ 1,131,346	\$ 1,101,694

See accompanying notes to the financial statements.

TREE HAUS METROPOLITAN DISTRICT
Statement of Activities
For the Year Ended December 31, 2025
(with summarized financial information for the year ended December 31, 2024)

Functions/Programs	2025					2024 Total
	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	Business-type Activities	
Governmental activities:						
Snowplowing	\$ 23,119	\$ -	\$ -	\$ (23,119)	\$ -	\$ (38,716)
Road maintenance	63,391	-	-	(63,391)	-	(52,359)
Tax collection fees	3,852	-	-	(3,852)	-	(3,601)
Interest on long-term debt	21,948	-	-	(21,948)	-	(23,571)
Total governmental activities	112,310	-	-	(112,310)	-	(118,247)
Business-type activities:						
Operations	238,506	144,684	-	-	(93,822)	(3,724)
Administrative	54,876	-	-	-	(54,876)	(50,075)
Total business-type activities	293,382	144,684	-	-	(148,698)	(53,799)
Total primary government	\$ 405,692	\$ 144,684	\$ -	(112,310)	(148,698)	(172,046)
General revenues:						
Taxes:						
Property				127,991	122,707	250,698
Specific ownership				-	15,388	15,388
Interest				-	19,489	19,489
Other revenue				-	5,085	5,085
Total general revenues				127,991	162,669	290,660
Change in net position				15,681	13,971	29,652
Net position, beginning of year				81,845	1,019,849	1,101,694
Net position, end of year				\$ 97,526	\$ 1,033,820	\$ 1,131,346

See accompanying notes to the financial statements.

TREE HAUS METROPOLITAN DISTRICT
General Fund
Balance Sheet
December 31, 2025
(with summarized financial information as of December 31, 2024)

	2025	2024
Assets:		
Cash and cash equivalents	\$ 984	\$ 9,591
Interfund balance	51,806	38,271
Property taxes receivable	131,606	128,606
 Total assets	 \$ 184,396	 \$ 176,468
 Liabilities, deferred inflows of resources, and fund balance:		
Liabilities:		
Road damage deposits	\$ 7,000	\$ 7,000
 Total liabilities	 7,000	 7,000
 Deferred inflows resources:		
Deferred property taxes	131,606	128,606
 Total deferred inflows of resources	 131,606	 128,606
 Fund balance:		
Unassigned	45,790	40,862
 Total fund balance	 45,790	 40,862
 Total liabilities, deferred inflows of resources, and fund balance	 \$ 184,396	 \$ 176,468

See accompanying notes to the financial statements.

TREE HAUS METROPOLITAN DISTRICT
Reconciliation of the General Fund Balance
to the Statement of Net Position
For the Year Ended December 31, 2025

Governmental fund balance	\$	45,790
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 general fund:		
Costs of capital assets, net of accumulated depreciation		664,798
Long-term liabilities and accrued interest payable within governmental activities are not due and payable in the current period and, therefore, are not reported in the general fund:		
General obligation loan		(611,330)
Accrued interest payable		(1,732)
		(613,062)
Net position of governmental activities	\$	97,526

See accompanying notes to the financial statements.

TREE HAUS METROPOLITAN DISTRICT
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Year Ended December 31, 2025
(with summarized financial information for the year ended December 31, 2024)

	2025	2024
Revenues:		
Property taxes	\$ 127,991	\$ 119,679
Total revenues	127,991	119,679
Expenditures:		
Snowplowing	23,119	38,716
Road maintenance	31,485	20,453
Tax collection fees	3,852	3,601
Debt service:		
Principal	42,538	40,919
Interest	22,069	23,687
Capital outlay	-	-
Total expenditures	123,063	127,376
Excess (deficiency) of revenues over expenditures	4,928	(7,697)
Fund balance, beginning of year	40,862	48,559
Fund balance, end of year	\$ 45,790	\$ 40,862

See accompanying notes to the financial statements.

