COLLIERS HILL METROPOLITAN DISTRICT NO. 1
Weld County, Colorado

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

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Board of Directors
Colliers Hill Metropolitan District No. 1
Weld County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Colliers Hill Metropolitan District No. 1 (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 Colliers Hill Metropolitan District No. 1 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 (GAAP), and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

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

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Other Matters

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 as listed in the table of contents is presented for the purposes of legal compliance and additional analysis and is not a required part of the 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 information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, such information is fairly stated in all material respects in relation to the financial statements as a whole.

Wipfli LLP

Wipfli LLP
Denver, Colorado

June 17, 2026

BASIC FINANCIAL STATEMENTS

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

	Governmental Activities
ASSETS	
Cash and Investments	$ 361,658
Cash and Investments - Restricted	1,017,474
Prepaid Insurance	20,528
Due from Town of Erie	6,193
Property Tax Receivable	2,292,822
Bond Insurance Cost	102,497
Capital Assets:	
Capital Assets Not Being Depreciated	224,844
Total Assets	4,026,016
LIABILITIES	
Accounts Payable	22,302
Accrued Interest	76,268
Noncurrent Liabilities:	
Due Within One Year	465,000
Due in More Than One Year	40,800,834
Total Liabilities	41,364,404
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	2,292,822
Total Deferred Inflows of Resources	2,292,822
NET POSITION	
Restricted for:	
Emergency Reserve	3,200
Unrestricted	(39,634,410)
Total Net Position	$ (39,631,210)

See accompanying Notes to Financial Statements.

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

		Program Revenues			Net Revenues (Expenses) and Changes 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	$ 114,922	$ -	$ -	$ -	$ (114,922)
Interest on Long-Term Debt and Related Costs	1,973,568	-	-	-	(1,973,568)
Total Governmental Activities	$ 2,088,490	$ -	$ -	$ -	(2,088,490)
	GENERAL REVENUES				
	Property Taxes				176,052
	TIF Revenue				2,231,248
	Specific Ownership Taxes				97,425
	Interest Income				88,223
	Other Revenue				28,133
	Total General Revenues				2,621,081
	CHANGES IN NET POSITION				532,591
	Net Position - Beginning of Year				(40,163,801)
	NET POSITION - END OF YEAR				$ (39,631,210)

See accompanying Notes to Financial Statements.

COLLIERS HILL METROPOLITAN DISTRICT NO. 1
BALANCE SHEET –
GOVERNMENTAL FUND
DECEMBER 31, 2025

	General	Debt Service	General Fund and Total Governmental Fund
ASSETS			
Cash and Investments	$ 361,658	$ -	$ 361,658
Cash and Investments - Restricted	1,017,474	-	1,017,474
Due from Town of Erie	6,193	-	6,193
Prepaid Insurance	20,528	-	20,528
Property Tax Receivable	84,838	2,207,984	2,292,822
Total Assets	$ 1,490,691	$ 2,207,984	$ 3,698,675
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	$ 22,302	$ -	$ 22,302
Total Liabilities	22,302	-	22,302
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	84,838	2,207,984	2,292,822
Total Deferred Inflows of Resources	84,838	2,207,984	2,292,822
FUND BALANCES			
Nonspendable:			
Prepaid Expense	20,528	-	20,528
Restricted for:			
Emergency Reserves	3,200	-	3,200
Debt Service	1,014,274	-	1,014,274
Unassigned	345,549	-	345,549
Total Fund Balances	1,383,551	-	1,383,551
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 1,490,691	$ 2,207,984	$ 3,698,675

Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	$ 224,844
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.	
Bond Insurance	102,497
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	
Accrued Interest - Bonds Payable	(4,882,802)
Accrued Interest - Developer Advance Payable	(349,758)
Bonds Payable - Series 2019A Limited Tax General Obligation Bond	(20,755,000)
Bonds Payable - Series 2019B Limited Tax General Obligation Bond	(3,382,000)
Bonds Payable - Junior Lien General Obligation Limited Tax Bond, Series 2021C	(2,350,000)
Developer Advance Payable	(6,784,410)
Notes Payable	(780,107)
Unamortized Bond Premium	(2,058,025)
Net Position of Governmental Activities	$ (39,631,210)

See accompanying Notes to Financial Statements.

