

TRADITIONS METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2025

with

Independent Auditor's Report

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HIRATSUKA & ASSOCIATES, L.L.P.

CERTIFIED PUBLIC ACCOUNTANTS & BUSINESS ADVISORS

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Traditions Metropolitan District
Arapahoe County, Colorado

Opinion

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

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

Basis for Opinion

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

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 opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Management has not presented Management's Discussion and Analysis. Such missing information, although not a part of the basic financial statements, is required by GASB, 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 the missing information.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The Supplemental Information as listed in the table of contents is presented for the purpose of additional analysis and was not a required part of the financial statements.

The Supplemental Information is the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Unaudited Information

The Continuing Disclosure Annual Financial Information – Unaudited as listed in the table of contents has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Hiratsuka & Associates, LLP

September 23, 2026
Wheat Ridge, Colorado

TRADITIONS METROPOLITAN DISTRICT

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

	General	Debt Service	Capital Projects	Total	Adjustments	Statement of Net Position
ASSETS						
Cash and investments	\$ 87,783	\$ -	\$ -	\$ 87,783	\$ -	\$ 87,783
Cash and investments - restricted	2,234	496,219	1,347,660	1,846,113	-	1,846,113
Receivable County Treasurer	423	3,781	-	4,204	-	4,204
Property taxes receivable	89,979	778,063	-	868,042	-	868,042
Prepaid expenses	3,086	-	-	3,086	-	3,086
Prepaid bond insurance, net of amortization	-	-	-	-	47,803	47,803
Total Assets	<u>183,505</u>	<u>1,278,063</u>	<u>1,347,660</u>	<u>2,809,228</u>	<u>47,803</u>	<u>2,857,031</u>
DEFERRED OUTFLOWS OF RESOURCES						
Deferred loss on refunding	-	-	-	-	100,277	100,277
Total Deferred Outflows of Resources	-	-	-	-	<u>100,277</u>	<u>100,277</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 183,505</u>	<u>\$ 1,278,063</u>	<u>\$ 1,347,660</u>	<u>\$ 2,809,228</u>		
LIABILITIES						
Accounts payable	\$ 25,407	\$ -	\$ 31,156	\$ 56,563	-	56,563
Retainage payable	-	-	1,642	1,642	-	1,642
Accrued interest on bonds	-	-	-	-	44,850	44,850
Long-term liabilities:						
Due within one year	-	-	-	-	305,000	305,000
Due in more than one year	-	-	-	-	12,030,813	12,030,813
Total Liabilities	<u>25,407</u>	<u>-</u>	<u>32,798</u>	<u>58,205</u>	<u>12,380,663</u>	<u>12,438,868</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred property taxes	<u>89,979</u>	<u>778,063</u>	<u>-</u>	<u>868,042</u>	<u>-</u>	<u>868,042</u>
Total Deferred Inflows of Resources	<u>89,979</u>	<u>778,063</u>	<u>-</u>	<u>868,042</u>	<u>-</u>	<u>868,042</u>
FUND BALANCE						
Nonspendable:						
Prepays	3,086	-	-	3,086	(3,086)	-
Restricted:						
Emergencies	2,234	-	-	2,234	(2,234)	-
Debt service	-	500,000	-	500,000	(500,000)	-
Capital Projects	-	-	1,314,862	1,314,862	(1,314,862)	-
Unassigned	<u>62,799</u>	<u>-</u>	<u>-</u>	<u>62,799</u>	<u>(62,799)</u>	<u>-</u>
Total Fund Balances	<u>68,119</u>	<u>500,000</u>	<u>1,314,862</u>	<u>1,882,981</u>	<u>(1,882,981)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 183,505</u>	<u>\$ 1,278,063</u>	<u>\$ 1,347,660</u>	<u>\$ 2,809,228</u>		
NET POSITION						
Restricted for:						
Emergencies					2,234	2,234
Capital Projects					1,314,862	1,314,862
Debt service					455,150	455,150
Unrestricted					<u>(12,121,848)</u>	<u>(12,121,848)</u>
Total Net Position (Deficit)					<u>\$ (10,349,602)</u>	<u>\$ (10,349,602)</u>

