

INDEPENDENCE METROPOLITAN DISTRICT NO. 1

FINANCIAL STATEMENTS  
DECEMBER 31, 2025

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors  
Independence Metropolitan District No. 1  
Elbert County, Colorado

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Independence Metropolitan District No. 1, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise Independence Metropolitan District No. 1'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 Independence Metropolitan District No. 1 as of December 31, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Independence Metropolitan District No. 1, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **Responsibilities of Management for the Financial Statements**

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Independence Metropolitan District No. 1'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.

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Independence Metropolitan District No. 1'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 Independence Metropolitan District No. 1'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**

Accounting principles generally accepted in the United States of America require that the general fund budgetary comparison schedule be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate

operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our 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 Independence Metropolitan District No. 1's basic financial statements. The Debt Service Fund Budgetary comparison schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the debt service fund budgetary comparison schedule is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*The Adams Group, LLC*

Greenwood Village, CO

July 15, 2026

INDEPENDENCE METROPOLITAN DISTRICT NO. 1  
STATEMENT OF NET POSITION  
DECEMBER 31, 2025

|                                                 | <u>Governmental<br/>Activities</u> |
|-------------------------------------------------|------------------------------------|
| <u>Assets</u>                                   |                                    |
| Cash                                            | \$     80,024                      |
| Property taxes receivable                       | 950,578                            |
| Due from County Treasurer                       | 7,871                              |
| Prepaid items                                   | 2,774                              |
| Capital assets, net of accumulated depreciation | 9,559                              |
| Total assets                                    | <u>1,050,806</u>                   |
| <br><u>Liabilities</u>                          |                                    |
| Accounts payable                                | 8,734                              |
| Due to District No. 3                           | 25,830                             |
| Total liabilities                               | <u>34,564</u>                      |
| <br><u>Deferred Inflows Of Resources</u>        |                                    |
| Unavailable revenue - property taxes            | 950,578                            |
| Total deferred inflows of resources             | <u>950,578</u>                     |
| <br><u>Net Position</u>                         |                                    |
| Net investment in capital assets                | 9,559                              |
| Restricted:                                     |                                    |
| Emergency reserve                               | 1,961                              |
| Unrestricted                                    | 54,144                             |
| Total net position                              | <u>\$     65,664</u>               |

The accompanying notes are an integral part of these financial statements.

INDEPENDENCE METROPOLITAN DISTRICT NO. 1  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2025

| <u>Functions/Programs</u>     | <u>Expenses</u>          | <u>Program Revenues</u>         |                                                   |                                                 | <u>Net (Expense)<br/>Revenue and<br/>Changes in<br/>Net Position<br/>Governmental<br/>Activities</u> |
|-------------------------------|--------------------------|---------------------------------|---------------------------------------------------|-------------------------------------------------|------------------------------------------------------------------------------------------------------|
|                               |                          | <u>Charges<br/>for Services</u> | <u>Operating<br/>Grants and<br/>Contributions</u> | <u>Capital<br/>Grants and<br/>Contributions</u> |                                                                                                      |
| Governmental Activities       |                          |                                 |                                                   |                                                 |                                                                                                      |
| General government            | <u>\$ 900,253</u>        | <u>\$ -</u>                     | <u>\$ -</u>                                       | <u>\$ 18,492</u>                                | <u>\$ (881,761)</u>                                                                                  |
| Total Governmental Activities | <u><u>\$ 900,253</u></u> | <u><u>\$ -</u></u>              | <u><u>\$ -</u></u>                                | <u><u>\$ 18,492</u></u>                         | <u>(881,761)</u>                                                                                     |
| General Revenues:             |                          |                                 |                                                   |                                                 |                                                                                                      |
| Property taxes                |                          |                                 |                                                   |                                                 | 763,694                                                                                              |
| Specific ownership taxes      |                          |                                 |                                                   |                                                 | 99,407                                                                                               |
| Interest income               |                          |                                 |                                                   |                                                 | <u>757</u>                                                                                           |
| Total General Revenues        |                          |                                 |                                                   |                                                 | <u>863,858</u>                                                                                       |
| Change in Net Position        |                          |                                 |                                                   |                                                 | (17,903)                                                                                             |
| Net Position - Beginning      |                          |                                 |                                                   |                                                 | <u>83,567</u>                                                                                        |
| Net Position - Ending         |                          |                                 |                                                   |                                                 | <u><u>\$ 65,664</u></u>                                                                              |