COLLIERS HILL METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUND
YEAR ENDED DECEMBER 31, 2025

	General Fund and Total Governmental Fund
REVENUES	
Property Taxes	$ 176,052
Specific Ownership Taxes	97,425
Interest Income	88,223
Other Revenue	28,133
TIF Revenue	2,231,248
Total Revenues	2,621,081
EXPENDITURES	
Current:	
Accounting	26,978
Auditing	7,208
County Treasurer's Fee	36,070
Dues And Membership	1,238
Election	2,327
Insurance	19,317
Legal	19,792
Website	1,992
Debt Service:	
Bond Interest Series 2019A	935,969
Bond Interest Series 2019B	483,246
Bond Principal Series 2019A	415,000
Bond Principal Series 2019B	608,000
Paying Agent Fees	11,000
Total Expenditures	2,568,137
NET CHANGE IN FUND BALANCES	52,944
Fund Balances - Beginning of Year	1,330,607
FUND BALANCES - END OF YEAR	$ 1,383,551

See accompanying Notes to Financial Statements.

COLLIERS HILL METROPOLITAN DISTRICT NO. 1
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUND TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

Net Change in Fund Balances - Total Governmental Funds	$ 52,944
Amounts reported for governmental activities in the statement of activities are different because:	
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.	
Bond Principal Series 2019A	415,000
Bond Principal Series 2019B	608,000
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Accrued Interest Payable - Change in Liability	(632,621)
Accrued Interest Payable Developer Advance - Change in Liability	(66,309)
Amortization of Bond Insurance	(4,456)
Amortization of Bond Premium	160,033
Changes in Net Position of Governmental Activities	$ 532,591

See accompanying Notes to Financial Statements.

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

	Budget Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Property Taxes	$ 174,749	$ 175,624	$ 176,052	$ 428
Specific Ownership Taxes	96,181	105,000	97,425	(7,575)
Interest Income	54,000	70,000	88,223	18,223
Other Revenue	-	28,133	28,133	-
TIF Revenue	2,229,783	2,229,783	2,231,248	1,465
Total Revenues	2,554,713	2,608,540	2,621,081	12,541
EXPENDITURES				
Current:				
Accounting	29,400	29,400	26,978	2,422
Auditing	7,000	7,208	7,208	-
Contingency	-	25,000	-	25,000
County Treasurer's Fee	36,068	36,081	36,070	11
Dues And Membership	2,000	1,238	1,238	-
Election	15,000	2,327	2,327	-
Insurance	29,000	19,317	19,317	-
Legal	15,750	21,000	19,792	1,208
Miscellaneous	5,000	-	-	-
Website	600	2,500	1,992	508
Debt Service:				
Bond Principal Series 2019A	935,969	415,000	415,000	-
Bond Principal Series 2019B	320,000	719,000	608,000	111,000
Bond Interest Series 2019A	415,000	935,969	935,969	-
Bond Interest Series 2019B	715,800	487,477	483,246	4,231
Paying Agent Fees	-	11,000	11,000	-
Total Expenditures	2,526,587	2,712,517	2,568,137	144,380
NET CHANGE IN FUND BALANCE	28,126	(103,977)	52,944	156,921
Fund Balance - Beginning of Year	1,252,875	1,330,607	1,330,607	-
FUND BALANCE - END OF YEAR	$ 1,281,001	$ 1,226,630	$ 1,383,551	$ 156,921

See accompanying Notes to Financial Statements.

NOTE 1 DEFINITION OF REPORTY ENTITY

Colliers Hill Metropolitan District No. 1 (the District) is a quasi-municipal corporation located within the Town of Erie; Colorado formed by election in May 2008. The District and the Town of Erie have entered into an Intergovernmental Agreement as required by the Erie Code, which implemented the District Service Plan and limited certain District statutory powers. The District is governed pursuant to provisions of the Colorado Special District Act to finance construction, operation and maintenance of the facilities located within the Colliers Hill Metropolitan Districts No. 1, No. 2, and No. 3. In June 2014, Daybreak Metropolitan Districts 1, 2, and 3 formally changed their name to Colliers Hill Metropolitan Districts 1, 2, and 3.

