WILDGRASS METROPOLITAN DISTRICT
Broomfield County, Colorado

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

WILDGRASS METROPOLITAN DISTRICT
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2025

WILDGRASS METROPOLITAN DISTRICT
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2025

SIMMONS & WHEELER, P.C. Certified Public Accountants
304 Inverness Way South, Suite 490, Englewood, CO 80112 (303) 689-0833

Independent Auditors' Report

Board of Directors
Wildgrass Metropolitan District
Broomfield County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund, of the Wildgrass 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 and each major fund of the District as of December 31, 2025, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("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 accounting principles generally accepted in the United States of America, and for the design, implementation, andmaintenance of internal control relevant to the preparation and fair presentation of financial statements that are freefrom 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 mayraise 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 forone 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.

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The supplementary information listed in the accompanying table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The supplementary 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 financial statements or to 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 supplementary information is fairly stated in all material respects in relation to the financial statements as a whole.

Other Information

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

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

Simmons & Wheeler P.C.

Englewood, CO
July 21, 2026

BASIC FINANCIAL STATEMENTS

WILDGRASS METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	$ 543,621
Cash and Investments - Restricted	958,022
Accounts Receivable - County Treasurer	3,595
Property Taxes Receivable	1,010,743
Prepaid Expenses	700
Prepaid Debt Insurance, Net of Accumulated Amortization	12,477
Total Assets	2,529,158
DEFERRED OUTFLOWS OF RESOURCES	
Deferred Loss on Refunding	422,649
Total Deferred Inflows of Resources	422,649
LIABILITIES	
Accounts Payable	8,574
Accrued Interest on Bonds	28,067
Noncurrent Liabilities:	
Due Within One Year	265,000
Due in More Than One Year	7,942,617
Total Liabilities	8,244,258
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	1,010,743
Total Deferred Inflows of Resources	1,010,743
NET POSITION	
Restricted For:	
Emergency Reserves	5,600
Debt Service	927,105
Unrestricted	(7,235,899)
Total Net Position	$ (6,303,194)

See accompanying Notes to Basic Financial Statements.

WILDGRASS METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	$ 62,919	$ -	$ -	$ -	$ (62,919)
Interest and Related Costs on Long-Term Debt	390,329	-	-	-	(390,329)
Total Governmental Activities	$ 453,248	$ -	$ -	$ -	(453,248)
	GENERAL REVENUES				
	Property Taxes				1,024,193
	Specific Ownership Taxes				45,634
	Net Investment Income				78,427
	Total General Revenues				1,148,254
	CHANGE IN NET POSITION				695,006
	Net Position - Beginning of Year				(6,998,200)
	NET POSITION - END OF YEAR				$ (6,303,194)

See accompanying Notes to Basic Financial Statements.

WILDGRASS METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and Investments	$ 543,621	$ -	$ 543,621
Cash and Investments - Restricted	5,600	952,422	958,022
Accounts Receivable - County Treasurer	545	3,050	3,595
Property Taxes Receivable	153,143	857,600	1,010,743
Prepaid Expenses	700	-	700
Total Assets	$ 703,609	$ 1,813,072	$ 2,516,681
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	$ 8,274	$ 300	$ 8,574
Total Liabilities	8,274	300	8,574
DEFERRED INFLOWS OF RESOURCES			
Property Tax Revenue	153,143	857,600	1,010,743
Total Deferred Inflows of Resources	153,143	857,600	1,010,743
FUND BALANCES			
Nonspendable:			
Prepaid Expenses	700	-	700
Restricted For:			
Emergencies (TABOR)	5,600	-	5,600
Debt Service	-	955,172	955,172
Unassigned	535,892	-	535,892
Total Fund Balances	542,192	955,172	1,497,364
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 703,609	$ 1,813,072	
Amounts reported for governmental activities in the statement of net position are different because:			
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.			
Prepaid debt insurance, net of accumulated amortization			12,477
Deferred loss on refunding, net of accumulated amortization			422,649
Long-term liabilities, including Developer advances payable and bonds payable are not due and payable in the current period and, therefore, are not reported in the funds.			
Bonds Payable			(8,207,617)
Accrued Interest Payable - Bonds			(28,067)
Net Position of Governmental Activities			$ (6,303,194)

See accompanying Notes to Basic Financial Statements.