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

TRADITIONS METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE/STATEMENT OF ACTIVITIES - GOVERNMENTAL FUNDS

For the Year Ended December 31, 2025

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	Statement of Activities
EXPENDITURES						
Accounting and audit	\$ 12,101	\$ -	\$ -	\$ 12,101	\$ -	\$ 12,101
Legal	47,426	-	-	47,426	-	47,426
Insurance	3,539	-	-	3,539	-	3,539
Paying agent fees	-	400	-	400	-	400
Miscellaneous	800	-	-	800	-	800
Directors' fees and related taxes	1,600	-	-	1,600	-	1,600
Security	54,637	-	-	54,637	-	54,637
Treasurer's fees	1,350	12,062	-	13,412	-	13,412
Detention pond	21,829	-	35,962	57,791	-	57,791
Bond principal payment	-	275,000	-	275,000	(275,000)	-
Bond interest expense	-	551,956	-	551,956	4,342	556,298
Amortization of bond insurance	-	-	-	-	3,857	3,857
Total Expenditures	<u>143,282</u>	<u>839,418</u>	<u>35,962</u>	<u>1,018,662</u>	<u>(266,801)</u>	<u>751,861</u>
GENERAL REVENUES						
Property taxes	89,977	803,766	-	893,743	-	893,743
Specific ownership taxes	4,891	43,695	-	48,586	-	48,586
Interest income	<u>8,279</u>	<u>30,113</u>	<u>57,681</u>	<u>96,073</u>	<u>-</u>	<u>96,073</u>
Total General Revenues	<u>103,147</u>	<u>877,574</u>	<u>57,681</u>	<u>1,038,402</u>	<u>-</u>	<u>1,038,402</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(40,135)	38,156	21,719	19,740	266,801	286,541
OTHER FINANCING SOURCES (USES)						
Transfer to/from other funds	<u>(65,000)</u>	<u>(38,156)</u>	<u>103,156</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Source (Uses)	<u>(65,000)</u>	<u>(38,156)</u>	<u>103,156</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	(105,135)	-	124,875	19,740	(19,740)	
CHANGES IN NET POSITION					286,541	286,541
FUND BALANCE/NET POSITION:						
BEGINNING OF YEAR	<u>173,254</u>	<u>500,000</u>	<u>1,189,987</u>	<u>1,863,241</u>	<u>(12,499,384)</u>	<u>(10,636,143)</u>
END OF YEAR	<u>\$ 68,119</u>	<u>\$ 500,000</u>	<u>\$ 1,314,862</u>	<u>\$ 1,882,981</u>	<u>\$ (12,232,583)</u>	<u>\$ (10,349,602)</u>

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

TRADITIONS METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND

For the Year Ended December 31, 2025

	Original & Final		Variance
	<u>Budget</u>	<u>Actual</u>	Favorable (Unfavorable)
REVENUES			
Property taxes	\$ 89,995	\$ 89,977	\$ (18)
Specific ownership taxes	6,300	4,891	(1,409)
Interest income	<u>10</u>	<u>8,279</u>	<u>8,269</u>
Total Revenues	<u>96,305</u>	<u>103,147</u>	<u>6,842</u>
EXPENDITURES			
Accounting and audit	12,200	12,101	99
Legal	50,000	47,426	2,574
Insurance	6,000	3,539	2,461
Election	40,000	-	40,000
Miscellaneous	1,500	800	700
Directors' fees and related taxes	2,000	1,600	400
Security	50,000	54,637	(4,637)
Treasurer's fees	1,350	1,350	-
Detention pond	50,000	21,829	28,171
Contingency	16,315	-	16,315
Emergency reserve	<u>3,392</u>	<u>-</u>	<u>3,392</u>
Total Expenditures	<u>232,757</u>	<u>143,282</u>	<u>89,475</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(136,452)	(40,135)	96,317
OTHER FINANCING SOURCES (USES)			
Transfer to other funds	<u>-</u>	<u>(65,000)</u>	<u>(65,000)</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>(65,000)</u>	<u>(65,000)</u>
CHANGE IN FUND BALANCE	(136,452)	(105,135)	31,317
FUND BALANCE - BEGINNING OF YEAR	<u>136,452</u>	<u>173,254</u>	<u>36,802</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 68,119</u>	<u>\$ 68,119</u>

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

TRADITIONS METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Traditions Metropolitan District, (“the District”), located in Arapahoe County, within the City of Aurora (“City”), Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized in 2003 under the name of Traditions Metropolitan District No. 2, concurrently with Traditions Metropolitan District No. 1 (“District No. 1”), as a quasi-municipal organization established under the State of Colorado Special District Act. The District served as the “Taxing District” while District No.1 served as the “Operating District”. The Operating District was responsible for providing the day to day operations and administrative management for both Districts. District No. 1 dissolved in 2011 and the day to day operating and administration were transferred to the District.

