

BENT GRASS METROPOLITAN DISTRICT

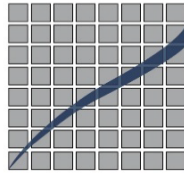
EL PASO COUNTY, COLORADO

FINANCIAL STATEMENTS

DECEMBER 31, 2025

TABLE OF CONTENTS

Independent auditor's report	i
BASIC FINANCIAL STATEMENTS	
Government-wide financial statements	
Statement of net position	1
Statement of activities	2
Fund financial statements	
Balance sheets - governmental funds	3
Statements of revenues, expenditures, and changes in fund balances - governmental funds	4
Reconciliation of the statements of revenues, expenditures, and changes in fund balances of governmental funds to the statement of activities	5
General fund - statement of revenues, expenditures, and changes in fund balance (budget and actual)	6
Notes to financial statements	7
SUPPLEMENTARY INFORMATION	
Debt service fund - schedule of revenues, expenditures, and changes in fund balance (budget and actual)	23
Capital projects fund - schedule of revenues, expenditures, and changes in fund balance (budget and actual)	24



BiggsKofford

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Bent Grass Metropolitan District
El Paso County, Colorado

Opinions

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

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

Basis for 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 Auditor's Responsibilities for the Audit of the Financial Statements section of the 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.

Emphasis of Matter

As discussed in Note 15, these financial statements have been restated to correct for an unrecorded liability in the previously issued December 31, 2024 financial statements. Our opinions are not modified in respect to that matter.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our 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 auditing standards generally accepted in the United States of America 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 auditing standards generally accepted in the United States of America, 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 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 which 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 basic financial statements. The supplementary information, as identified in the table of contents, 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. Such 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 supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

BiggsKofford LLP

Colorado Springs, Colorado
July 27, 2026

BENT GRASS METROPOLITAN DISTRICT

STATEMENT OF NET POSITION

DECEMBER 31, 2025

	Governmental Activities
<u>ASSETS</u>	
Cash and investments	\$ 153,338
Cash and investments - restricted	4,201,462
Receivable from County Treasurer	3,663
Accounts receivable	21,860
Property tax receivable	786,895
Capital assets:	
Capital assets, net	375,000
Construction in progress	1,224,644
Total assets	6,766,862
<u>DEFERRED OUTFLOWS OF RESOURCES</u>	
Deferred balance on cost of refunding of bonds, net	198,191
Total deferred outflows of resources	198,191
<u>LIABILITIES</u>	
Accounts payable	20,727
Accrued interest payable	61,956
Developer reimbursement payable	122,958
Noncurrent liabilities:	
Due in more than one year	12,930,000
Total liabilities	13,135,641
<u>DEFERRED INFLOWS OF RESOURCES</u>	
Deferred property taxes	786,895
Total deferred inflows of resources	786,895
<u>NET POSITION</u>	
Net investment in capital assets	(125,000)
Restricted for:	
Capital projects	2,333,375
Emergency reserve	4,100
Unrestricted	(9,169,958)
Total net position	\$ (6,957,483)

The accompanying notes and independent auditor's report
should be read with these financial statements.

BENT GRASS METROPOLITAN DISTRICT

STATEMENT OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2025

	Program Revenues			Net (Expenses) Revenues and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
<u>FUNCTIONS / PROGRAMS</u>				
Primary government				
Government activities:				
General government	\$ 173,507	\$ 34,300	\$ -	\$ -
Interest and related costs on long-term debt	1,165,387	-	-	-
Total government activities	\$ 1,338,894	\$ 34,300	\$ -	\$ -
<u>GENERAL REVENUES</u>				
Property taxes				478,789
Specific ownership taxes				45,973
Investment income				154,866
Total general revenues				679,628
Change in net position				(624,966)
Net position, beginning of year				(6,332,517)
Net position, end of year				\$ (6,957,483)

The accompanying notes and independent auditor's report should be read with these financial statements.

BENT GRASS METROPOLITAN DISTRICT

BALANCE SHEETS - GOVERNMENTAL FUNDS

DECEMBER 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<u>ASSETS</u>				
Cash and investments	\$ 153,338	\$ -	\$ -	\$ 153,338
Cash and investments - restricted	4,100	1,745,874	2,451,488	4,201,462
Receivable from County Treasurer	653	3,010	-	3,663
Accounts receivable	21,860	-	-	21,860
Property tax receivable	140,196	646,699	-	786,895
Due from other funds	731,771	-	-	731,771
Total assets	<u>\$ 1,051,918</u>	<u>\$ 2,395,583</u>	<u>\$ 2,451,488</u>	<u>\$ 5,898,989</u>
<u>LIABILITIES</u>				
Accounts payable	\$ 20,727	\$ -	\$ -	\$ 20,727
Due to other funds	-	613,658	118,113	731,771
Developer reimbursement payable	122,958	-	-	122,958
Total liabilities	<u>143,685</u>	<u>613,658</u>	<u>118,113</u>	<u>875,456</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>				
Deferred property taxes	140,196	646,699	-	786,895
Total deferred inflows of resources	<u>140,196</u>	<u>646,699</u>	<u>-</u>	<u>786,895</u>
<u>FUND BALANCES</u>				
Restricted for:				
Capital projects	-	-	2,333,375	2,333,375
Debt service	-	1,135,226	-	1,135,226
Emergency reserve	4,100	-	-	4,100
Unassigned:				
Unrestricted	763,937	-	-	763,937
Total fund balance	<u>768,037</u>	<u>1,135,226</u>	<u>2,333,375</u>	<u>4,236,638</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 1,051,918</u>	<u>\$ 2,395,583</u>	<u>\$ 2,451,488</u>	
Amounts reported in 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:				
Capital assets, net				375,000
Construction in progress				1,224,644
Other long term assets are not available to pay current expenditures and, therefore, are not reported in the funds:				
Deferred balance on cost of refunding of bonds, net				198,191
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds:				
Bonds payable				(12,930,000)
Accrued interest on bonds payable				(61,956)
Net position of governmental activities				<u>\$ (6,957,483)</u>