The accompanying notes are an integral part of these financial statements.

INDEPENDENCE METROPOLITAN DISTRICT NO. 1  
BALANCE SHEET – GOVERNMENTAL FUNDS  
DECEMBER 31, 2025

|                                                                          | General<br>Fund   | Debt Service<br>Fund | Total<br>Governmental<br>Funds |
|--------------------------------------------------------------------------|-------------------|----------------------|--------------------------------|
| <u>Assets</u>                                                            |                   |                      |                                |
| Cash                                                                     | \$ 61,532         | \$ 18,492            | \$ 80,024                      |
| Property taxes receivable                                                | 76,213            | 874,365              | 950,578                        |
| Due from County Treasurer                                                | 533               | 7,338                | 7,871                          |
| Prepaid items                                                            | 2,774             | -                    | 2,774                          |
| Total assets                                                             | <u>\$ 141,052</u> | <u>\$ 900,195</u>    | <u>\$ 1,041,247</u>            |
| <u>Liabilities, deferred inflows of resources,<br/>and fund balances</u> |                   |                      |                                |
| Accounts payable                                                         | \$ 8,734          | \$ -                 | \$ 8,734                       |
| Due to District No. 3                                                    | -                 | 25,830               | 25,830                         |
| Total liabilities                                                        | <u>8,734</u>      | <u>25,830</u>        | <u>34,564</u>                  |
| <u>Deferred Inflows Of Resources</u>                                     |                   |                      |                                |
| Unavailable revenue - property taxes                                     | 76,213            | 874,365              | 950,578                        |
| Total deferred inflows of resources                                      | <u>76,213</u>     | <u>874,365</u>       | <u>950,578</u>                 |
| <u>Fund Balance</u>                                                      |                   |                      |                                |
| Nonspendable:                                                            |                   |                      |                                |
| Prepaid items                                                            | 2,774             | -                    | 2,774                          |
| Restricted:                                                              |                   |                      |                                |
| Emergency reserve                                                        | 1,961             | -                    | 1,961                          |
| Unassigned                                                               | 51,370            | -                    | 51,370                         |
| Total fund balances                                                      | <u>56,105</u>     | <u>-</u>             | <u>56,105</u>                  |
| Total liabilities, deferred inflows of<br>resources, and fund balances   | <u>\$ 141,052</u> | <u>\$ 900,195</u>    | <u>\$ 1,041,247</u>            |

The accompanying notes are an integral part of these financial statements.



INDEPENDENCE METROPOLITAN DISTRICT NO. 1  
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL  
FUNDS TO THE STATEMENT OF NET POSITION  
DECEMBER 31, 2025

Amounts reported for governmental activities in the statement of net position  
are different because:

|                                                                                                                              |                         |
|------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Fund balance of Governmental Funds                                                                                           | \$ 56,105               |
| Capital assets used in governmental activities are not financial<br>resources and, therefore, are not reported in the funds: | <u>9,559</u>            |
| Net Position of Governmental Activities                                                                                      | <u><u>\$ 65,664</u></u> |

The accompanying notes are an integral part of these financial statements.