On November 14, 2016, the City approved a First Amendment to the Consolidated Service Plan. On November 7, 2017, the district court granted an order changing the District’s name to Traditions Metropolitan District. The District was organized to provide water, wastewater, park and recreation, and other related improvements for the benefit of taxpayers and service users located within the City. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization’s elected governing body as the basic criterion for including a possible component governmental organization in a primary government’s legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization’s governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

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

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

TRADITIONS METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

Basis of Presentation

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

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

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year in which they are collected.

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

TRADITIONS METROPOLITAN DISTRICT
Notes to Financial Statements
December 31, 2025

The District reports the following major governmental funds:

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

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

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

Budgetary Accounting

Budgets are adopted on a GAAP basis for the governmental funds. In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. The appropriation is at the total fund expenditures level and lapses at year end. Total appropriations in the Debt Service Fund and the Capital Projects Fund were amended for 2025.

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

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

Deposits and Investments

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

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

TRADITIONS METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

Estimates

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

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category. This item is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. (See Note 3).

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net assets.

Original Issue Premium, Prepaid Bond Insurance and Deferred Loss on Refunding

The Original Issue Premium and Prepaid Bond Insurance from the Series 2016 Bonds are being amortized over the life of the bonds using the effective interest method. The Deferred Loss on Refunding on the Series 2016 Bonds is being amortized over the life of the refunded bonds using the straight-line method. Accumulated amortization of the Original Issue Premium, Prepaid Bond Insurance, and Deferred Loss on Refunding amounted to \$35,203, \$36,731 and \$83,048 respectively, at December 31, 2025.

TRADITIONS METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April 30, or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August, and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

Fund Equity

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

Nonspendable Fund Balance

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

Restricted Fund Balance

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

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$2,234 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$500,000 is reserved for the payment of the General Obligation bonds (see Note 3).

The restricted fund balance in the Capital Projects Fund in the amount of \$1,314,862 is restricted for the payment of the costs for capital improvements within the District.

TRADITIONS METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

Committed Fund Balance

The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance

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

Unassigned Fund Balance

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

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

Net Position

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

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows or resources related to those assets. At December 31, 2025, the District did not have any amounts to report in this category.

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

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

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

TRADITIONS METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

Adoption of New Accounting Standard

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 this standard on January 1, 2025. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

Note 2: Cash and Investments

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

Statement of Net Position:

Cash and investments	\$ 87,783
Cash and investments – Restricted	<u>1,846,113</u>
Total	<u>\$1,933,896</u>

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

Deposits with financial institutions	\$ 13,150
Investments – COLOTRUST	<u>1,920,746</u>
	<u>\$ 1,933,896</u>

Deposits

Custodial Credit Risk

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

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

TRADITIONS METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

Investments

Custodial and Concentration of Credit Risk

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

Interest Rate Risk

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

Credit Risk

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Investment Valuation

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

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

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST"), is rated AAAM by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of \$1.00. The COLOTRUST offers shares in three portfolios, one of which is COLOTRUST PLUS+. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (NAV) of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST.

TRADITIONS METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

The custodian's internal records identify the investments owned by participating governments. There are no unfunded commitments and there is no redemption notice period. On December 31, 2025, the District had \$1,920,746 invested in COLOTRUST Plus+.

Note 3: Long Term Debt

\$13,545,000 General Obligation Limited Tax Refunding Bonds, Series 2016

On December 13, 2016, the District issued \$13,545,000 of General Obligation Refunding Bonds, Series 2016, ("Series 2016 Bonds") dated December 13, 2016, for the purpose of refunding the District's General Obligation Limited Tax (convertible to unlimited tax) Bonds Series 2006, maturing on and after December 1, 2016, in the amount of \$4,495,000, refunding the District's Subordinate General Obligation (limited tax convertible to unlimited tax) Convertible Capital Appreciation Bonds Series 2008, maturing on and after December 15, 2016, in the amount of \$8,780,000, purchasing a municipal bond insurance policy, and paying the costs of the issuance of the Bonds. The 2016 Bonds bear interest at rates from 4% to 5%, payable semiannually on each June 1 and December 1, commencing on June 1, 2017, and mature on December 1, 2046. The Bonds are subject to early redemption at the option of the District commencing December 1, 2026 without redemption premium, and are subject to mandatory sinking fund redemption, prior to maturity, commencing on December 1, 2027. The 2016 Bonds are secured by Pledged Revenues including the Required Mill Levy and the Specific Ownership Taxes related to the Required Mill Levy.