The accompanying notes and independent auditor's report
should be read with these financial statements.

BENT GRASS METROPOLITAN DISTRICT

STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS YEAR ENDED DECEMBER 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
REVENUES				
Building permit fees	\$ 19,000	\$ 13,500	\$ -	\$ 32,500
Covenant violations	1,800	-	-	1,800
Property taxes	119,433	359,356	-	478,789
Specific ownership taxes	11,468	34,505	-	45,973
Investment income	795	76,810	77,261	154,866
Total revenues	152,496	484,171	77,261	713,928
EXPENDITURES				
Current:				
Bank charges	10	3,792	3,740	7,542
County Treasurer fees	1,847	5,343	-	7,190
Dues and subscriptions	642	-	-	642
Election	1,991	-	-	1,991
Insurance	3,187	-	-	3,187
Landscaping and maintenance	30,975	-	-	30,975
Professional fees	30,086	-	-	30,086
Management fees	66,000	-	-	66,000
Office supplies and postage	894	-	-	894
Debt service:				
Bond principal payments	-	6,750,000	-	6,750,000
Bond interest payments	-	537,036	-	537,036
Early redemption premium	-	202,500	-	202,500
Trustee fees	-	6,000	-	6,000
Capital projects:				
Capital outlay	-	-	1,224,644	1,224,644
Costs of issuance	-	-	543,810	543,810
Total expenditures	135,632	7,504,671	1,772,194	9,412,497
Excess of revenues over expenditures	16,864	(7,020,500)	(1,694,933)	(8,698,569)
OTHER FINANCING SOURCES AND USES				
Bond issuance proceeds	-	-	12,930,000	12,930,000
Developer advance proceeds	-	-	1,224,643	1,224,643
Developer advances payments	-	-	(2,600,991)	(2,600,991)
Interest payment on developer advance	-	-	(156,630)	(156,630)
Transfer between funds	-	7,257,655	(7,257,655)	-
Total other financing sources and uses	-	7,257,655	4,139,367	11,397,022
Net change in fund balance	16,864	237,155	2,444,434	2,698,453
Fund balance, beginning of year	751,173	898,071	(111,059)	1,538,185
Fund balance, end of year	\$ 768,037	\$ 1,135,226	\$ 2,333,375	\$ 4,236,638

The accompanying notes and independent auditor's report
should be read with these financial statements.

BENT GRASS METROPOLITAN DISTRICT

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

Net change in fund balance	\$ 2,698,453
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable assets over the estimated useful lives of the assets. Capital outlay, the conveyance of capital assets to other governments and depreciation expense in the current period are as follows:

Capital outlay	1,224,644
Depreciation	(25,000)

The issuance of long-term debt (such as bonds, leases, and developer advances) provides current financial resources to governmental funds, while the repayment of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Bond issuance proceeds	(12,930,000)
Bond principal payments	6,750,000
Developer advance proceeds	(1,224,643)
Developer advances payments	2,600,991
Amortization of deferred balances on cost of refunding of bonds	(4,310)
Early redemption premium	202,500

Some items in the statement of activities do not provide or require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest on Series 2020 Bonds	29,531
Change in accrued interest on Series 2025 Bonds	(61,955)
Change in accrued interest on developer advances	114,823

Change in net position	\$ (624,966)
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The accompanying notes and independent auditor's report
should be read with these financial statements.

BENT GRASS METROPOLITAN DISTRICT
GENERAL FUND - STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE (BUDGET AND ACTUAL)
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual	Variance
<u>REVENUES</u>			
Building permit fees	\$ 30,000	\$ 19,000	\$ (11,000)
Covenant violations	-	1,800	1,800
Investment income	-	795	795
Traffic signal fees	30,000	-	(30,000)
Platting fees	55,000	-	(55,000)
Property taxes	119,642	119,433	(209)
Specific ownership taxes	8,375	11,468	3,093
Total revenues	243,017	152,496	(90,521)
<u>EXPENDITURES</u>			
Bank charges	1,000	10	990
County Treasurer fees	1,795	1,847	(52)
Dues and subscriptions	1,500	642	858
Election	5,000	1,991	3,009
Insurance	8,000	3,187	4,813
Landscaping and maintenance	35,000	30,975	4,025
Management fees	60,000	66,000	(6,000)
Office supplies and postage	500	894	(394)
Professional fees	24,500	30,086	(5,586)
Total expenditures	137,295	135,632	1,663
Excess of revenues over expenditures	105,722	16,864	(88,858)
<u>OTHER FINANCING SOURCES AND USES</u>			
Interfund transfers	(223,868)	-	223,868
Total other financing sources and uses	(223,868)	-	223,868
Net change in fund balance	<u>\$ (118,146)</u>	16,864	<u>\$ 135,010</u>
Fund balance, beginning of year		751,173	
Fund balance, end of year		<u>\$ 768,037</u>	

The accompanying notes and independent auditor's report
should be read with these financial statements.