WILDGRASS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	$ 155,181	$ 869,012	$ 1,024,193
Specific Ownership Taxes	6,914	38,720	45,634
Interest Income	22,081	56,346	78,427
Total Revenues	184,176	964,078	1,148,254
EXPENDITURES			
Current:			
Accounting	33,651	-	33,651
Audit	4,700	-	4,700
County Treasurer's Fees	2,330	13,048	15,378
Director Fees	600	-	600
Insurance	3,801	-	3,801
Management Fees	10,140	-	10,140
Legal	6,882	-	6,882
Miscellaneous Expenses	129	-	129
Payroll Taxes	46	-	46
Dues and Licenses	370	-	370
Debt Service:			
Paying Agent Fees	-	300	300
Bond Principal	-	245,000	245,000
Bond Principal - Early Redemption	-	300,000	300,000
Bond Interest	-	346,967	346,967
Total Expenditures	62,919	905,315	968,234
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	121,257	58,763	180,020
Fund Balances - Beginning of Year	420,935	896,409	1,317,344
FUND BALANCES - END OF YEAR	$ 542,192	$ 955,172	$ 1,497,364

See accompanying Notes to Basic Financial Statements.

WILDGRASS METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

Net Change in Fund Balances - Governmental Funds	$	180,020
Amounts reported for governmental activities in the statement of activities are different because:		
The issuance of long-term debt (e.g., issuance of bonds, the receipt of Developer advances) provides current financial resources to governmental funds, while the repayment of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.		
Principal Payment		545,000
Deferred Loss on Refunding, Net of Accumulated Amortization - Change in Asset		(37,495)
Prepaid Debt Insurance, Net of Accumulated Amortization - Change in Asset		(1,107)
Original Issue Premium, Net of Accumulated Amortization - Change in Asset		7,772
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Accrued Interest on Bonds - Change in Liability		816
Change in Net Position of Governmental Activities	$	695,006

See accompanying Notes to Basic Financial Statements.

WILDGRASS METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 155,181	$ 155,181	$ -
Specific Ownership Taxes	7,759	6,914	(845)
Interest Income	20,000	22,081	2,081
Total Revenues	182,940	184,176	1,236
EXPENDITURES			
Current:			
Accounting	31,500	33,651	(2,151)
Audit	6,500	4,700	1,800
County Treasurer's Fees	2,328	2,330	(2)
Director Fees	2,000	600	1,400
Insurance	5,500	3,801	1,699
Management Fees	25,000	10,140	14,860
Legal	20,000	6,882	13,118
Miscellaneous Expenses	5,000	129	4,871
Payroll Taxes	300	46	254
Dues and licenses	700	370	330
Contingency	14,672	-	14,672
Total Expenditures	117,500	62,919	54,581
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	65,440	121,257	55,817
Fund Balance - Beginning of Year	401,677	420,935	19,258
FUND BALANCE - END OF YEAR	$ 467,117	$ 542,192	$ 75,075

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

Wildgrass Metropolitan District (the District) was organized on November 18, 2003, as a quasi-municipal corporation and political subdivision of the state of Colorado. The District's purpose is to finance and construct certain public infrastructure improvements that benefit the taxpayers and service users of the District. The District's primary revenues are property taxes. The District is managed by an elected board of directors.

As required by accounting principles generally accepted in the United States of America (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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the assets, deferred outflow of resources, liabilities, and deferred inflow of resources of the District is reported as net position.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

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

The District reports the following major governmental funds:

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

Pooled Cash and Investments

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

Property Taxes

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net 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 only has one item that qualifies for reporting in this category. It 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.

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

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Prepaid Debt Insurance, Original Issue Premium, and Loss on Refunding

In the government-wide financial statements, prepaid debt insurance, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

Adoption of New Accounting Standards

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity

Net Position

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

Fund Balance

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

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

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

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government’s highest level of decision-making authority, the board of directors. The constraint may be removed or changed only through formal action of the board of directors.