INDEPENDENCE METROPOLITAN DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCE – GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2025

|                                                 | General<br>Fund  | Debt<br>Service<br>Fund | Total<br>Governmental<br>Funds |
|-------------------------------------------------|------------------|-------------------------|--------------------------------|
| <u>Revenues</u>                                 |                  |                         |                                |
| Property taxes                                  | \$ 51,728        | \$ 711,966              | \$ 763,694                     |
| Specific ownership taxes                        | 6,858            | 92,549                  | 99,407                         |
| System development fees                         | -                | 18,492                  | 18,492                         |
| Interest income                                 | 50               | 707                     | 757                            |
| Total revenues                                  | <u>58,636</u>    | <u>823,714</u>          | <u>882,350</u>                 |
| <u>Expenditures</u>                             |                  |                         |                                |
| Current:                                        |                  |                         |                                |
| Accounting                                      | 5,530            | -                       | 5,530                          |
| Audit                                           | 10,000           | -                       | 10,000                         |
| District management                             | 15,262           | -                       | 15,262                         |
| Engineering                                     | 134              | -                       | 134                            |
| Office supplies, Bill.com fees, other           | 6,409            | -                       | 6,409                          |
| Legal                                           | 7,440            | -                       | 7,440                          |
| Treasurer fees                                  | 1,553            | 21,380                  | 22,933                         |
| Election                                        | 881              | -                       | 881                            |
| Insurance, bonds & SDA dues                     | 3,478            | -                       | 3,478                          |
| Intergovernmental                               | -                | 802,334                 | 802,334                        |
| Website                                         | 1,446            | -                       | 1,446                          |
| Maintenance                                     | 13,220           | -                       | 13,220                         |
| Total expenditures                              | <u>65,353</u>    | <u>823,714</u>          | <u>889,067</u>                 |
| Excess of revenues over (under)<br>expenditures | (6,717)          | -                       | (6,717)                        |
| Fund balances, beginning of year                | <u>62,822</u>    | <u>-</u>                | <u>62,822</u>                  |
| Fund balances, end of year                      | <u>\$ 56,105</u> | <u>\$ -</u>             | <u>\$ 56,105</u>               |

The accompanying notes are an integral part of these financial statements.

INDEPENDENCE METROPOLITAN DISTRICT NO. 1  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND  
BALANCES TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2025

Amounts reported for governmental activities in the Statement of Activities  
are different because:

|                                                        |            |
|--------------------------------------------------------|------------|
| Net change in fund balances - Total governmental funds | \$ (6,717) |
|--------------------------------------------------------|------------|

Governmental funds report capital outlay as expenditures. However, in the  
Statement of Activities, the cost of these assets is allocated over their estimated  
useful lives and reported as depreciation expense.

|                      |                 |
|----------------------|-----------------|
| Depreciation expense | <u>(11,186)</u> |
|----------------------|-----------------|

|                                                   |                    |
|---------------------------------------------------|--------------------|
| Change in Net Position of Governmental Activities | <u>\$ (17,903)</u> |
|---------------------------------------------------|--------------------|

The accompanying notes are an integral part of these financial statements.

INDEPENDENCE METROPOLITAN DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025

**NOTE 1 – DEFINITION OF REPORTING ENTITY**

Independence Metropolitan District No. 1 (District), a quasi-municipal corporation and political subdivision of the State of Colorado was established on December 27, 2017 and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located within the County of Elbert, Colorado.

The District was formed in conjunction with eight other metropolitan districts which collectively comprise the Independence Development (Development).

The District was established principally to provide streets, traffic and safety controls, street lighting, water, sanitary sewer, storm drainage, landscaping, parks and recreation, and mosquito control to areas within and without the boundaries of the District.

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

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

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

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e. the Statement of Net Position and the Statement of Activities) include all of the activities of the District. As a general rule, the effect of interfund activity has been removed from these statements. These financial statements include all of the activities of the primary government. The statement of net position reports all financial and capital resources of the District. The difference between the assets and deferred outflows of resources and liabilities and deferred inflows of resources of the District is reported as net position.