As a result of the issuance of the Series 2016 Bonds, the refunded bonds are considered to be defeased and the liabilities have been removed from the governmental activities column of the statement of net position. The reacquisition price of the old debt exceeded the net carrying amount by \$183,325. This amount is recorded as a deferred outflow and is being amortized over the life of the refunded bonds. The refunding resulted in an economic gain of \$4,243,268 due to the average interest rate of the Series 2016 Bonds being lower than the refunded bonds.

Events of Default as defined in the Series 2016 Bond Resolution are 1) the failure of the District to impose the Required Mill levy, or to apply the Pledged Revenue as required by the Resolution, 2) payment on principal or redemption premium on any Bond is not made by the District when due; 3) payment of any interest on any Bond is not made by the District when due; 4) the District defaults in the performance of any other of its covenants in the Bond Resolution and such default continues for 60 days after written notice specifying such default and requiring the same to be remedied is given to the District by the Owners of 25% in aggregate principal amount of the Bonds then outstanding, and 5) the filing of a petition under the federal bankruptcy laws or other applicable laws seeking to adjust the obligations represented by the Bonds. Remedies available in the Event of Default include 1) receivership, 2) suit for judgment, and 3) other suits. Acceleration of the Series 2016 Bonds is not an available remedy for an Event of Default.

TRADITIONS METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

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

	Principal	Interest	Total
2026	\$ 305,000	\$ 538,206	\$ 843,206
2027	320,000	522,956	842,956
2028	335,000	506,956	841,956
2029	355,000	490,206	845,206
2030	390,000	472,456	862,456
2031-2035	2,355,000	2,056,425	4,411,425
2036-2040	3,145,000	1,494,032	4,639,032
2041-2045	4,120,000	748,852	4,868,852
2046	965,000	41,013	1,006,013
	<u>\$ 12,290,000</u>	<u>\$ 6,871,102</u>	<u>\$ 19,161,102</u>

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

	Balance 1/1/2025	Additions	Deletions	Balance 12/31/2025	Current Portion
<u>General Obligation Bonds</u>					
Series 2016 Bonds	\$12,565,000	\$ -	\$ 275,000	\$12,290,000	\$ 305,000
Premium on Series 2016 Bonds	49,510	-	3,697	45,813	-
	<u>\$12,614,510</u>	<u>\$ -</u>	<u>\$ 278,697</u>	<u>\$12,335,813</u>	<u>\$ 305,000</u>

In 2003, a majority of the qualified electors of the District who voted in the election authorized the issuance of indebtedness of \$38,900,000 for new improvements. The electoral authorization remaining at December 31, 2025, is \$25,345,000 of public improvements general obligation debt and \$38,900,000 of refunding general obligation debt. The District's Service Plan includes a debt authorization limit of \$17,500,000. As of December 31, 2025, the amount of unissued debt authorized under the Service Plan was \$3,955,000. The District has not budgeted to issue additional debt during 2026.

Note 4: Tax, Spending and Debt Limitations

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

TRADITIONS METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

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

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

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

On November 3, 2003 a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

In 2003, the voters approved the collection of up to \$90,000 per year for operations and maintenance tax revenue. In 2018 the District collected \$122,392 in tax revenue. In order to address the over collection, the mill levy for 2019 included a temporary reduction of 4.013 mills. The District has continued to certify the lower mill levy through 2025.

Note 5: Risk Management

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

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

TRADITIONS METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2025

Note 6: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

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

- 1) Prepaid bond insurance is not financial resources and, therefore is not reported in the funds; and
- 2) deferred loss on refunding is not financial resources and, therefore is not reported in the funds, the cost is amortized over the life of the debt; and
- 3) long-term liabilities such as bonds payable and accrued bond interest payable, are not due and payable in the current period and, therefore, are not in the funds.

