



Cundall Farms Metro District

Serving the Trailside Community

THORNTON
ADAMS COUNTY, COLORADO



FINANCIAL STATEMENTS

As of and for the 12-month period ended
December 31, 2025

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors

Cundall Farms Metropolitan District

Adams County, CO

Opinions

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

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, 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 generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

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

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

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

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, who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operation, economic, or historical context. Our opinion on the basic financial statements is 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 as a whole. The supplementary information, as listed in the table of contents, is presented for purposes of legal compliance and additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

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

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



Castle Pines, Colorado
July 7, 2026

CUNDALL FARMS METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
December 31, 2025

	Governmental Activities
ASSETS	
Cash and investments	\$ -
Cash and investments – restricted	707,963
Accounts receivable	44,035
Accounts receivable – specific ownership taxes	3,079
Property taxes receivable	1,188,200
Prepaid expenses	48,886
Land and water rights	69,000
Depreciable capital assets, net	2,839,550
Total Assets	\$ 4,900,713
LIABILITIES	
Accounts payable and accrued liabilities	\$ 5,719
Prepaid operations fees	14,239
Accrued bond interest payable	31,823
Current portion of bond debt	303,000
Bond debt	12,357,000
Total Liabilities	12,711,781
DEFERRED INFLOWS OF RESOURCES	
Deferred property tax revenue	1,188,200
NET POSITION (DEFICIT)	
Restricted:	
Emergency reserves	7,519
Debt service	448,078
Capital projects	254,583
Non-spendable	48,886
Unassigned:	(9,758,334)
Net Position (Deficit)	\$ (8,999,268)

These financial statements should be read only in connection with
the accompanying notes to the financial statements.

CUNDALL FARMS METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
For the 12-Month Period Ended
December 31, 2025

		Program Revenue			Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Government Activities:					
General government activities	\$ (468,031)	\$ 208,059	\$ -	\$ -	\$ (259,972)
Interest and related costs on long-term debt	(384,341)	-		-	(384,341)
Capital project activities	(126,940)	-	-		(126,940)
	<u>\$ (979,312)</u>	<u>\$ 208,059</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(771,253)</u>
General Revenues					
	Property taxes				813,128
	Specific ownership taxes				40,579
	Net investment income				29,603
Total general revenue					883,310
Change in net position					112,057
Net Position (Deficit) – Beginning of Year					(9,111,325)
Net Position (Deficit) – End of Year					\$ (8,999,268)

These financial statements should be read only in connection with
the accompanying notes to the financial statements.

**CUNDALL FARMS METROPOLITAN DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
December 31, 2025**

	General Fund	Debt Service Fund	Capital Project Fund	Total Government Funds
ASSETS				
Cash and investments	\$ -	\$ -	\$ -	\$ -
Cash and investments - Restricted	7,519	445,861	254,583	707,963
Accounts receivable	44,035	-	-	44,035
Accounts receivable - specific ownership tax	862	2,217	-	3,079
Property taxes receivable	547,200	641,000	-	1,188,200
Prepaid expenses	48,886	-	-	48,886
TOTAL ASSETS	\$ 648,502	\$ 1,089,078	\$ 254,583	\$ 1,992,163
LIABILITIES				
Accounts payable and accrued liabilities	\$ 5,719	\$ -	\$ -	\$ 5,719
DEFERRED INFLOWS OF RESOURCES				
Deferred property tax revenue	547,200	641,000	-	1,188,200
Prepaid operations fees	14,239	-	-	14,239
TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	567,158	641,000	-	1,208,158
FUND BALANCES				
Restricted:				
Emergencies (TABOR)	7,519	-	-	7,519
Debt service	-	448,078	-	448,078
Capital projects	-	-	254,583	254,583
Non-spendable	48,886	-	-	48,886
Unrestricted	24,939	-	-	24,939
TOTAL FUND BALANCES	81,344	448,078	254,583	784,005
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 648,502	\$ 1,089,078	\$ 254,583	
Amounts reported for governmental activities in the statement of net position are different because:				
Other long-term assets are not available or otherwise cannot be converted to cash to pay for current expenditures and, therefore, are recorded as expenditures in the funds				
Land and water rights				69,000
Property, structures and equipment, net				2,839,550
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds:				
Bonds payable				(12,660,000)
Accrued interest payable				(31,823)
Net position of governmental activities				\$ (8,999,268)

These financial statements should be read only in connection with
the accompanying notes to the financial statements.