Assigned Fund Balance – The portion of fund balance that is constrained by the government’s intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the board of directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

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

Statement of Net Position:		
Cash and Investments	$	543,621
Cash and Investments - Restricted		958,022
Total Cash and Investments	$	1,501,643

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

Deposits with Financial Institutions	$	20,728
Investments		1,480,915
Total Cash and Investments	$	1,501,643

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2025, the District's cash deposits had a bank balance of $20,728 and a carrying balance of $20,728.

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado Revised Statutes limit investment maturities to five years or less unless formally approved by the board of directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

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

* Local government investment pools

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

Investment	Maturity	Amount
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	$ 1,480,915

COLOTRUST

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

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

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a $10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST (Continued)

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAm by Standard & Poor's. COLOTRUST EDGE is rated AAAf/S1 by Fitch Ratings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

NOTE 4 LONG-TERM OBLIGATIONS

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

	Balance - December 31, 2024	Additions	Retirements	Balance - December 31, 2025	Due Within One Year
General Obligation Refunding Bonds:					
Series 2014A-Principal	$ 8,665,000	$ -	$ 545,000	$ 8,120,000	$ 265,000
Original Issue Premium	95,389	-	7,772	87,617	-
Total Long-Term Obligations	$ 8,760,389	$ -	$ 552,772	$ 8,207,617	$ 265,000

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

$9,815,000 General Obligation Refunding Bonds Series 2014A and $965,000 Taxable General Obligation Refunding Bonds Series 2014B

On November 19, 2014, the District issued $9,815,000 in General Obligation Refunding Bonds Series 2014A (the 2014A Bonds) and $965,000 in Taxable General Obligation Refunding Bonds Series 2014B (the 2014B Bonds and, together with the 2014A Bonds the 2014A/B Bonds). The Series 2014A/B Bonds were issued to provide resources to purchase securities to be placed in an irrevocable trust for the purpose of generating resources for all future debt service payments of the Series 2007 Bonds. The proceeds from the sale of the Bonds were used for the following purposes of: 1) current refunding the District's outstanding General Obligation Refunding Bonds (Limited Tax Convertible to Unlimited Tax) Refunding Bonds, Series 2007 and 2) paying other costs incidental to the issuance of the Bonds. The Series 2014A Bonds bear interest at 4.00% payable on June 1 and December 1 commencing on June 1, 2015, and mature on December 1, 2044. Bonds maturing on or after December 1, 2025, are subject to redemption prior to maturity, on December 1, 2024, or on any date thereafter at par plus accrued interest to the redemption date, without a redemption premium. The Series 2014B Bonds bear interest at 2.50% payable on June 1st and December 1st commencing on June 1, 2015, and matured on December 1, 2020.

As a result, the 2007 refunded bonds are considered to be defeased and the liability has been removed from the governmental activities column of the statement of net position. The reacquisition price exceeded the net carrying amount of the old debt by $876,232. This amount is recorded as a deferred inflow and is being amortized over the remaining life of the new debt issued. This advance refunding was undertaken to reduce total debt service payments over the remaining life of the old debt at the time of the refunding by $1,720,561 and resulted in an economic gain of $915,595.

The Series 2014A Bonds are general obligations of the District secured by a pledge of the full faith and credit of the District and payable from general ad valorem taxes which may be levied against all taxable property within the District without limitation of rate and in an amount sufficient to pay the 2014A Bonds when due.

The principal and interest payment of the Series A Bonds are further secured by a Municipal Bond Insurance policy issued by Build America Mutual Assurance Company, (BAM). As of December 31, 2024, BAM was rated AA/Stable by Standard & Poor's.

The Series 2014B bonds matured on December 1, 2020.

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Events of Default

The occurrence of existence of any one or more of the following events shall be an Event of Default under the Bond Resolution: (a) payment of the principal of or redemption premium on any Bond is not made by the District when due; (b) payment of any interest on any Bond is not made by the District when due; (c) the District defaults in the performance of any other of its covenants in this 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; provided, however, that any breach of any covenant set forth under “Federal Income Tax Covenants” above shall not be an Event of Default with respect to any Series 2014B Bonds; or (d) the District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the debt represented by the Bonds.

Amount of Unused Lines of Credit

The District has no unused lines of credit.