The District was organized concurrently with Colliers Hill Metropolitan District No. 2 (District No. 2) and Colliers Hill Metropolitan District No. 3 (District No. 3). The District has the power to provide water, sanitation, streets, traffic and safety controls, park and recreation improvements, mosquito and pest control, transportation and other related improvements for the benefit of taxpayers and service users within the Districts' boundaries. The Service Plan requires the District to convey most of the constructed improvements to the Town of Erie for ownership and maintenance.

The District has no employees, and all services are contracted.

The District 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 for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity, including District No. 2, District No. 3 and the Town of Erie.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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

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 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 government 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, specific ownership taxes and sales and use taxes]. All other revenue items are considered to be measurable and available only when cash is received by the District. The District 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 is due.

The District reports the following major governmental fund:

The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

Budgets

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

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

Property Taxes

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

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

Amortization

Original Issue Discount/Premium

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Inflows/Outflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources,* represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until that time.

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 assets 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*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

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. Fund balances of governmental funds are classified as follows:

Nonspendable – 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 – 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 – 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 – 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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance (Continued)

Unassigned – 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 reflected on the statement of net position as of December 31, 2025, consist of the following:

Statement of Net Position:	
Cash and Investments	$ 361,658
Cash and Investments - Restricted	1,017,474
Total Cash and Investments	$ 1,379,132

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

Deposits with Financial Institutions	$ 5,740
Investments	1,373,392
Total Cash and Investments	$ 1,379,132

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.

On December 31, 2025, the District's cash deposits had a bank balance and carrying balance of $5,740.

Investments

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

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

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

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

Colorado Surplus Asset Fund Trust (CSAFE)

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operations similar to a money market fund, with each share valued at $1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under Section 24-75-601.1, C.R.S.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a $2.00 transactional share price. CSAFE CORE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Colorado Surplus Asset Fund Trust (Continued)

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

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

Investment	Maturity	Amount
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	$ 1,373,392

NOTE 4 CONSTRUCTION IN PROGRESS

An analysis of the changes in construction in progress for the year ended December 31, 2025, follows:

	Balance at December 31, 2024	Increases	Decreases	Balance at December 31, 2025
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Construction in Progress	$ 224,844	$ -	$ -	$ 224,844
Governmental Activities Capital Assets, Net	$ 224,844	$ -	$ -	$ 224,844

It is the policy of the Town of Erie to accept the maintenance responsibility for water, sanitation, traffic and safety controls, park and recreation improvements, mosquito and pest control, transportation and other related improvements within the District only after a probationary period following completion of construction. When the improvements enter the probationary period, the District removes the cost of construction from its Statement of Net Position.

NOTE 5 LONG-TERM OBLIGATIONS

The District's long-term obligations consist of the following for the year ended December 31, 2025:

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Bonds Payable:					
General Obligation Bonds					
Series 2019A Limited Tax General Obligation Bond	$ 21,170,000	$ -	$ 415,000	$ 20,755,000	$ 465,000
Series 2019B Limited Tax General Obligation Bond	3,990,000	-	608,000	3,382,000	-
Junior Lien General Obligation Limited Tax Bond, Series 2021C	2,350,000	-	-	2,350,000	-
Accrued Interest					
Series 2019B Limited Tax General Obligation Bond	170,588	328,914	483,246	16,256	-
Junior Lien General Obligation Limited Tax Bond, Series 2021C	574,233	212,007	-	786,240	-
Subtotal Bonds Payable	28,254,821	540,921	1,023,000	27,289,496	465,000
Notes/Loans/Bonds from Direct Borrowings and Direct Placements					
Series 2013 BAN	6,784,410	-	-	6,784,410	-
Accrued Interest on:					
Series 2013 BAN	3,427,363	576,675	-	4,004,038	-
Subtotal Notes/Loans/Bonds from Direct Borrowings and Direct Placements	10,211,773	576,675	-	10,788,448	-
Other Debts:					
Developer Advance - Operating	780,107	-	-	780,107	-
Accrued Interest on:					
Developer Advance - Operating	283,449	66,309	-	349,758	-
Subtotal Other Debts	1,063,556	66,309	-	1,129,865	-
Bond Premium/Discount:					
Bond Premium - Series 2019A	2,218,058	-	160,033	2,058,025	-
Subtotal Bond Premium / Discount	2,218,058	-	160,033	2,058,025	-
Total Long-Term Obligations	$ 41,748,208	$ 1,183,905	$ 1,666,279	$ 41,265,834	$ 465,000

2019A and 2019B Senior and Subordinate General Obligation Limited Tax Bonds

On September 23, 2019, the District issued $22,570,000 of senior and $4,000,000 of subordinate general obligation limited tax bonds. The bonds were issued for the purpose of paying all amounts owed to Zions Bancorporation, National Association pursuant to the District's Series 2016A, 2016B and 2019A Notes, refunding a portion of the District's outstanding Subordinate Note Series 2013, funding a debt service reserve fund, and paying costs of issuance in connection with the bonds.