TREE HAUS METROPOLITAN DISTRICT
Reconciliation of the Statement of Revenues, Expenditures and Changes in
General Fund Balance to the Statement of Activities
For the Year Ended December 31, 2025

Changes in fund balance - governmental fund	\$	4,928
<p>Amounts reported for governmental activities in the statement of activities are different because:</p>		
<p>The general fund reports capital outlays as expenditures; however, they are capitalized and depreciated in the statement of activities.</p>		(31,906)
<p>Principal repayments of long-term debt are expenditures in the general fund, but the repayment reduces long-term liabilities in the statement of net position.</p>		42,538
<p>Interest expense in the statement of activities is reported on the accrual basis while interest payments are reported as expenditures in the general fund.</p>		121
Change in net position of governmental activities	\$	15,681

See accompanying notes to the financial statements.

TREE HAUS METROPOLITAN DISTRICT
Enterprise Fund
Statement of Net Position
December 31, 2025
(with summarized financial information as of December 31, 2024)

	2025	2024
Assets:		
Current assets:		
Cash and cash equivalents	\$ 593,574	\$ 594,091
Accounts receivable	3,300	3,777
Due from other government	1,350	1,256
Prepaid expenses	9,340	8,359
Total current assets	607,564	607,483
Noncurrent assets:		
Capital assets, net of depreciation	785,649	820,921
Total noncurrent assets	785,649	820,921
Total assets	1,393,213	1,428,404
Liabilities:		
Current liabilities:		
Accounts payable	11,249	16,763
Accrued interest payable	961	1,140
Charges for services received in advance	3,111	5,462
Interfund balance	51,806	38,271
Current portion of notes payable	50,789	54,653
Total current liabilities	117,916	116,289
Noncurrent liabilities:		
Notes payable	241,477	292,266
Total liabilities	359,393	408,555
Net position:		
Net investment in capital assets	493,383	474,002
Restricted for:		
Emergencies	12,908	12,406
Operations and maintenance reserve	62,300	38,300
Unrestricted	465,229	495,141
Total net position	\$ 1,033,820	\$ 1,019,849

See accompanying notes to the financial statements.

TREE HAUS METROPOLITAN DISTRICT
Enterprise Fund
Statement of Revenues, Expenses, and Changes in Fund Net Position
For the Year Ended December 31, 2025
(with summarized financial information for the year ended December 31, 2024)

	<u>2025</u>	<u>2024</u>
Operating revenues:		
Charges for services:		
Water and sewer	\$ 139,800	\$ 140,100
Availability to serve	4,884	5,772
	<u>144,684</u>	<u>145,872</u>
Operating expenses:		
Operations	196,858	106,650
Administrative	51,191	46,723
Depreciation	35,272	35,273
	<u>283,321</u>	<u>188,646</u>
Total operating revenues	<u>144,684</u>	<u>145,872</u>
Total operating expenses	<u>283,321</u>	<u>188,646</u>
Operating income (loss)	<u>(138,637)</u>	<u>(42,774)</u>
Non-operating revenues (expenses):		
Tax revenues	138,095	125,518
Interest income	19,489	22,474
Other revenue	5,085	-
Interest expense	(6,376)	(7,673)
Tax collection fees	(3,685)	(3,352)
	<u>152,608</u>	<u>136,967</u>
Net non-operating revenues	<u>152,608</u>	<u>136,967</u>
Change in net position	13,971	94,193
Net position, beginning of year	<u>1,019,849</u>	<u>925,656</u>
Net position, end of year	<u>\$ 1,033,820</u>	<u>\$ 1,019,849</u>

See accompanying notes to the financial statements.