INDEPENDENCE METROPOLITAN DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct and indirect expense 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 governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the 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, capital fees and interest. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations are recorded when the liability is incurred or the long-term obligation paid.

INDEPENDENCE METROPOLITAN DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

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 other funds.

The *Debt Service Fund* accounts for the resources accumulated and payments made for principal, interest, and related expenses on the long-term developer advances of the governmental funds.

Budgets

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

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Fund Balance/Net Position

Pooled Cash

The District follows the practice of pooling cash 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.

Property Tax

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 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.

INDEPENDENCE METROPOLITAN DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Fund Balance/Net Position (Continued)

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows of resources in the year they are levied and measurable. The deferred inflows of resources related to property tax revenues are recorded as revenue in the year for which they are levied, in most instances in the year in which collection occurs.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. streets, water, and wastewater improvements), are reported in the government-wide financial statements. The total costs of constructing improvements have been capitalized on the statement of net position. Such assets are recorded at acquisition cost or estimated acquisition cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The District has not adopted a formal capitalization policy.

Constructed capital assets which have not yet been completed are recorded as construction in progress. Capital assets of the District are depreciated using the straight-line method over the following estimated economic useful lives. Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

Deferred Outflows and Deferred Inflows of Resources

In addition to assets, the statement of net position and balance sheets will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflow of resources, represents a consumption of net position and fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expenditure) until then.

In addition to liabilities, the statement of net position and balance sheets 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 and fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

INDEPENDENCE METROPOLITAN DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balances-Governmental Funds

Net position is reported in the governmental activities and is classified as restricted and unrestricted. Restrictions of net position represent amounts that are not available for appropriation or are legally restricted. As of December 31, 2025, fund balances of governmental funds are classified as follows:

*Nonspendable fund balance* – the amount of fund balance that is not in spendable form (such as inventory, prepaids or developer advances) or is legally or contractually required to be maintained intact.

*Restricted fund balance* – the amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.

*Committed fund balance* – amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority (i.e., Board of Directors). To be reported as committed, amounts cannot be used for any other purpose unless the District takes the same highest-level action to remove or change the constraint. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board.

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

*Unassigned fund balance* – amounts that are available for any purpose.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, then finally unassigned funds, as needed, unless the District Board of Directors has provided otherwise in its commitment or assignment actions.



INDEPENDENCE METROPOLITAN DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 3 – CASH AND INVESTMENTS

As of December 31, 2025, the District's cash deposits had a bank balance of \$81,662 and a carrying balance of \$80,024.

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 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 the reporting of the uninsured deposits and assets maintained in the collateral pools.

NOTE 4 – CAPITAL ASSETS

The following is an analysis of changes in capital assets for the year ended December 31, 2025.

| <i>Governmental Activities</i>     | Balance<br>12/31/24 | Additions          | Deletions/<br>Transfers | Balance<br>12/31/25 |
|------------------------------------|---------------------|--------------------|-------------------------|---------------------|
| Capital assets, being depreciated: |                     |                    |                         |                     |
| Vehicles and equipment             | \$ 78,302           | \$ -               | \$ -                    | \$ 78,302           |
| Less accumulated depreciation      |                     |                    |                         |                     |
| Vehicles and equipment             | (57,557)            | (11,186)           | -                       | (68,743)            |
| Capital Assets, net                | <u>\$ 20,745</u>    | <u>\$ (11,186)</u> | <u>\$ -</u>             | <u>\$ 9,559</u>     |

Depreciation expense is included within "General government" in the accompanying statement of activities.