The Series 2019A Senior Bonds bear a coupon interest rate of 3% to 5% per annum which is payable semi-annually on June 1 and December 1, commencing on December 1, 2019, and on the maturity dates of the Series 2019A Senior Bonds, subject to optional and mandatory sinking fund redemption prior to maturity. The Series 2019A Senior Bonds will mature on December 1, 2048. The Series 2019A Senior Bonds will constitute limited tax general obligations of the District payable solely from the Senior Pledged Revenue and certain District Funds and accounts established by the Senior Pledged Revenue, which consists primarily of the revenues derived from a District property tax levy of not more than 52 mills subject to adjustment as described herein), and the portion of the specific ownership taxes on motor vehicles imposed by the state of Colorado. The Series 2019A Senior Bonds will constitute an irrevocable, but nonexclusive, first lien on the Senior Pledged Revenue and the amounts in such funds and accounts.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

2019A and 2019B Senior and Subordinate General Obligation Limited Tax Bonds (Continued)

The 2019B Subordinate Bonds bear a coupon interest rate of 8% per annum which is payable annually on December 15, commencing December 15, 2020. The 2019B Subordinate bonds mature on December 15, 2048. The 2019B Subordinate Bonds will also constitute limited tax general obligations of the District payable solely from and to the extent of Subordinate Pledged Revenue and certain District Funds and accounts established by the Subordinate Pledged Revenue, which consists primarily of the revenues derived from a District property tax levy of not more than 52 mills (subject to adjustment as described herein), and the portion of the specific ownership taxes on motor vehicles imposed by the state of Colorado. To the extent interest on the 2019 B Subordinate Bonds is not paid when due, such interest shall compound on each interest payment date of December 15. The Series 2019B Subordinate Bonds are structured as “cash flow” bonds. There are no scheduled payments of principal of the Series 2019B Subordinate Bonds prior to their maturity date, but rather the Subordinate Bonds are subject to mandatory redemption on each December 15 prior to maturity from and to the extent of any available Subordinate Pledged Revenues. All Series 2019B Subordinate Bonds and interest thereon will be deemed to be paid, satisfied and discharged on December 16, 2048, regardless of the amount of principal and interest paid on the Series 2019B Subordinate Bonds prior to such date.

The 2019A Senior Limited Tax General Obligation Bonds will mature as follows:

Year Ending December 31,	Principal	Interest	Total
2026	$ 465,000	$ 915,219	$ 1,380,219
2027	485,000	891,969	1,376,969
2028	540,000	867,719	1,407,719
2029	565,000	840,719	1,405,719
2030	625,000	812,469	1,437,469
2031-2035	3,605,000	3,562,595	7,167,595
2036-2040	4,590,000	2,568,095	7,158,095
2041-2045	5,840,000	1,322,657	7,162,657
2046-2048	4,040,000	255,157	4,295,157
Total	$ 20,755,000	$ 12,036,599	$ 32,791,599

2019B Subordinate General Obligation Limited Tax Bonds

The annual debt service requirements on the 2019B Subordinate Bonds are not currently determinable since they are payable only from available Subordinate Pledged Revenue.