BENT GRASS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2025

1. DEFINITION OF REPORTING ENTITY

Bent Grass Metropolitan District ("District"), a quasi-municipal corporation and political subdivision of the state of Colorado, was formed in November 2007, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in El Paso County, Colorado ("County"). The District was organized to construct public improvements including road and bridge improvements, landscaping, sanitary and storm sewer, water systems, park and recreation, channel, and other drainage improvements needed for the area.

The District follows 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, and 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.

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

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. Material interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the assets plus deferred outflows of resources and the liabilities plus deferred inflows of resources 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 charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; and grants and contributions that are restricted to meet the operational or capital requirements of a particular function or segment. Taxes and other items are properly excluded from program revenues and are reported as general revenues.

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 when they are both measurable and available. Revenues are considered to be available when they are collectable within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

See independent auditor's report.

BENT GRASS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2025

The District reports the following major governmental funds:

The *general fund* accounts for all financial resources of the District except those required to be accounted for in another fund.

The *debt service fund* accounts for the servicing of general long-term debt and revenues generated and received by the District that are required to be used for repayment of debt.

The *capital projects fund* accounts for financial resources to be used for the acquisition and construction of capital equipment and facilities.

Budgets

In accordance with state budget law, the District holds public hearings in the fall each year to approve the budget and appropriate funds for the ensuing year. The appropriation is at the total fund expenditures, fund balance remaining, 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 annual budget for the year ended December 31, 2025.

Pooled cash and investments

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

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 and attaches as an enforceable lien as of January 1 of the following year. The County Treasurer collects the taxes during the ensuing calendar year. The taxes are payable by April or, at the taxpayer's election, in February and June in equal installments. Delinquent taxpayers are notified in August and sales of tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected to the District monthly.

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

Capital assets

Capital assets, which include property, equipment, and infrastructure assets (e.g., roads, sidewalks, and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial individual cost of more than \$5,000 and a useful life greater than one year. Such assets are recorded at cost or estimated cost if purchased or constructed. Contributed capital assets are recorded at estimated acquisition value at the date of contribution.

Depreciation expense has been computed using the straight-line method over the estimated economic useful lives of the assets of 20 years.

Maintenance and repairs are charged to expense as incurred. At the time of retirement or disposition of depreciable assets, the related cost and accumulated depreciation are removed from the accounts, and the resulting gain or loss, if any, is reflected in revenues or expenses.

See independent auditor's report.

BENT GRASS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2025

Capital assets which are anticipated to be conveyed to other governmental entities are not depreciated or included in the calculation of net investment in capital assets component of the District's net position.

Deferred balance on cost of refunding of bonds

In the government-wide financial statements, the deferred balance on current refunding of bonds is being amortized using the interest method over the life of the new bonds. The amortization amount is a component of interest and the unamortized deferred cost is reflected as a deferred outflow of resources.

Deferred outflow 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 assets that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, deferred balance on cost of refunding of bonds, is deferred and recognized as an outflow of resources over the life of the new bonds.

Deferred inflows of resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenues) until that time. Accordingly, property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

Interfund balances and transactions

The District reports interfund balances and transfers that are representative of lending and borrowing arrangements between funds in the fund financial statements as due to other funds and due from other funds, respectively. The interfund balances have been eliminated in the government-wide statements.

Net position and fund balances

Net position

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

Fund balances

Fund balances for governmental funds are 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. 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:

The *nonspendable fund balance* is the portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventories) or is legally or contractually required to be maintained intact.

The *restricted fund balance* is 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.

The *committed fund balance* is 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.

See independent auditor's report.

BENT GRASS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2025

The *assigned fund balance* is 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.

The *unassigned fund balance* is the residual portion of fund balance that does not meet any of the criteria described above.

For fund presentation purposes, if more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's policy to use the most restrictive classification first.

Use of estimates

The preparation of the basic financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Subsequent events

The District has evaluated subsequent events through the date of the attached independent auditor's report, the date these financial statements were available to be issued.

New accounting pronouncements

In December 2023, the GASB issued Statement No. 102, *Certain Risk Disclosures* ("Statement 102"). Statement 102 requires note disclosure when (a) a concentration or constraint is known prior to issuance of the financial statements, (b) it makes the reporting unit vulnerable to the risk of a substantial impact, and (c) an event associated with the concentration or constraint has occurred, has begun to occur, or is more likely than not to begin to occur within 12 months of issuance. The District adopted the requirements of the guidance effective January 1, 2025, and has elected to apply the provisions of this standard to the beginning of the period of adoption. Management performed the analysis required under Statement 102 and identified concentrations and constraints are captured more fully at Note 13.