CUNDALL FARMS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
12-Month Period Ended
December 31, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Total Government Funds
REVENUES				
Property taxes	\$ 204,047	\$ 609,081	\$ -	\$ 813,128
Specific ownership taxes	10,183	30,396	-	40,579
Operations fees	204,200	-	-	204,200
Covenant enforcement fines	2,500	-	-	2,500
Net investment income	7,407	22,196	-	29,603
Reimb Expenses - Collection Costs	1,350	-	-	1,350
Other Income	9	-	-	9
Total Revenues	429,696	661,673	-	1,091,369
EXPENDITURES				
General and administration	86,256	-	-	86,256
Landscaping maintenance	260,730	-	-	260,730
Capital asset maintenance	61,015	-	-	61,015
Other district services	60,030	-	-	60,030
Debt service				
Debt management & compliance	-	9,139	-	9,139
Principal payments - Series 2021A-1 Loan	-	270,000	-	270,000
Principal payments - Series 2021A-2 Loan	-	8,000	-	8,000
Interest payments - Series 2021A-1 Loan	-	366,034	-	366,034
Interest payments - Series 2021A-2 Loan	-	9,270	-	9,270
Major capital projects	-	-	-	-
Total Expenditures	468,031	662,443	-	1,130,474
EXCESS OF REVENUES OVER (UNDER)	(38,335)	(770)	-	(39,105)
OTHER FINANCING SOURCES (USES)				
Fund Transfers In / (Out)	(254,583)	-	254,583	-
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(292,918)	(770)	254,583	(39,105)
FIND BALANCES – BEGINNING	374,262	448,848	-	823,110
FUND BALANCES – END OF YEAR	\$ 81,344	\$ 448,078	\$ 254,583	\$ 784,005

These financial statements should be read only in connection with
the accompanying notes to the financial statements.

**CUNDALL FARMS METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
12-Month Period Ended
December 31, 2025**

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

Net change in fund balances – Total government funds	\$	(39,105)
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The issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.

Bonds - principal payments		278,000
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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 asset over the estimated useful life of the asset. Therefore, this is the net capital outlay activity for the year:

Depreciation expense on property, structures and equipment		(126,940)
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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.

Change in accrued interest on debt		102
Change in other accrued liabilities, net		-

Changes in net position of governmental activities	\$	112,057
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These financial statements should be read only in connection with
the accompanying notes to the financial statements.

CUNDALL FARMS METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Property taxes	\$ 204,000	\$ 204,047	\$ 47
Specific ownership taxes	12,200	10,183	(2,017)
Operations fees	204,200	204,200	-
Capital Contributions (New Move-ins)	10,000	-	(10,000)
Covenant enforcement fines	4,000	2,500	(1,500)
Net investment income	16,000	7,407	(8,593)
Reimb Expenses - Collection Costs	-	1,350	1,350
Other income	6,000	9	(5,991)
Total Revenues	456,400	429,696	(26,704)
EXPENDITURES			
General and administration	96,000	86,256	9,744
Landscaping maintenance	206,000	260,730	(54,730)
Capital asset maintenance	62,000	61,015	985
Other district services	70,000	60,030	9,970
Total Expenditures	434,000	468,031	(34,031)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	22,400	(38,335)	(60,735)
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	(384,900)	(254,583)	130,317
Total Other Financing Sources (Uses)	(384,900)	(254,583)	130,317
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER	(362,500)	(292,918)	69,582
FUND BALANCE – BEGINNING OF YEAR	412,500	374,262	(38,238)
FUND BALANCE – END OF YEAR	\$ 50,000	\$ 81,344	\$ 31,344

These financial statements should be read only in connection with
the accompanying notes to the financial statements.