TREE HAUS METROPOLITAN DISTRICT
Enterprise Fund
Statement of Cash Flows
For the Year Ended December 31, 2025
(with summarized financial information for the year ended December 31, 2024)

	2025	2024
Cash flows from operating activities:		
Cash receipts from customers	\$ 142,810	\$ 148,033
Cash payments to suppliers of goods and services	(254,544)	(180,702)
Net cash provided (used) by operating activities	(111,734)	(32,669)
Cash flows from non-capital financing activities:		
Cash receipts from taxes	138,001	124,262
Cash payments for tax collection fees	(3,685)	(3,352)
Cash payments (to) from other fund	13,535	(9,591)
Other non-capital financing receipts	5,085	-
Net cash provided by non-capital financing activities	152,936	111,319
Cash flows from capital and related financing activities:		
Principal payments on note payable	(54,653)	(59,067)
Interest payments on note payable	(6,555)	(7,836)
Net cash provided by (used) capital and related financing activities	(61,208)	(66,903)
Cash flows from investing activities:		
Interest received	19,489	22,474
Net cash provided by investing activities	19,489	22,474
Net change in cash and cash equivalents	(517)	34,221
Cash and cash equivalents, beginning of year	594,091	559,870
Cash and cash equivalents, end of year	\$ 593,574	\$ 594,091
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:		
Operating income (loss)	\$ (138,637)	\$ (42,774)
Depreciation	35,272	35,273
(Increase) decrease in:		
Accounts receivable	477	1,004
Prepaid expenses	(981)	(8,359)
(Decrease) increase in:		
Accounts payable	(5,514)	(18,970)
Charges for services received in advance	(2,351)	1,157
Net cash provided (used) by operating activities	\$ (111,734)	\$ (32,669)

See accompanying notes to the financial statements.

TREE HAUS METROPOLITAN DISTRICT
Notes to Financial Statements
December 31, 2025
(with summarized financial information as of and for the year ended December 31, 2024)

Note 1: Summary of Significant Accounting Policies

The Tree Haus Metropolitan District (the District) is incorporated as a separate local government entity under Colorado Revised Statutes (CRS) and is governed by an elected Board of Directors that reside within the District. The District provides water, sewer and road maintenance services in the geographical area organized as the Tree Haus Metropolitan District in Routt County, Colorado.

The District's financial statements are prepared in accordance with U.S. generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is the standard-setting body for the establishment of GAAP in governmental entities. The following summary of the more significant accounting policies of the District is presented to assist the reader in interpreting these financial statements and should be viewed as an integral part of this report.

Reporting Entity

The reporting entity consists of (a) the primary government, i.e., the District, and (b) organizations for which the District is financially accountable. The District does not have any component units for which it is financially accountable.

Measurement Focus and Basis of Accounting

The government-wide financial statements and proprietary (enterprise) fund financial statements use a flow of economic resources measurement focus to determine net income and financial position. The accounting principles used are similar to those applicable to businesses in the private sector and maintained on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

Governmental fund financial statements use a current financial resources measurement focus and are maintained on the modified accrual basis of accounting. Revenues are recognized when they become susceptible to accrual; that is, when they become both measurable and available to finance expenditures of the current period. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. The District considers revenues collected within 60 days after year end to be available and thus recognizes them as revenues in the current year.

Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Financial Statement Presentation

Government-Wide Financial Statements

The statement of net position and the statement of activities report information about the nonfiduciary activities of the District. The District's activities are categorized as either governmental activities or business-type activities.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the District's governmental functions and business-type activities. The governmental functions are supported by general revenues (e.g., taxes, interest). The statement of activities reduces gross expenses (including depreciation) by related program revenues. Direct expenses are those that are clearly identified with a specific program. Program revenues include (a) charges for services, and (b) grants and contributions that are restricted for the operating or capital requirements of a specific program. All taxes and other revenues not meeting the criteria for classification as program revenues are reported as general revenues.

TREE HAUS METROPOLITAN DISTRICT
Notes to Financial Statements
December 31, 2025
(with summarized financial information as of and for the year ended December 31, 2024)

Note 1: Summary of Significant Accounting Policies (continued)

Fund Financial Statements

The fund financial statements report information about the District's funds.