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

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

SUPPLEMENTAL INFORMATION

TRADITIONS METROPOLITAN DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - DEBT SERVICE FUND

For the Year Ended December 31, 2025

	Original <u>Budget</u>	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES				
Property taxes	\$ 803,921	\$ 803,800	\$ 803,766	\$ (34)
Specific ownership	56,274	44,000	43,695	(305)
Interest income	<u>100,000</u>	<u>30,200</u>	<u>30,113</u>	<u>(87)</u>
Total Revenues	<u>960,195</u>	<u>878,000</u>	<u>877,574</u>	<u>(426)</u>
EXPENDITURES				
Bond principal payment	275,000	275,000	275,000	-
Bond interest expense	551,956	551,956	551,956	-
Miscellaneous	-	55,159	-	55,159
Paying agent fees	5,000	5,000	400	4,600
Treasurers' fees	<u>12,059</u>	<u>12,100</u>	<u>12,062</u>	<u>38</u>
Total Expenditures	<u>844,015</u>	<u>899,215</u>	<u>839,418</u>	<u>59,797</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	116,180	(21,215)	38,156	59,371
OTHER FINANCING SOURCES (USES)				
Transfer to/from other funds	<u>(30,000)</u>	<u>(38,200)</u>	<u>(38,156)</u>	<u>(44)</u>
Total Other Financing Source (Uses)	<u>(30,000)</u>	<u>(38,200)</u>	<u>(38,156)</u>	<u>(44)</u>
CHANGE IN FUND BALANCE	86,180	(59,415)	-	59,327
FUND BALANCE - BEGINNING OF YEAR	<u>774,656</u>	<u>500,000</u>	<u>500,000</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 860,836</u>	<u>\$ 440,585</u>	<u>\$ 500,000</u>	<u>\$ (59,415)</u>

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

TRADITIONS METROPOLITAN DISTRICT NO. 2

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - CAPITAL PROJECTS FUND

For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES				
Interest income	\$ -	\$ 54,844	\$ 57,681	\$ 2,837
Total Revenues	-	54,844	57,681	2,837
EXPENDITURES				
Detention pond	660,000	1,347,987	35,962	1,312,025
Total Expenditures	660,000	1,347,987	35,962	1,312,025
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(660,000)	(1,293,143)	21,719	(1,309,188)
OTHER FINANCING SOURCES (USES)				
Transfer from other funds	30,000	103,156	103,156	-
Total Other Financing Sources (Uses)	30,000	103,156	103,156	-
CHANGE IN FUND BALANCE	(630,000)	(1,189,987)	124,875	(1,309,188)
FUND BALANCE - BEGINNING OF YEAR	900,000	1,189,987	1,189,987	-
FUND BALANCE - END OF YEAR	\$ 270,000	\$ -	\$ 1,314,862	\$ 1,314,862

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

TRADITIONS METROPOLITAN DISTRICT NO. 2

SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED

December 31, 2025

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property				Percent Collected to Levied	
	Tax Levy	Mills Levied		Total Property Tax		
		General Fund	Debt Service	Levied	Collected	
2014	\$ 7,271,250	2.060	50.000	\$ 378,541	\$ 378,399	99.96%
2015	\$ 9,302,647	2.060	50.000	\$ 484,296	\$ 484,294	100.00%
2016	\$ 12,214,296	2.060	50.000	\$ 635,876	\$ 635,563	99.95%
2017	\$ 13,842,918	6.500	35.000	\$ 574,481	\$ 574,480	100.00%
2018	\$ 18,829,694	6.500	38.238	\$ 842,173	\$ 842,401	100.03%
2019	\$ 23,163,034	2.487	38.238	\$ 943,314	\$ 943,128	99.98%
2020	\$ 28,152,810	2.487	30.000	\$ 914,599	\$ 914,450	99.98%
2021	\$ 28,987,042	2.487	30.000	\$ 941,702	\$ 941,717	100.00%
2022	\$ 30,053,703	2.487	30.000	\$ 976,355	\$ 976,359	100.00%
2023	\$ 29,351,951	2.487	30.000	\$ 953,557	\$ 953,024	99.94%
2024	\$ 36,229,206	2.478	22.127	\$ 891,420	\$ 894,893	100.39%
2025	\$ 36,332,113	2.477	22.127	\$ 893,916	\$ 893,743	99.98%
Estimated for year ending December 31,						
2026	\$ 35,161,903	2.559	22.128	\$ 868,042		

NOTE

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

CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION - UNAUDITED

TRADITIONS METROPOLITAN DISTRICT

ASSESSED AND ACTUAL VALUATION OF CLASSES OF PROPERTY IN THE DISTRICT

December 31, 2025

UNAUDITED

<u>Class</u>	<u>2025 Assessed Valuation</u>	<u>Percent of Assessed Valuation</u>	<u>2025 Actual Valuation</u>	<u>Percent of Actual Valuation</u>
Residential	\$ 34,305,329	97.56%	\$ 548,883,000	99.43%
State Assessed	855,680	2.43%	3,169,185	0.57%
Commercial	894	0.00%	3,311	0.00%
Total	<u>\$ 35,161,903</u>	<u>99.99%</u>	<u>\$ 552,055,496</u>	<u>100.00%</u>

NOTE

Percentage is based on a 2025 certified assessed valuation