3. CASH AND INVESTMENTS

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

Statement of net position:

Cash and investments	\$ 153,338
Cash and investments - restricted	<u>4,201,462</u>
	<u>\$ 4,354,800</u>

The carrying amounts of cash and investments, which equal estimated fair value, as of December 31, 2025, are as follows:

Deposits with financial institutions	\$ 157,438
Investments	<u>4,197,362</u>
	<u>\$ 4,354,800</u>

See independent auditor's report.

BENT GRASS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2025

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. The 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 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.

As of December 31, 2025, the District's cash deposits had a bank and a carrying balance of \$157,438.

Investments

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

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

Colorado revised statutes limit investment maturities to five years or less unless otherwise 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 US and certain US government agency securities
- Certain international agency securities
- General obligation and revenue bonds of US local government entities
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements collateralized by certain authorized securities
- Certificates of deposit in Colorado PDPA approved banks or savings banks
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Liquid Asset Trust (COLOTRUST)	Weighted average under 60 days	<u>\$ 4,197,362</u>

COLOTRUST

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

See independent auditor's report.

BENT GRASS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2025

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund in which each share is equal in value to \$1, offer daily liquidity. Both portfolios may invest in US Treasury securities and repurchase agreements collateralized by US Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of US government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

COLOTRUST EDGE, a variable net asset value ("NAV") local government investment pool, offers weekly liquidity and is managed to approximate a \$10 transactional share price. COLOTRUST EDGE may invest in US Treasury securities, repurchase agreement collateralized by US Treasury securities, certain obligations of US government agencies, and highest rated commercial paper, and any security allowed under CRS 24-75-601.

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

4. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2025, is as follows:

	Balance 01-01-25	Additions	Dispositions	Reclassifications	Balance 12-31-25
<u>Governmental activities</u>					
Capital assets, not being depreciated:					
Construction in progress	\$ -	\$ 1,224,644	\$ -	\$ -	\$ 1,224,644
Total capital assets, not being depreciated	-	1,224,644	-	-	1,224,644
Capital assets, depreciable:					
Ponds and landscape tracks	500,000	-	-	-	500,000
Total capital assets, depreciable	500,000	-	-	-	500,000
Less accumulated depreciation for:					
Ponds and landscape tracks	(100,000)	(25,000)	-	-	(125,000)
Total accumulated depreciation	(100,000)	(25,000)	-	-	(125,000)
Capital assets, net	\$ 400,000	\$ (25,000)	\$ -	\$ -	\$ 375,000

Depreciation expense for the year ended December 31, 2025, totaled \$25,000.

See independent auditor's report.

BENT GRASS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2025

5. LONG-TERM OBLIGATIONS

The following is a summary of long-term debt of the District during the year ended December 31, 2025:

	Balance 01-01-25	Additions	Repayments / Amortization	Balance 12-31-25	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2020 Bonds	\$ 6,750,000	\$ -	\$ (6,750,000)	\$ -	
Series 2025 Bonds	-	12,930,000	-	12,930,000	-
Total bonds payable	6,750,000	12,930,000	(6,750,000)	12,930,000	-
Other long-term obligations:					
Reimbursement agreement					
- DeYoung	807,348	-	(807,348)	-	-
Reimbursement agreement					
- Land First	569,000	-	(569,000)	-	-
Reimbursement agreement					
- Challenger	-	1,224,643	(1,224,643)	-	-
Accrued interest on					
reimbursement agreement -					
DeYoung	108,930	24,523	(133,453)	-	-
Accrued interest on					
reimbursement agreement -					
Land First	5,893	17,283	(23,176)	-	-
Total other long-term obligations	1,491,171	1,266,449	(2,757,620)	-	-
Total long-term obligations	\$ 8,241,171	\$ 14,196,449	\$ (9,507,620)	\$ 12,930,000	\$ -

Series 2020 General Obligation Limited Refunding and Improvement Bonds

On June 30, 2020, the District issued Series 2020 General Obligation Limited Tax Refunding and Improvement Bonds ("Series 2020 Bonds") for the purpose of: (i) paying the costs of refunding the previously issued bonds; (ii) paying the project costs; (iii) funding reserves and capitalized interest; and (iv) paying other costs incurred in connection with the issuance of the Series 2020 Bonds and the refunding of the previously issued bonds. The Series 2020 Bonds were issued in the amount of \$6,750,000. The bonds bore interest at 5.25% per annum, calculated on the basis of a 360-day year of twelve 30-day months, payable to the extent of pledged revenue available on each June 1 and December 1, and were scheduled to mature on December 1, 2049. On December 2, 2059, no payments would have been due and the Series 2020 Bonds would have been deemed to be paid, satisfied, and discharged regardless of the amount of principal and interest paid prior to that date.

The Series 2020 Bonds were also secured by a reserve fund, which was be funded with proceeds of the Bonds in the amount of the reserve requirement of \$555,325, by capitalized interest in the amount of \$422,879, and by the surplus fund, which was not funded as of the date of issuance of the bonds, but was required to be funded with excess pledged revenue, if any, up to the maximum surplus amount of \$675,000.