The District reports the following major governmental fund:

The *General Fund* is used to account for the District's road maintenance activities. The major source of revenue is from property taxes.

The District reports the following major proprietary or business-type fund:

The *Enterprise Fund* accounts for the activities of the water and sewer services provided to the District's residents. The major sources of revenue are from charges for services and property taxes.

Fund Balance Presentation

Fund balances of the governmental fund are classified as follows:

- Non-spendable – includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.
- Restricted – includes amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation, or because of constraints that are externally imposed by creditors, grantors, contributors or the laws or regulations of other governments.
- Committed – includes amounts that can be spent only for specific purposes pursuant to constraints imposed by formal action of the District. Such formal action may be in the form of an ordinance or resolution and may only be modified or rescinded by a subsequent formal action.
- Assigned – includes amounts that are intended by the District to be used for specific purposes that are neither restricted nor committed. Assignments may be made only by the Board of Directors.
- Unassigned – represents the residual positive balance within the General Fund, which has not been restricted, committed, or assigned.

Assets, Liabilities, Deferred Inflows of Resources and Net Position

Cash and Cash Equivalents

For purposes of the statement of cash flows, cash and cash equivalents include cash on hand, demand deposits, and short-term certificates of deposit.

Accounts Receivable

Accounts receivable consist of charges for services due from District residents. Receivables are reviewed periodically to establish an allowance for uncollectible accounts. The District considers all receivables to be fully collectible as of December 31, 2025 and 2024. Therefore, no allowance for uncollectible accounts has been established.

Capital Assets

Capital assets include property, water and sewer systems, equipment and infrastructure assets. Capital assets are defined by the District as assets with an initial cost of \$1,000 or more and an estimated useful life in excess of one year. Such assets are recorded at historical cost. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

	<u>Years</u>
Water and sewer systems	10-40
Infrastructure	30-50

TREE HAUS METROPOLITAN DISTRICT
Notes to Financial Statements
December 31, 2025
(with summarized financial information as of and for the year ended December 31, 2024)

Note 1: Summary of Significant Accounting Policies (continued)

Assets, Liabilities, Deferred Inflows of Resources and Net Position (continued)

Deferred Inflows of Resources

In addition to liabilities, the statement of net position includes a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time. The District's deferred inflows of resources consist of unavailable revenues from property taxes for its governmental activities.

Operating and Non-Operating Revenues and Expenses

The proprietary fund financial statements distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses are those that result from providing services associated with the principal activities of the District's business-type activities. Operating expenses include the cost of ongoing operations, related administrative expenses, and depreciation expense. Non-operating revenues and expenses are all those that do not meet the criteria described previously.

Property Taxes

Property taxes are levied on December 15 of each year and attach as an enforceable lien on property on January 1. Taxes are payable in full on April 30 or in two installments on February 28 and June 15. The Routt County Treasurer's office collects property taxes and remits collections to the District on a monthly basis.

Use of Estimates

The preparation of financial statements in conformity with GAAP requires the District's management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Comparative Financial Statements

The financial statements include certain prior year summarized comparative information in total. Such information does not include sufficient detail to constitute a presentation in conformity with GAAP. Accordingly, such information should be read in conjunction with the District's audited financial statements for the year ended December 31, 2024, from which the summarized information was derived.

Note 2: Stewardship, Compliance and Accountability

Budgetary Information

Annual budgets are adopted on a basis consistent with GAAP for the General Fund. The Enterprise Fund adopts a budget on a non-GAAP basis wherein depreciation is not budgeted; capital expenditures and principal payments on capital debt are budgeted and recorded as expenditures. All annual appropriations lapse at year end.