2021C Junior Lien General Obligation Limited Tax Bonds

On November 18, 2021, the District issued $2,350,000 of junior lien general obligation limited tax bonds. The proceeds were used to refund a portion of the District’s outstanding principal on the 2013 Bond Anticipation Notes.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

2021C Junior Lien General Obligation Limited Tax Bonds (Continued)

The 2021C Bonds bears a coupon interest rate of 7.25% per annum which is payable annually on December 15, commencing December 15, 2022. The 2021C Bonds mature on December 15, 2049. The 2021C Bonds will also constitute limited tax general obligations of the District payable solely from and to the extent of the Junior Lien Pledged Revenue, which consists primarily of the revenues derived from the junior lien required mil levy, the junior capital fee revenue, the portion of the specific ownership tax which is collected as a result of imposition of the junior lien required mill levy, certain tax increment revenues payables, any other legally available moneys which the District determines to transfer to the trustee for application as junior lien pledged revenue. To the extent interest on the 2021C Bonds is not paid when due, such interest shall compound on each interest payment date of December 15. The Series 2021C Bonds are structured as “cash flow” bonds. There are no scheduled payments of principal of the Series 2021C Bonds prior to their maturity date. All Series 2021C Bonds and interest thereon will be deemed to be paid, satisfied and discharged on December 15, 2049, regardless of the amount of principal and interest paid on the Series 2021C Bonds prior to such date. The District incurred $212,007 in interest expense for the year ended December 31, 2025, for these bonds.

PRIVATE PLACEMENT LONG TERM OBLIGATIONS

Developer Advances

In 2014, the Developer agreed to advance the District funds of $651,754 for eligible costs as defined by the Districts, of which a limited portion was for operation/administrative costs and the remaining portion was for capital. In 2015, the Developer advanced an additional $9,989,060. In 2017, the District received $375,000 in additional advances. In February of 2019, the District paid the outstanding principal balance of $1,992,523 and $157,200 of interest with proceeds from the Vectra Series 2019 Limited Tax General Obligation Note. From July 2019 through September 2019, the District received $435,344 in additional advances, and those advances were paid off with the proceeds from the issuance of the 2019A and 2019B Senior and Subordinate General Obligation Limited Tax Bonds. In 2020, the District received $627,115 in additional advances. The District received additional advances of $125,000 in 2021. All Developer advances have an interest rate of 8.5%. Total interest expense incurred for the Developer advances was $66,309 for the year ended December 31, 2025.

Bond Anticipation Notes

In December 2013, the District issued one or more series of subordinate notes, in a total principal amount not to exceed $16,618,100, to be issued to the Developer, a related party (see Note 5), for outstanding amounts previously advanced to the District by the Developer for capital costs. The bond anticipation note (BAN) shall incur interest payable on June 1 and December 1, starting on June 1, 2014, at an annual interest rate of 8.5% per annum. The repayment of the 2013 Bond Anticipation Notes will be subordinate to any outstanding senior bonds.

During 2021, $2,161,113 of principal was paid with the proceeds from the issuance of the 2021C Junior Lien General Obligation Limited Tax Bonds.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

PRIVATE PLACEMENT LONG TERM OBLIGATIONS (CONTINUED)

Bond Anticipation Notes (Continued)

The agreement states that the BAN is legally enforceable until principal is paid in full, or a new debt instrument is issued. The 2013 BAN matured on December 11, 2018. The District has the ability to consummate the refinancing the outstanding BAN in accordance with GASB No. 62, Paragraph 39. Based on this ability, the District has excluded the BAN from current liabilities as of December 31, 2025.

Debt Authorization

The District has voter authorization in excess of the Service Plan Debt Issuance Limit as at the time of the election, the actual costs of construction were not known. Without knowing the costs of construction, it is not possible to allocate the Service Plan Debt Issuance Limit by power (such as water, sewer or streets). Therefore, the Service Plan Debt Issuance Limit was voted in every power relative to debt for public improvements. With that understanding, on, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed $330,000,000 at an interest rate not to exceed 18% per annum. At December 31, 2025, the District had authorized but unissued indebtedness of $294,170,483.

NOTE 6 NET POSITION

The District has net position consisting of two components – restricted and unrestricted. Restricted net position includes net 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 restricted net position as of December 31, 2025 as follows:

	Governmental Activities
Restricted Net Position:	
Emergency Reserve	$ 3,200
Total Restricted Net Position	$ 3,200

The District had a deficit in unrestricted net position. The deficit was a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

NOTE 7 RELATED PARTY

The Developer within the District is Community Development Group of Erie, Inc. (CDG of Erie, Inc.).

NOTE 7 RELATED PARTY (CONTINUED)

Private Placement Long Term Obligations

Community Development Group of Erie, Inc. (the Developer), a related party, advanced the District funds for eligible costs as defined by the District. The District received advances from the Developer starting in 2014 (see Note 5). All Developer advances have an interest rate of 8.5%. As of December 31, 2025, the outstanding principal balance of the Developer Advances is $780,107.