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

Year Ending December 31,	Principal	Interest	Total
2026	$ 265,000	$ 324,800	$ 589,800
2027	280,000	314,200	594,200
2028	300,000	303,000	603,000
2029	315,000	291,000	606,000
2030	340,000	278,400	618,400
2031-2035	1,990,000	1,173,800	3,163,800
2036-2040	2,610,000	728,200	3,338,200
2041-2044	2,020,000	172,800	2,192,800
Total	$ 8,120,000	$ 3,586,200	$ 11,706,200

Authorized Debt

At an election held November 4, 2003 a majority of the qualified electors of the District who voted in the elections authorized the issuance of general obligation indebtedness in an amount not to exceed $10,385,000 for providing public improvements and $10,385,000 for refunding of previously issued indebtedness. The District has no additional new debt authorization available.

NOTE 5 NET POSITION

The District has net position consisting of two components – restricted and unrestricted.

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

Restricted Net Position:		
Emergencies	$	5,600
Debt Service		927,105
Total Restricted Net Position	$	932,705

The District's unrestricted net position as of December 31, 2025 is ($7,235,899). This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements, of which a significant portion of these improvements were conveyed to other governmental entities and which costs were removed from the District's financial records.

NOTE 6 RISK MANAGEMENT

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

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

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

NOTE 7 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

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

On November 4, 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 except for an annual limit on the ad valorem taxes of $1,500,000 and/or an annual limit of $1,500,000 for total General Fund expenses.

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.

SUPPLEMENTARY INFORMATION

WILDGRASS METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 869,012	$ 869,012	$ -
Specific Ownership Taxes	43,451	38,720	(4,731)
Interest Income	65,000	56,346	(8,654)
Total Revenues	977,463	964,078	(13,385)
EXPENDITURES			
Current:			
County Treasurer's Fees	13,035	13,048	(13)
Paying Agent Fees	300	300	-
Bond Interest	346,600	346,967	(367)
Bond Principal	245,000	245,000	-
Bond Principal - Early Redemption	300,000	300,000	-
Contingency	8,065	-	8,065
Total Expenditures	913,000	905,315	7,685
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	64,463	58,763	(5,700)
Fund Balance - Beginning of Year	898,720	896,409	(2,311)
FUND BALANCE - END OF YEAR	$ 963,183	$ 955,172	$ (8,011)

OTHER INFORMATION

WILDGRASS METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

	$9,815,000 General Obligation Refunding Bonds Series 2014A Dated November 19, 2014 Interest Rate 4.00% Principal Due December 1st Interest Payable June 1st and December 1st		
Year Ending December 31,	Principal	Interest	Total
2026	$ 265,000	$ 324,800	$ 589,800
2027	280,000	314,200	594,200
2028	300,000	303,000	603,000
2029	315,000	291,000	606,000
2030	340,000	278,400	618,400
2031	350,000	264,800	614,800
2032	380,000	250,800	630,800
2033	395,000	235,600	630,600
2034	425,000	219,800	644,800
2035	440,000	202,800	642,800
2036	470,000	185,200	655,200
2037	490,000	166,400	656,400
2038	525,000	146,800	671,800
2039	545,000	125,800	670,800
2040	580,000	104,000	684,000
2041	605,000	80,800	685,800
2042	640,000	56,600	696,600
2043	665,000	31,000	696,000
2044	110,000	4,400	114,400
Total	$ 8,120,000	$ 3,586,200	$ 11,706,200

WILDGRASS METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Tax Levy	Mills Levied	Total Property Taxes Levied	Total Property Taxes Collected	Percent Collected to Levied
2021	$ 23,544,550	33.000	$ 776,970	$ 776,432	99.93%
2022	25,130,620	33.000	829,310	828,219	99.87
2023	24,583,760	33.000	811,264	812,356	100.13
2024	31,060,570	33.000	1,024,999	1,024,908	99.99
2025	31,036,140	33.000	1,024,193	1,024,193	100.00
Estimated for Year Ending December 31, 2026	$ 30,628,590	33.000	$ 1,010,743		

NOTE: Property taxes shown as collected in any one year include collection of delinquent property taxes or abatements of property taxes assessed in prior years. This presentation does not attempt to identify specific years of assessment.