See independent auditor's report.

BENT GRASS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2025

Pledged revenue

The Series 2020 Bonds were secured by and payable from the pledged revenue consisting of monies derived by the District from the following sources, net of any collection costs: (a) required mill levy; (b) capital fees; (c) portion of the specific ownership tax which is collected as a result of imposition of the required mill levy; and (d) any other legally available monies which the District determines to be treated as pledged revenue. The Series 2020 Bonds were also secured by amounts held by the trustee in the reserve fund. Required mill levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the bonds as they become due and payable and to make up any deficiencies in the reserve fund. The mill levy is adjusted for changes in the ratio of actual value to assessed value of property within the District.

Optional redemption

The Series 2020 Bonds were subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, on June 1, 2025, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium of a percentage of the principal amount as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
June 1, 2025 to May 31, 2026	3.00%
June 1, 2026 to May 31, 2027	2.00%
June 1, 2027 to May 31, 2028	1.00%
June 1, 2028 and thereafter	0.00%

The Series 2020 Bonds were refunded during the year ended December 31, 2025 by the issuance of the Series 2025 Bonds and incurred a redemption premium of \$202,500 as part of the refunding.

Series 2025 General Obligation Limited Tax Refunding and Improvement Bonds

On June 12, 2025, the District issued Series 2025 General Obligation Limited Tax Refunding and Improvement Bonds ("Series 2025 Bonds") for the purpose of: (i) paying the costs of refunding the Series 2020 Bonds; (ii) financing a portion of public improvements within the district; (iii) funding a portion of the interest to accrue on the bonds; (iv) funding the reserve fund in an amount equal to the required reserve; and (v) paying other costs incurred in connection with the issuance of the bonds and the refunding of the Series 2020 Bonds. The Series 2025 Bonds were issued in the amount of \$12,930,000. The bonds bear interest at 5.75% per annum, calculated on the basis of a 360-day year of twelve 30-day months, payable to the extent of pledged revenue available on each June 1 and December 1, and mature on December 1, 2054.

The Series 2025 Bonds are also secured by a reserve fund, which will be funded with proceeds of the Bonds in the amount of the reserve requirement of \$1,105,400, by capitalized interest in the amount of \$720,758, and by the surplus fund, which will not be funded as of the date of issuance of the bonds, but is required to be funded with excess pledged revenue, if any, up to the maximum surplus amount of \$1,293,000.

Pledged revenue

The Series 2025 Bonds are secured by and payable from the pledged revenue consisting of monies derived by the District from the following sources, net of any collection costs: (a) required mill levy; (b) capital fees; (c) the PILOT revenues; (d) the portion of the specific ownership tax which is collected as a result of imposition of the required mill levy; and (e) any other legally available monies which the District determines to be treated as pledged revenue. The Series 2025 Bonds are also secured by capitalized interest, amounts held by the trustee in the reserve fund, and the surplus fund. Required mill levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the bonds as they become due and payable and to make up any deficiencies in the reserve fund. The mill levy is adjusted for changes in the ratio of actual value to assessed value of property within the District.

See independent auditor's report.

BENT GRASS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2025

Optional redemption

The Series 2025 Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, on June 1, 2030, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium of a percentage of the principal amount as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
June 1, 2030 to May 31, 2031	3.00%
June 1, 2031 to May 31, 2032	2.00%
June 1, 2032 to May 31, 2033	1.00%
June 1, 2033 and thereafter	0.00%

The District's long-term obligations on the 2025 Series Bonds mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ -	\$ 743,475	\$ 743,475
2027	-	743,475	743,475
2028	-	743,475	743,475
2029	-	743,475	743,475
2030	90,000	743,475	833,475
2031 - 2035	955,000	3,593,176	4,548,176
2036 - 2040	1,535,000	3,255,364	4,790,364
2041 - 2045	2,290,000	2,732,402	5,022,402
2046 - 2051	3,330,000	1,961,613	5,291,613
2052 - 2057	4,730,000	793,500	5,523,500
Total	<u>\$ 12,930,000</u>	<u>\$ 16,053,430</u>	<u>\$ 28,983,430</u>

Events of default

The occurrence of any one or more of the following events or the existence of any one or more of the following conditions constitutes an event of default under the indenture:

- The District fails or refuses to impose the required mill levy or to apply the pledged revenue as required by the indenture;
- The District defaults in the performance or observation of any of the covenants, agreements, or conditions on the part of the District in the indenture or the bond resolution, other than as described above, and fails to remedy the same after notice thereof pursuant to the indenture; or
- The District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the bonds.

It is acknowledged that, due to the limited nature of the pledged revenue, the failure to pay the principal of or interest on the bonds when due does not, in itself, constitute an event of default under the indenture.

See independent auditor's report.