TREE HAUS METROPOLITAN DISTRICT
Notes to Financial Statements
December 31, 2025
(with summarized financial information as of and for the year ended December 31, 2024)

Note 2: Stewardship, Compliance and Accountability (continued)

The District conforms to the following procedures, in compliance with CRS, Title 29, Article 1, in establishing the budgetary data reflected in the financial statements:

- Prior to October 15, the District Administrator submits to the Board of Directors a proposed operating budget for the fiscal year commencing the following January 1. The budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted by the Board of Directors to obtain taxpayer comments.
- Prior to December 31, the budget is adopted by formal resolution.
- Expenditures may not legally exceed appropriations at the fund level. Revisions that alter the total expenditures must be approved by the Board of Directors.
- All appropriations lapse at the end of each fiscal year.

The District did not adopt any supplemental appropriations for the year ended December 31, 2025.

Compliance

Expenditures in the District's Enterprise Fund exceeded appropriations by \$1,619 for the year ended December 31, 2025. The excess expenditures were primarily for water system repairs and maintenance expenditures and were funded from available fund net position.

TABOR Amendment

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer's Bill of Rights (TABOR). TABOR contains tax spending, revenue and debt limitations which apply to the State of Colorado and all local governments, excluding enterprises. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government.

Future 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.

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

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 has reserved \$12,908 of the December 31, 2025 fund balance in the Enterprise Fund for this purpose.

The District's voters passed a ballot question on May 2, 2000, authorizing the District to collect, retain and expend the full proceeds of the District's tax levy, non-federal grants and all other revenues for the fiscal year 2000 and every year thereafter.

The District's management believes it is compliant with the financial provisions of TABOR. However, TABOR is complex and many of its provisions may require judicial interpretation.

TREE HAUS METROPOLITAN DISTRICT
Notes to Financial Statements
December 31, 2025
(with summarized financial information as of and for the year ended December 31, 2024)

Note 3: Cash and Cash Equivalents

Deposits

The carrying amount of the District's deposits as of December 31, 2025 and 2024 was \$594,558 and \$603,682, respectively, and bank balances were \$594,728 and \$603,682, respectively. As of December 31, 2025 and 2024 all of the District's cash balances were covered by federal deposit insurance.

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 collateral pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must equal or exceed 102% of the aggregate uninsured deposits.

Note 4: Capital Assets, Net

Capital asset activity for the year ended December 31, 2025 is summarized below:

	Beginning Balance	Additions	Retirements	Ending Balance
Governmental activities:				
Roads	\$ 1,001,582	\$ -	\$ -	\$ 1,001,582
Less accumulated depreciation	(304,878)	(31,906)	-	(336,784)
Governmental activities capital assets, net	<u>\$ 696,704</u>	<u>\$ (31,906)</u>	<u>\$ -</u>	<u>\$ 664,798</u>
Business-type activities:				
Land	\$ 9,002	\$ -	\$ -	\$ 9,002
Other capital assets:				
Water and sewer system	1,723,641	-	-	1,723,641
Total other capital assets at cost	1,723,641	-	-	1,723,641
Less accumulated depreciation for:				
Water and sewer system	(911,722)	(35,272)	-	(946,994)
Total accumulated depreciation	(911,722)	(35,272)	-	(946,994)
Other capital assets, net	811,919	(35,272)	-	776,647
Business-type activities capital assets, net	<u>\$ 820,921</u>	<u>\$ (35,272)</u>	<u>\$ -</u>	<u>\$ 785,649</u>

Depreciation expense was charged to functions of the District as follows for the years ended December 31, 2025 and 2024:

	2025	2024
Governmental activities:		
Road maintenance	<u>\$ 31,906</u>	<u>\$ 31,906</u>
Business-type activities:		
Operations	<u>\$ 35,272</u>	<u>\$ 35,273</u>

TREE HAUS METROPOLITAN DISTRICT
Notes to Financial Statements
December 31, 2025
(with summarized financial information as of and for the year ended December 31, 2024)

Note 5: Long-Term Debt

The District has the following long-term debt outstanding as of December 31, 2025:

Colorado Water Resources and Power Development Authority (CWRPDA) Note Payable

The District entered into a \$1,080,000 loan agreement with the CWRPDA on November 3, 2010. Effective June 1, 2015, the loan principal was reduced by the remaining unused project funds of \$137,815. Proceeds were used to upgrade filtration equipment, raw water pumps and disinfection of the District's systems.