CONTINUING DISCLOSURE – ANNUAL FINANCIAL INFORMATION (UNAUDITED)

WILDGRASS METROPOLITAN DISTRICT
2025 “ACTUAL” VALUATION OF CLASSES OF PROPERTY IN THE DISTRICT
DECEMBER 31, 2025
UNAUDITED

Class	"Actual" Valuation	Percent of "Actual" Valuation
Residential	$ 481,515,300	99.59%
State Assessed	1,973,750	0.41%
Total	$ 483,489,050	100.00%

Source: Assessor's Office of the City and County of Broomfield

WILDGRASS METROPOLITAN DISTRICT
2025 ASSESSED VALUATION OF CLASSES OF PROPERTY IN THE DISTRICT
DECEMBER 31, 2025
UNAUDITED

Class	Assessed Valuation	Percent of Assessed Valuation
Residential	$ 30,095,680	98.26%
State Assessed	532,910	1.74%
Total	$ 30,628,590	100.00%

Source: Assessor's Office of the City and County of Broomfield

WILDGRASS METROPOLITAN DISTRICT
HISTORY OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GENERAL FUND
DECEMBER 31, 2025
UNAUDITED

	2021	2022	2023	2024	2025
REVENUES					
Property Taxes	$ 117,641	$ 125,488	$ 123,084	$ 155,289	$ 155,181
Specific Ownership Taxes	6,897	6,231	6,323	6,594	6,914
Interest Income	161	6,055	15,719	20,477	22,081
Miscellaneous Income	-	-	1,669	-	-
Total Revenues	124,699	137,774	146,795	182,360	184,176
EXPENDITURES					
Accounting	18,563	27,829	29,405	29,142	33,651
Audit	4,200	4,200	4,500	4,700	4,700
County Treasurer's Fees	1,765	1,883	1,847	2,330	2,330
Director Fees	1,300	1,200	1,000	800	600
Insurance	3,304	3,304	3,601	3,451	3,801
Management Fees	18,160	22,076	14,296	11,145	10,140
Legal	16,302	14,678	9,618	12,634	6,882
Miscellaneous Expenses	145	334	15,621	178	129
Payroll Taxes	99	92	46	92	46
Website	3,255	-	-	-	-
Dues and Licenses	489	456	361	370	370
Election	-	5,839	3,296	-	270
Total Expenditures	67,582	81,891	83,591	64,842	62,919
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	57,117	55,883	63,204	117,518	121,257
OTHER FINANCING SOURCES (USES)					
Transfers (to) from Other Funds	(3,145)	(118,927)	(152)	-	-
Total Other Financing Sources (Uses)	(3,145)	(118,927)	(152)	-	-
NET CHANGE IN FUND BALANCES	53,972	(63,044)	63,052	117,518	121,257
Fund Balances - Beginning of Year	249,437	303,409	240,365	303,417	420,935
FUND BALANCES - END OF YEAR	$ 303,409	$ 240,365	$ 303,417	$ 420,935	$ 542,192

WILDGRASS METROPOLITAN DISTRICT
HISTORY OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
DECEMBER 31, 2025
UNAUDITED

	2021	2022	2023	2024	2025
REVENUES					
Property Taxes	$ 658,791	$ 702,731	$ 689,272	$ 869,619	$ 869,012
Specific Ownership Taxes	38,623	34,895	35,411	36,928	38,720
Interest Income	454	13,585	52,537	66,843	56,346
Total Revenues	697,868	751,211	777,220	973,390	964,078
EXPENDITURES					
Debt Service:					
Bond Interest	392,600	385,000	376,600	368,000	346,967
Bond Principal	190,000	210,000	215,000	235,000	245,000
Bond Principal - Early Redemption	-	-	-	300,000	300,000
County Treasurer's Fees	9,885	10,548	10,344	13,050	13,048
Paying Agent Fees	600	300	300	300	300
Total Expenditures	593,085	605,848	602,244	916,350	905,315
NET CHANGE IN FUND BALANCES	104,783	145,363	174,976	57,040	58,763
Fund Balances - Beginning of Year	414,247	519,030	664,393	839,369	896,409
FUND BALANCES - END OF YEAR	$ 519,030	$ 664,393	$ 839,369	$ 896,409	$ 955,172