BENT GRASS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2025

Upon the occurrence and continuance of an event of default, the trustee has the following rights and remedies which may be pursued:

- i. Receivership: Upon the filing of a bill in equity or other commencement of judicial proceedings to enforce the rights of the trustee and of the owners, the trustee is entitled as a matter of right to the appointment of a receiver or receivers of the trust estate, and of the revenues, income, product, and profits thereof pending such proceedings, subject however, to constitutional limitations inherent in the sovereignty of the District; but notwithstanding the appointment of any receiver or other custodian, the trustee shall be entitled to the possession and control of any cash, securities, or other instruments at the time held by, or payable or deliverable under the provisions of the indenture to, the trustee.
- ii. Suit for judgment: The trustee may proceed to protect and enforce its rights and the rights of the owners under the act, the bonds, the bond resolution, the indenture, and any provision of law by such suit, action, or special proceedings as the trustee, being advised by counsel, shall deem appropriate.
- iii. Mandamus or other suit: The trustee may proceed by mandamus or any other suit, action, or proceeding at law in equity, to enforce all rights of the owners.

Notwithstanding the foregoing or anything else herein to the contrary, acceleration will not be an available remedy for an event of default.

Developer advances

Reimbursement agreement - DeYoung

On December 1, 2020, the District entered into a reimbursement agreement with Randall L. DeYoung and assigns, a developer, under which the District will reimburse Randall L. DeYoung \$807,348 for the cost of infrastructure improvements that benefit the District and development within the District. The District agreed to repay such advances plus simple interest at 6.75% per annum. Principal and interest are due at maturity on December 1, 2030 or sooner, provided that the District, at its discretion and depending on the availability of revenues, may make interest and/or principal amounts prior to the due date. As of December 31, 2025 there was no outstanding balance under the advance.

Reimbursement agreement - Land First

On November 5, 2024, the District entered into a reimbursement agreement with Land First and assigns, a developer, under which the District will reimburse Land First \$569,000 for public infrastructure and land that was enhanced for the District's benefit by Land First. The District agreed to repay such advances plus simple interest at 6.75% per annum. Principal and interest are due at maturity on November 2034 or sooner, provided that the District, at its discretion and depending on the availability of revenues, may make interest and/or principal amounts prior to the due date. As of December 31, 2025 there was no outstanding balance under the advance.

Reimbursement agreement - Challenger Communities, LLC

On March 19, 2025, the District entered into a reimbursement agreement with Challenger Communities, LLC ("Challenger"), under which the District will reimburse Challenger \$1,224,644 for public infrastructure installed by Challenger for the benefit of the District. The District agreed to repay such advances plus simple interest at a rate to be set forth in the District's 2025 bond offering. As of December 31, 2025, no accrued interest is owed to Challenger Communities, LLC and all obligations pursuant to the reimbursement agreement were fully satisfied by the District during the year ended December 31, 2025.

Authorized debt

On November 6, 2007, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$210,000,000 at an interest rate not to exceed 16% per annum. As of December 31, 2025, the District had authorized but unissued electoral indebtedness of \$191,070,000.

See independent auditor's report.

BENT GRASS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2025

As set forth in the District's Service Plan, the City of Colorado Springs has limited the amount of debt to be issued by the District to a total of \$30,000,000 without further approval by the City. The District may levy up to 35.000 mills, as adjusted, for debt service and 5.000 mills, as adjusted, for general operations and administrative expenses due to the ongoing operations and maintenance to be undertaken by the District. As of December 31, 2025, the District has had authorized but unissued service plan indebtedness of \$5,675,000.

6. NET POSITION

The District has net position consisting of: net investment in capital assets; restricted; and unrestricted.

Net investment of capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balance of debt that is attributable to the acquisition, construction, or improvement of those assets.

As of December 31, 2025, the District's net investment in capital assets is as follows:

Net investment in capital assets:

Capital assets	\$ 375,000
Related long-term obligations	<u>(500,000)</u>

Net investment in capital assets	<u>\$ (125,000)</u>
----------------------------------	---------------------

Restricted net position includes balances with external restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments; or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2025 as follows:

Restricted net position:

Capital projects (Note 4)	2,333,375
Emergency reserve (Note 12)	<u>4,100</u>
	<u>\$ 2,337,475</u>

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

7. FEES

Platting and building permit fees

On October 2, 2012, pursuant to 32-1-1001(1)(j)(I), the District approved a resolution for the imposition of a platting fee of \$5,500 per acre based upon developable acreage net of dedicated public rights-of-way and a building permit fee of \$500 per single family residential unit; \$350 for a multi-family residential unit; and \$1.00 per square foot of commercial, industrial and other non-residential property. The building permit fees are pledged revenue for the Series 2025 Bonds. The District included all building permit fees after the issuance of the Series 2025 Bonds in the debt service fund for the year ended December 31, 2025.

Traffic signal and impact fees

On November 1, 2015, pursuant to 32-1-1001(1)(j)(I), the District approved a resolution for the imposition of a traffic signal fee of \$1,000 per residential lot for the purpose of financing the cost of traffic signalization necessary to serve the needs of the District which will be due and payable upon the issuance of a building permit. On June 6, 2017, pursuant to 32-1-1001(1)(j)(I), the District approved a resolution for the imposition of a traffic impact fee of \$10,000 per acre to be assessed on all commercial, industrial, and non-residential properties lot for the purpose of financing the cost of traffic signalization necessary to serve the needs of the District which will be due and payable upon the issuance of a building permit.

See independent auditor's report.