INDEPENDENCE METROPOLITAN DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 5 – LONG-TERM OBLIGATIONS

Senior Pledge Agreement

In 2019, Independence Metropolitan District No. 3 issued Series 2019A Bonds in the aggregate principal amount of \$25,795,000 and Series 2019B Bonds in the aggregate principal amount of \$4,230,000. In 2021, Independence Metropolitan District No. 3 issued Series 2021B Bonds in the principal aggregate amount of \$8,405,000. A portion of proceeds from each bond issuance was provided to the District to finance the acquisition and construction of infrastructure improvements within the district. In 2024, Independence Metropolitan District No. 3 issued Series 2024A and Series 2024B Bonds in the aggregate principal amount of \$64,093,000. Proceeds from the Series 2024 Bonds was used to refund the Series 2019A, 2019B, and 2021B Bonds in full and to finance the acquisition and construction of infrastructure improvements within the Independence development.

The District entered into a Senior Pledge Agreement with Independence Metropolitan District No. 3 to service the outstanding bonds with revenues derived from senior property taxes, senior specific ownership taxes, senior system development fees, and capital fees. The amount of debt to be serviced by each district is uncertain and a significant management estimate. During the year ended December 31, 2025, the District paid Independence Metropolitan District No. 3 a total of \$802,334 for debt service related payments. This is recorded in the Debt Service Fund as an intergovernmental expenditure.

Authorized Debt

On November 7, 2017, a majority of qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$295,520,000 to fund the development. As of December 31, 2025, the District had authorized and issued indebtedness from the election in the following amounts:

|                                | <u>Authorized</u>    | <u>Remaining</u>     |
|--------------------------------|----------------------|----------------------|
| Voter debt authorization limit | <u>\$295,520,000</u> | <u>\$295,520,000</u> |

NOTE 6 – RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, the District may be 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.

INDEPENDENCE METROPOLITAN DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 6 – RISK MANAGEMENT (CONTINUED)

The District is a member of the Colorado Special Districts Property and Liability Pool (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, public officials' liability and workers compensation 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, except those governmental activities designated as Enterprises.

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 recorded restricted fund balance for TABOR emergency reserves of \$1,961 as of December 31, 2025.

On November 7, 2017, the District's voters authorized the retention of all revenues received from any source during the 2017 budget year and each budget year thereafter that are in excess of the revenue and fiscal year spending limits that would otherwise apply under Article X, Section 20 of the Colorado Constitution or any other law.

INDEPENDENCE METROPOLITAN DISTRICT NO. 1  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 7 – TAX, SPENDING AND DEBT LIMITATIONS (CONTINUED)

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.

NOTE 8 – RELATED PARTIES

The District is one of nine metropolitan districts that serve the Development and some members of the District's Board of Directors serve on the board of directors of multiple districts that serve the Development. The developer of the infrastructure which constitutes the District is Craft Bandera Acquisition Company, LLC and Craft Companies, LLC. Some of the members of the District's Board are employed, owners of, or consultants of the Developer.

During the year ended December 31, 2025, the District paid Independence Metropolitan District No. 3 ("District No. 3") a total of \$802,334 for debt service related payments. This is recorded in the debt service fund as an intergovernmental expenditure. As of December 31, 2025, the District had a payable due to District No. 3 totaling \$25,830.

## REQUIRED SUPPLEMENTARY INFORMATION

INDEPENDENCE METROPOLITAN DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE – BUDGET AND ACTUAL – GENERAL FUND  
FOR THE YEAR ENDED DECEMBER 31, 2025