The loan agreement requires the District to maintain an operations and maintenance reserve fund equal to three months of operations and maintenance expenses. The District has reserved \$62,300 for this purpose as of December 31, 2025.

The first loan payment of \$16,446, including principal and interest, was paid on November 1, 2011. Remaining principal and interest payments of \$33,235 were due semi-annually on May 1 and November 1 until principal reduction on June 1, 2015. After the reduction of principal, the semi-annual loan payments, including interest at 2%, are \$28,190 through maturity on May 1, 2031.

Mountain Valley Bank General Obligation Loan Series 2017

The District entered into a \$932,000 general obligation loan agreement with Citywide Banks on July 18, 2017. In May 2019, the Steamboat Springs branch of Citywide Banks was acquired by Mountain Valley Bank and assumed terms of the loan. The loan carries an annual interest rate of 3.4% until July 1, 2027 then resets to a fixed rate at the 10-Year US Treasury rate +1.15%, with a floor of 3.4% and ceiling of 5.75% through maturity on June 1, 2037. The first loan payment of \$28,166, including principal and interest, was paid on December 1, 2017. Remaining principal and interest payments of \$32,303 are due semi-annually on June 1 and December 1 until maturity. The proceeds from the loan were used for paving and resurfacing of the District's roadways. The loan is secured by a pledge of property tax revenues.

Long-term debt activity for the year ended December 31, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year
Business-type activities:					
CWRPDA note payable	\$ 342,054	\$ -	\$ (49,788)	\$ 292,266	\$ 50,789
NRWA note payable	4,865	-	(4,865)	-	-
	<u>346,919</u>	<u>-</u>	<u>(54,653)</u>	<u>292,266</u>	<u>50,789</u>
Governmental activities:					
Mountain Valley Bank general obligation loan	653,868	-	(42,538)	611,330	44,215
	<u>653,868</u>	<u>-</u>	<u>(42,538)</u>	<u>611,330</u>	<u>44,215</u>
Total long-term debt	<u>\$ 1,000,787</u>	<u>\$ -</u>	<u>\$ (97,191)</u>	<u>\$ 903,596</u>	<u>\$ 95,004</u>

TREE HAUS METROPOLITAN DISTRICT
Notes to Financial Statements
December 31, 2025
(with summarized financial information as of and for the year ended December 31, 2024)

Note 5: Long-Term Debt (continued)

Aggregate debt service requirements as of December 31, 2025 are as follows:

Year	Principal	Interest	Total
2026	\$ 95,004	\$ 25,983	\$ 120,987
2027	97,540	23,447	120,987
2028	100,149	20,838	120,987
2029	102,833	18,153	120,986
2030	105,594	15,393	120,987
2031-2035	308,148	43,073	351,221
2036-2037	94,328	2,167	96,495
	<u>\$ 903,596</u>	<u>\$ 149,054</u>	<u>\$ 1,052,650</u>

Note 6: Governmental Fund Balance

When expenditures are incurred and both restricted and unrestricted resources are available, it is the District's policy to use restricted resources first, then unrestricted resources in the order of committed, assigned, and then unassigned, as they are needed. The District does not have any restricted, committed, or assigned governmental fund balances as of December 31, 2025.