BENT GRASS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2025

8. AGREEMENTS

Private Stormwater Drainage Maintenance Agreement and Easement Agreement

On December 16, 2022, the District entered into a private stormwater drainage maintenance agreement and easement agreement with El Paso County; Challenger Communities, LLC; Lena Gail Case; and Randall L. DeYoung, in which the District agreed to regularly and routinely inspect, clean, and maintain a stormwater drainage channel and any improvements to the channel within the District's boundaries.

Declaration and Agreement for Payment in Lieu of Taxes

On December 3, 2024, the District entered into a Declaration and Agreement for Payment in Lieu of Taxes with Life.Church Realty, Inc. in which Life.Church Realty, Inc. agreed to pay the District the sum of \$284,500 in lieu of taxes for property within the District within five business days of the property obtaining a final determination of real estate ad valorem tax exempt status. Life.Church Realty, Inc. and the property will not be assessed or subject to the District mill levies as long as the property maintains its real estate ad valorem tax exempt status. The property did not obtain a final determination of the real estate ad valorem tax exempt status as of December 31, 2025. The money to be received under this agreement is pledged revenue for the Series 2025 Bonds.

9. RELATED PARTIES

The members of the board of directors are officers, employees or associated with Randall L. DeYoung or Challenger Communities, LLC and may have conflicts of interest in dealing with the District.

As of December 31, 2025 the District had accounts receivable of \$8,000 due from Challenger Communities, LLC.

In December 2025, Challenger Communities, LLC requested reimbursement for traffic signal fees collected by the District pursuant to the agreement described in Note 7 in the amount of \$122,958. This obligation is presented as a developer reimbursement and developer reimbursement liability in the accompanying financial statements. Because the District had previously collected the traffic signal fees to be reimbursed to the Developer the obligation has been recorded as a liability as of December 31, 2024 (Note 15).

10. INTERFUND TRANSFER

The transfer from the capital project fund to the debt service fund was related to the Series 2025 bond issuance in regards to refunding the Series 2020 Bonds, funding the reserve fund, and funding the bond fund.

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

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

See independent auditor's report.

BENT GRASS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2025

12. 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 within the state of Colorado.

Spending and revenue limits are determined based on the prior 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. Revenues in excess of the fiscal year spending limit must be refunded unless the voters approve retention of such revenues. On November 6, 2007, the District's voters approved a ballot issue allowing the District to retain all revenues.

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.

District management believes the District 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 likely 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.

13. CONCENTRATIONS AND CONSTRAINTS

During the year ended and subsequent to the year ended December 31, 2025, the District is in negotiations with a commercial property owner and Evergreen DevCo, Inc., the developer of the commercial property, for a potential exclusion agreement. The commercial property is anticipated to represent approximately 27% of the District's annual operations and maintenance property tax revenues once build-out is reached, and the exclusion of the property could have a significant financial impact on the District. The District considered potential contingency measures, including entering into negotiations regarding an agreement that would provide alternative revenues, to mitigate this constraint (see Note 14).

14. SUBSEQUENT EVENTS

Intention to give

Subsequent to the year ended December 31, 2025, the District approved a resolution authorizing funds to be allocated to the construction of a recreational facility that will be part of another District that the Developer is involved with. The resolution expressed the District's intent to support a potential contribution of \$50,000 with the possibility of an additional \$50,000. After the initial resolution was approved, the District updated the amount of funds allocated to the construction to an amount not to exceed \$75,000. As of the date of the attached independent auditor's report, no formal agreement or binding commitment has been executed, and no funds have been expended.

Commercial property exclusion

The to be excluded commercial property (Note 13) is expected to operate as a related commercial metropolitan district (the "Commercial District") once approved and fully formed. The approval and formation remains in process as of the date of the attached independent auditor's report. The Commercial District organization is anticipated to occur in November 2026, at which time the formal exclusion petition process may proceed.

See independent auditor's report.

BENT GRASS METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2025

Commercial property exclusion agreement term sheet

During its May 2026 Board of Directors meeting, the District approved an exclusion agreement term sheet (the "Term Sheet") among the District, Evergreen DevCo, Inc., and the current property owners, which is anticipated to capture the terms of a future intergovernmental agreement between the District and the to-be-created Commercial District. The Term Sheet includes the following principal provisions:

- i. Debt Obligation upon Exclusion: Upon exclusion, the commercial property will remain subject to the District's debt service mill levy for its proportionate share of the Series 2025 Bonds outstanding immediately prior to the effective date of exclusion in its current form and other forms of debt issued for the purpose of paying the costs of the Series 2025 Bonds. The District agreed to not issue additional debt that would increase this proportionate share prior to the exclusion.
- ii. O&M Replacement Contribution: Evergreen DevCo, Inc. agreed to obligate the Commercial District to pay the District \$20,000 per year for a period of 30 years. Payments are to commence following the issuance of the first certificate of occupancy to an anchor tenant (defined as a single user or tenant with a building greater than 50,000 square feet). The O&M Replacement Contribution is intended to offset the impact of commercial development on District residents and to support operation and maintenance of existing District facilities.
- iii. Woodmen Road Right-In Access Improvements: In December 2025, the District adopted a resolution of intent to dedicate funds up to \$1,000,000 toward the Woodmen Road Right-in Access project that the Developer is involved with. As of December 31, 2025, and as of the date of the attached independent auditor's report, no formal agreement or binding commitment has been executed, and no funds have been expended. As part of the term sheet approval, the District clarified its intent to dedicate funds and agreed to reimburse Evergreen DevCo, Inc. up to \$1,000,000 from existing Series 2025 Bond proceeds for the construction of Woodmen Road Right-In Access improvements.
- iv. Bent Grass Meadows Drive Repairs: The District acknowledged outstanding repairs to approximately 1,900 linear feet of Bent Grass Meadows Drive and acknowledged its intent to dedicate an amount not to exceed \$750,000 toward those repairs.
- v. Fee Waivers: The District agreed to waive certain District-imposed fees not pledged to the Series 2025 Bonds, specifically the traffic signal fees and platting fees, in recognition of the Commercial District's substantial contributions to public infrastructure. The Commercial District will continue to pay building permit fees pledged to the Series 2025 Bonds.

The Term Sheet is expected to be formalized through an intergovernmental agreement once the Commercial District is approved and fully formed.

Pending Acceptance of Landscape Tracts

Subsequent to the year ended December 31, 2025, the District accepted responsibility to perform maintenance on certain landscape tracts that will be conveyed to the District by the Developer. As of the date of the attached independent auditor's report, the landscape tracts had not been formally accepted by the District from the Developer, and the District only approved accepting the ongoing maintenance of the landscape tracts.

BENT GRASS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

15. CORRECTION OF ERRORS ON PREVIOUSLY ISSUED FINANCIAL STATEMENTS

The previously issued December 31, 2024 financial statements included an error as the District did not recognize a liability due to the developer of \$122,958.

	As Previously Reported	Adjustment Increase (Decrease)	As Restated
Government-wide financial statements:			
Financial statement line items:			
Developer reimbursement payable	\$ -	\$ 122,958	\$ 122,958
Net position	(6,209,559)	(122,958)	(6,332,517)
Fund financial statements:			
Financial statement line items:			
Developer reimbursement payable	\$ -	\$ 122,958	\$ 122,958
General fund balance	874,131	(122,958)	751,173

* * * * *

SUPPLEMENTARY INFORMATION

BENT GRASS METROPOLITAN DISTRICT

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

YEAR ENDED DECEMBER 31, 2025

	Original Budget	Final Budget	Actual	Variance
<u>REVENUES</u>				
Investment income	\$ 30,000	\$ 76,810	\$ 76,810	\$ -
Building permit fees	-	13,500	13,500	-
Property taxes	359,991	359,356	359,356	-
Specific ownership taxes	25,199	34,505	34,505	-
Total revenues	415,190	484,171	484,171	-
<u>EXPENDITURES</u>				
Bond principal payments	45,000	6,750,000	6,750,000	-
Bank charges	4,000	3,792	3,792	-
Bond interest payments	354,375	537,036	537,036	-
County Treasurer fees	5,400	5,343	5,343	-
Early redemption premium	-	202,500	202,500	-
Trustee fees	-	6,000	6,000	-
Total expenditures	408,775	7,504,671	7,504,671	-
Excess of revenues over expenditures	6,415	(7,020,500)	(7,020,500)	-
<u>OTHER FINANCING SOURCES AND USES</u>				
Developer advances payments	\$ (108,868)	\$ -	\$ -	\$ -
Transfer between funds	223,868	7,257,655	7,257,655	-
Total other financing sources and uses	115,000	7,257,655	7,257,655	-
Net change in fund balance	\$ 121,415	\$ 237,155	237,155	\$ -
Fund balance, beginning of year			898,071	
Fund balance, end of year			\$ 1,135,226	

See independent auditor's report.

BENT GRASS METROPOLITAN DISTRICT

CAPITAL PROJECTS FUND - SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE (BUDGET AND ACTUAL) YEAR ENDED DECEMBER 31, 2025

	Original Budget	Final Budget	Actual	Variance
REVENUES				
Investment income	\$ -	\$ 77,261	\$ 77,261	\$ -
Total revenues	-	77,261	77,261	-
EXPENDITURES				
Bank charges	-	3,740	3,740	-
Capital outlay	-	1,224,644	1,224,644	-
Costs of issuance	-	543,810	543,810	-
Total expenditures	-	1,772,194	1,772,194	-
Excess of revenues over expenditures	-	(1,694,933)	(1,694,933)	-
OTHER FINANCING SOURCES AND USES				
Bond issuance proceeds	-	12,930,000	12,930,000	-
Interest payment on developer advance	-	(156,630)	(156,630)	-
Developer advance proceeds	-	1,224,643	1,224,643	-
Developer advances payments	-	(2,600,991)	(2,600,991)	-
Transfer between funds	-	(7,257,655)	(7,257,655)	-
Total other financing sources and uses	-	4,139,367	4,139,367	-
Net change in fund balance	\$ -	\$ 2,444,434	2,444,434	\$ -
Fund balance, beginning of year			(111,059)	
Fund balance, end of year			\$ 2,333,375	

See independent auditor's report.