**CUNDALL FARMS METROPOLITAN DISTRICT
GENERAL FUND
EXPENDITURE DETAILS - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025**

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
GENERAL AND ADMINISTRATION			
District management and accounting fees	\$ 60,000	\$ 60,000	\$ -
Administrative costs	1,900	8,845	(6,945)
Audit fees	7,000	8,500	(1,500)
Collection fees – County Treasurer	3,100	3,062	38
Collection fees – Management Company	-	1,350	(1,350)
Insurance	10,000	4,437	5,563
Legal fees	8,000	-	8,000
Debt management & compliance cost allocation	-	-	-
Board election expenses	5,000	62	4,938
Contingency	1,000	-	1,000
Total General and Administration	\$ 96,000	\$ 86,256	\$ 9,744
LANDSCAPING MAINTENANCE			
Ground maintenance fees	\$ 99,000	\$ 76,115	\$ 22,885
Tree maintenance & replacement	-	3,476	(3,476)
Backflow maintenance	-	129	(129)
Sprinkler repairs	15,000	11,808	3,192
Sprinklers – water	65,000	106,792	(41,792)
Sprinklers – electricity	4,500	3,824	676
Landscaping projects	15,000	21,620	(6,620)
Miscellaneous landscape costs	7,500	36,966	(29,466)
Total Landscaping Maintenance	\$ 206,000	\$ 260,730	\$ (54,730)
CAPITAL ASSET MAINTENANCE			
Perimeter fence maintenance	\$ -	\$ 10,504	\$ (10,504)
Mounument sign maintenance	-	1,760	(1,760)
Detention pond maintenance	-	5,156	(5,156)
Underdrain maintenance	20,000	-	20,000
Playground maintenance	2,000	3,709	(1,709)
Pole light maintenance	-	-	-
Vandalism mitigation	1,000	-	1,000
Insurance - property	39,000	39,886	(886)
Total Capital Asset Maintenance Expenses	\$ 62,000	\$ 61,015	\$ 985
OTHER DISTRICT SERVICES			
Snow removal	\$ 24,000	\$ 15,846	\$ 8,154
Park and recreation events	25,000	16,691	8,309
Newsletter publication costs	-	-	-
Seasonal Decorations	5,000	3,462	1,538
Covenant enforcement services	16,000	24,031	(8,031)
Covenant enforcement - legal fees	-	-	-
Total Other District Services	\$ 70,000	\$ 60,030	\$ 9,970

These financial statements should be read only in connection with
the accompanying notes to the financial statements.

CUNDALL FARMS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
12-Month Period Ended December 31, 2025

NOTE 1 – DEFINITION OF REPORTING ENTITY

Cundall Farms Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized on December 16, 2009, and is governed pursuant to provisions of the Colorado Special District Act (Title 32). The District operates under a service plan approved by the City of Thornton (City) on May 12, 2009 and amended on December 04, 2018. The District's service area is located in Adams County, Colorado entirely within the boundaries of the City. The District was established to provide financing for the design, acquisition, construction and installation of streets, traffic and safety controls, park and recreation, transportation, television relay and translator, mosquito control, water facilities, sanitary sewer, and storm drainage.

The District is currently repaying debt issued to finance the construction of streets and safety controls, park and recreation, water facilities, sanitary sewer, and storm drainage within the District. The District also provides the residents of the 367-home Cundall Farms Subdivision with the following services: (1) enforcement of the Trailside covenants, conditions and restrictions, (2) design review services, (3) operation and maintenance of recreational facilities including parks, playgrounds and walking trails within the District and (4) maintenance of certain perimeter fencing and open space areas throughout the District.