Note 7: Intergovernmental Agreement

Commitments

Stagecoach Reservoir Storage Agreement

The District entered into an amendment of water allotment contract with the Upper Yampa Water Conservancy District effective March 1, 2022 for 50-acre feet of storage water in the Stagecoach Reservoir for twenty years through February 28, 2042. The purchase price for storage water is subject to an annual CPI increase. The District paid \$94.11 per acre foot of storage water for the year ended December 31, 2025.

Note 8: Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees, and natural disasters. The District maintains insurance for these risks by participating in an insurance pool.

The District is a member in the Colorado Special Districts Property and Liability Pool (the Pool). The Pool creates an opportunity for members to control their own insurance costs through the joint pooling of resources, making it possible to self-insure property, liability and workers' compensation insurance. The Pool is member-owned, and all surplus revenues support the stabilization of rates, coverage enhancements, innovation, and technology to bring the most value to its members. The Pool provides property, liability, workers' compensation and associated coverage, and claims and risk management services to its members.

The Pool has contracted with a third party to operate, administer and manage the Pool. In the event aggregated losses incurred by the Pool exceeds amounts recoverable from the reinsurance contracts and capital surplus accumulated by the Pool, the Pool may require additional contributions from its members.

Note 9: Subsequent Events

The District has evaluated subsequent events through April 15, 2026, the date these financial statements were available to be issued.

TREE HAUS METROPOLITAN DISTRICT
General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended December 31, 2025

	Original and Final Budget	Actual	Variance
Revenues:			
Property taxes	\$ 128,606	\$ 127,991	\$ (615)
Total revenues	<u>128,606</u>	<u>127,991</u>	<u>(615)</u>
Expenditures:			
Snowplowing	40,000	23,119	16,881
Road maintenance	24,000	31,485	(7,485)
Tax collection fees	-	3,852	(3,852)
Debt service:			
Principal	42,749	42,538	211
Interest	21,857	22,069	(212)
Capital outlay	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>128,606</u>	<u>123,063</u>	<u>5,543</u>
Change in fund balance - budgetary basis	<u>\$ -</u>	4,928	<u>\$ 4,928</u>
Fund balance, beginning of year		<u>40,862</u>	
Fund balance, end of year		<u>\$ 45,790</u>	

TREE HAUS METROPOLITAN DISTRICT
Enterprise Fund
Schedule of Revenues, Expenditures and Changes in Net Position
Budget (Non-GAAP Basis) and Actual With Reconciliation to GAAP Basis
For the Year Ended December 31, 2025

	Original and Final Budget	Actual	Variance
Revenues:			
Taxes:			
Property	\$ 122,560	\$ 122,707	\$ 147
Specific ownership	12,000	15,388	3,388
Charges for services:			
Water and sewer	139,800	139,800	-
Availability to serve	4,884	4,884	-
Interest	31,900	19,489	(12,411)
Other	-	5,085	5,085
Total revenues	<u>311,144</u>	<u>307,353</u>	<u>(3,791)</u>
Expenditures:			
Operations:			
Repairs and maintenance	103,527	129,716	(26,189)
Sewage transmission	50,954	50,864	90
Utilities	10,000	11,571	(1,571)
Other	4,850	4,707	143
Administrative:			
Professional fees	54,300	31,243	23,057
Insurance	9,000	8,229	771
Directors fees	6,000	5,000	1,000
Tax collection fees	8,000	3,685	4,315
Other	4,250	6,719	(2,469)
Debt service:			
Principal	53,645	54,653	(1,008)
Interest	6,618	6,376	242
Capital outlay	-	-	-
Total expenditures	<u>311,144</u>	<u>312,763</u>	<u>(1,619)</u>
Excess of revenues over expenditures	<u>\$ -</u>	<u>(5,410)</u>	<u>\$ (2,172)</u>
Adjustments to GAAP basis:			
Debt principal payments		54,653	
Depreciation		<u>(35,272)</u>	
Change in net position - GAAP basis		13,971	
Net position, beginning of year		<u>1,019,849</u>	
Net position, end of year		<u>\$ 1,033,820</u>	