In 2013, the District issued subordinate notes to the Developer, a related party, in a total principal amount not to exceed $16,618,100 at an interest rate of 8.5% (see Note 5). As of December 31, 2025, the outstanding principal balance on the 2013 BAN is $6,784,410.

NOTE 8 AGREEMENTS

Intergovernmental Cooperation Agreement

In 2013, the District entered into an intergovernmental cooperation agreement with the Town of Erie Urban Renewal Authority (TOEURA) for tax increment financing (TIF). The agreement authorizes the District to be reimbursed for the design, acquisition, construction, installation and financing of Public Improvements in Urban Renewal Area No. 4. Operation, maintenance and administrative costs shall also be reimbursed as applicable. Taxes levied on taxable real property located within the TIF area after September 10, 2013, shall be divided each year for a period not to exceed twenty-five years from the effective date of the Urban Renewal Plan. Taxes will be collected by TOEURA and remitted to the District as set forth in the intergovernmental agreement.

NOTE 9 RISK MANAGEMENT

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

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool) as of December 31, 2025. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials liability, boiler and machinery and workers' compensation coverage to its members. Settled claims have not exceeded this coverage during the past three years.

The District pays annual premiums to the Pool for liability 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 10 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, referred to 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 May 6, 2008, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all annual District revenue without regard to any limitations under TABOR.

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 and qualification as an enterprise, will require judicial interpretation.

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

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

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

SUPPLEMENTARY INFORMATION

COLLIERS HILL METROPOLITAN DISTRICT NO 1
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025

				Total Mills Levied			Total Property Taxes		Percent
Year Ended December 31,	Assessed Valuation, Gross	Assessed Valuation, Net	Percent Change	General Operations	Debt Service	Total	Levied	Collected	Collected to Levied
2020/2021	$ 26,037,160	$ 2,152,999	6.7%	3.637	52.026	55.663	$ 119,842	$ 120,992	100.96 %
2021/2022	29,855,360	2,286,890	14.7%	3.637	52.026	55.663	127,295	125,197	98.35 %
2022/2023	30,089,950	2,165,391	0.8%	3.739	53.481	57.220	123,904	120,423	97.19 %
2023/2024	37,722,420	2,715,512	25.4%	2.557	60.877	63.434	172,256	173,820	100.91 %
2024/2025	37,913,210	2,755,336	0.5%	2.557	60.865	63.422	174,749	176,052	100.75 %
Estimated for Year Ending December 31, 2026	$ 36,101,180	$ 2,633,884	-4.8%	2.350	61.161	63.511	$ 167,281		

Note:
Property taxes collected in any one year include collection of delinquent property taxes levied in prior years.
Information received from the Treasurer does not permit identification of specific year of levy.

COLLIERS HILL METROPOLITAN DISTRICT NO 1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

Bonds/Loans and Interest Maturing in the Year Ending December 31,	$22,570,000 General Obligation Bonds Series 2019A, Dated September 27, 2019 Interest Rate 3.00% - 5.00% Interest Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total
2026	$ 465,000	$ 915,219	$ 1,380,219
2027	485,000	891,969	1,376,969
2028	540,000	867,719	1,407,719
2029	565,000	840,719	1,405,719
2030	625,000	812,469	1,437,469
2031	655,000	781,219	1,436,219
2032	685,000	748,469	1,433,469
2033	720,000	714,219	1,434,219
2034	755,000	678,219	1,433,219
2035	790,000	640,469	1,430,469
2036	830,000	600,969	1,430,969
2037	875,000	559,469	1,434,469
2038	915,000	515,719	1,430,719
2039	960,000	469,969	1,429,969
2040	1,010,000	421,969	1,431,969
2041	1,060,000	371,469	1,431,469
2042	1,115,000	318,469	1,433,469
2043	1,170,000	262,719	1,432,719
2044	1,230,000	204,219	1,434,219
2045	1,265,000	165,781	1,430,781
2046	1,305,000	126,250	1,431,250
2047	1,345,000	85,469	1,430,469
2048	1,390,000	43,438	1,433,438
Total	$ 20,755,000	$ 12,036,599	$ 32,791,599