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies of the District are as follows:

Government-wide and Fund Financial Statements

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

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

These notes are an integral part of the accompanying financial statements.

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 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 and specific ownership 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.

The District reports the following major governmental funds:

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

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

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

When both restricted and unassigned resources are available for use, it is the District's policy to use restricted resources first, then unassigned resources as they are needed.

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 funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

These notes are an integral part of the accompanying financial statements.

Pooled Cash and Investments

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

Investments are carried at net asset value.

Property Taxes

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

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

Specific Ownership Taxes

Beginning in 1937, the State of Colorado began assessing a tax annually on motor vehicles (aka Specific Ownership Tax). The Specific Ownership Tax is graduated based on a vehicle's age and original value. Specific Ownership Tax revenue collected by the State is apportioned among the 64 counties based on the number of state highway miles within each county. Each county allocates its respective share of specific ownership tax revenue proportionally among the various property-taxing governmental entities on the basis of total property taxes assessed by each entity in relation to total property taxes assessed by all entities within the county. In 2025, the District's share of Specific Ownership taxes was equal to approximately 5.0% of the property taxes collected.

Specific ownership tax is allocated proportionally between each fund based on the ratio of property tax revenue collected for each fund compared to total property revenue collected by the District.

Operations Fee and Capital Fee

On November 26, 2004, the District adopted a Resolution Concerning the Imposition of an Operations Fee and a Capital Fee. Such Resolution was amended and restated on November 26, 2014 establishing an Operations Fee at \$47/month per home Lot, and a Capital Fee of \$500 due at the time ownership of a home Lot changes.

Property Maintenance Fines

Covenant violation fines are assessed, in accordance with the District's covenant enforcement policy, on properties that the District deems to be in violation of the restrictive covenants provided in the Covenants, Conditions and

These notes are an integral part of the accompanying financial statements.

Restrictions for Trailside filed with the Adams County Clerk & Recorder's Office on November 17, 2014 at reception number 2014000080289 (the Declaration). Covenant violation fines are recognized as income after the violation has been identified, the homeowner has been notified and the period has expired for the homeowner to request a hearing to dispute the violation. Pursuant to 32-1-1001(1)(j)(I) CRS, fines and reimbursable costs are secured on and against each respective property by a perpetual lien.

Reimbursable Costs

Legal fees and other costs incurred by the District related to covenant enforcement actions and other services provided to specific properties within the District are charged back to the respective property owners. The District presents reimbursable costs on a net basis. Factors considered by the District in determining whether to present reimbursable cost chargeback revenue on a gross or net basis include whether risks exist that the District will be unable to recover such costs from property owners. Pursuant to 32-1-1001(1)(j)(I) CRS, fines and reimbursable costs are secured on and against each respective property by a perpetual lien, which has priority over all other encumbrances on a property.

Debt Management & Compliance

CRS 32-1-1101(6)(b) prohibits the issuance of general obligation debt and other obligations in an amount that exceeds the greater of two million dollars or fifty percent of the valuation for assessment of the taxable property within the District unless the funding of such obligations (which financial obligations include more than just funding principal and interest payments) is payable from a limited debt service mill levy, which mill levy shall not exceed 50 mills (as adjusted to offset any changes in the method of calculating the assessed value of property within the District).

Debt management and compliance costs incurred by the District include all costs incurred by the District that enable and support the District's ability to manage the District's various contractual obligations per its multiple year debt agreements. Such debt agreements require the District to assess an annual debt mill levy, collect property taxes from such debt mill levy, pay periodic interest and principal payments to the lender/bondholders and comply with various operational and reporting requirements (covenants). Generally, such costs include (a) county treasurer collection fees, (b) operating and reporting compliance costs that protect the District's right to collect property taxes (e.g. financial statement audit fees, fees paid to professionals to prepare mandatory periodic financial and operational reports to the City and State, etc), (c) professional fees related to applying and monitoring accounting controls over the collection of District revenues, (d) lender/bond trustee service fees, (e) costs related to managing the District's annual property tax assessment process and (f) insurance protecting the District from liability exposure that potentially could arise from performing these activities.