|                                                 | Original<br>Budget | Final<br>Budget  | Actual<br>Amounts | Variance with<br>Final Budget<br>Positive<br>(Negative) |
|-------------------------------------------------|--------------------|------------------|-------------------|---------------------------------------------------------|
| <u>Revenues</u>                                 |                    |                  |                   |                                                         |
| Property taxes                                  | \$ 51,728          | \$ 51,728        | \$ 51,728         | \$ -                                                    |
| Specific ownership taxes                        | 3,104              | 6,466            | 6,858             | 392                                                     |
| Interest                                        | -                  | -                | 50                | 50                                                      |
| Total revenues                                  | <u>54,832</u>      | <u>58,194</u>    | <u>58,636</u>     | <u>442</u>                                              |
| <u>Expenditures</u>                             |                    |                  |                   |                                                         |
| Current:                                        |                    |                  |                   |                                                         |
| Accounting                                      | -                  | 10,000           | 5,530             | 4,470                                                   |
| Audit                                           | 10,000             | 10,000           | 10,000            | -                                                       |
| District management                             | 8,000              | 12,000           | 15,262            | (3,262)                                                 |
| Engineering                                     | -                  | -                | 134               | (134)                                                   |
| Office supplies, Bill.com fees, other           | 1,000              | 5,500            | 6,409             | (909)                                                   |
| Legal                                           | 6,000              | 8,000            | 7,440             | 560                                                     |
| Treasurer fees                                  | 1,552              | 1,552            | 1,553             | (1)                                                     |
| Election                                        | 2,000              | 2,000            | 881               | 1,119                                                   |
| Insurance, bonds & SDA dues                     | 4,500              | 4,500            | 3,478             | 1,022                                                   |
| Website                                         | 1,500              | 1,500            | 1,446             | 54                                                      |
| Maintenance                                     | -                  | 15,000           | 13,220            | 1,780                                                   |
| Contingency / emergencies                       | 20,000             | 25,000           | -                 | 25,000                                                  |
| Total expenditures                              | <u>54,552</u>      | <u>95,052</u>    | <u>65,353</u>     | <u>29,699</u>                                           |
| Excess of revenues over (under)<br>expenditures | 280                | (36,858)         | (6,717)           | 30,141                                                  |
| Fund balance, beginning of year                 | <u>63,909</u>      | <u>62,822</u>    | <u>62,822</u>     | <u>-</u>                                                |
| Fund balance, end of year                       | <u>\$ 64,189</u>   | <u>\$ 25,964</u> | <u>\$ 56,105</u>  | <u>\$ 30,141</u>                                        |

See Independent Auditors' Report

## SUPPLEMENTARY INFORMATION

INDEPENDENCE METROPOLITAN DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE – BUDGET AND ACTUAL – DEBT SERVICE FUND  
FOR THE YEAR ENDED DECEMBER 31, 2025

|                                                 | Original<br>Budget | Final<br>Budget | Actual<br>Amounts | Variance with<br>Final Budget<br>Positive<br>(Negative) |
|-------------------------------------------------|--------------------|-----------------|-------------------|---------------------------------------------------------|
| <u>Revenues</u>                                 |                    |                 |                   |                                                         |
| Property taxes                                  | \$ 711,966         | \$ 711,966      | 711,966           | \$ -                                                    |
| Specific ownership tax                          | 43,180             | 88,996          | 92,549            | 3,553                                                   |
| System development fees                         | -                  | -               | 18,492            | 18,492                                                  |
| Interest income                                 | 200                | 30,000          | 707               | (29,293)                                                |
| Total revenues                                  | <u>755,346</u>     | <u>830,962</u>  | <u>823,714</u>    | <u>(7,248)</u>                                          |
| <u>Expenditures</u>                             |                    |                 |                   |                                                         |
| Treasurer fees                                  | 21,359             | 21,359          | 21,380            | (21)                                                    |
| Intergovernmental                               | 733,987            | 779,603         | 802,334           | (22,731)                                                |
| Contingency                                     | -                  | 30,000          | -                 | 30,000                                                  |
| Total expenditures                              | <u>755,346</u>     | <u>830,962</u>  | <u>823,714</u>    | <u>7,248</u>                                            |
| Excess of revenues over (under)<br>expenditures | -                  | -               | -                 | -                                                       |
| Fund balance, beginning of year                 | -                  | -               | -                 | -                                                       |
| Fund balance, end of year                       | <u>\$ -</u>        | <u>\$ -</u>     | <u>\$ -</u>       | <u>\$ -</u>                                             |

See Independent Auditors' Report