For the 2025 year, the District estimated 35% of general and administrative costs were related to the District's contractual obligations to manage the District's debt repayment process and comply with the various covenants in the District's debt agreements. However, the District allocated none of such costs to the Debt Fund. Fees charged by the County Treasurer to collect taxes on behalf of the District from the District's debt mill levy are directly reported in the District's Debt Fund. Service fees charged by the lender/bond trustee and any costs related to refinancing the District's debt are directly reported in the District's Debt Fund.

These notes are an integral part of the accompanying financial statements.

Capital Assets

The District's Capital Assets are depreciated over the estimated useful lives of such assets, which ranges between 15 and 40 years. Capital Assets are removed from the District's asset ledgers along with related accumulated depreciation when such assets are no longer in service or replaced.

Deferred Outflows of Resources and Deferred Inflows of Resources

A deferred inflow of resources is an acquisition of net position by a government that is applicable to a future reporting period and a deferred outflow of resources is a consumption of net position by a government that is applicable to a future reporting period. Both deferred inflows and outflows are reported in the statement of net position but are not recognized in the financial statement as revenues and expenses until the period(s) to which they relate. Deferred inflows of resources in the governmental fund financial statements of the District for the 12-month period ended December 31, 2025 are comprised of property taxes due from Adams County that will not be collected within 60 days of the end of the current calendar year. Deferred inflows of resources in the government-wide financial statements represents property taxes for which an enforceable legal claim to assets exists, but for which the levy pertains to the subsequent year.

Equity

Net Position

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

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: non-spendable, 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:

- ***Non-spendable fund balance*** – The portion of a fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts) or legally or contractually required to be maintained intact.
- ***Restricted fund balance*** – The portion of a fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.
- ***Committed fund balance*** – The portion of a 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.

These notes are an integral part of the accompanying financial statements.

- **Assigned fund balance** – The portion of a fund balance that is constrained by the government's intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.
- **Unassigned fund balance** – The residual portion of a 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 policy to use the most restrictive classification first.

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 of these financial statements.

The District adopted the requirements of this guidance effective January 01, 2025, and has elected to apply the provisions of this standard to the beginning of the period of adoption. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

NOTE 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 – unrestricted	\$ -
Cash and investments – restricted	707,963
Total cash and investments	\$ 707,963

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

Deposits with financial institutions	\$ 56,540
Investments	651,423
Total cash and investments	\$ 707,963

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

These notes are an integral part of the accompanying financial statements.

by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

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

At December 31, 2025, the District's cash deposits had a bank balance of \$56,636 and a carrying balance of \$56,540.

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 listed 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 disclosure requirements or subject to 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.

Revenue bonds of local government securities, corporate and bank securities, and guaranteed investment contracts not purchased with bond proceeds, are limited to maturities of three years or less.

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 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 purchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

As of December 31, 2025, the District's investments were comprised of the following:

Investment	Maturity	Amortized Cost
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted Average Under 60 Days	\$ 205,562
PNC Bank Money Market Fund	Weighted Average Under 60 Days	445,861
	Total	\$ 651,423

CSAFE

The District holds investments in the Colorado Surplus Asset Fund Trust (CSAFE), 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 CSAFE. CSAFE operates similarly to a money market fund and each share is equal in value to \$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. CSAFE measures its investments at amortized cost, which value is not materially different (less than 0.005% difference) than the fair value measurement of such investments. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption period notice. 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. No limitations exist on the District's ability to withdraw funds invested in CSAFE. CSAFE is rated AAAM by Standard & Poor's.

NOTE 4 – CAPITAL ASSETS

An analysis of the changes in capital assets for the 12-month period ended December 31, 2025, follows:

	Balance at Dec. 31, 2024	Additions	Retirements	Balance at Dec. 31, 2025	Accumulated Depreciation
Perimeter walls	\$ 1,192,500	\$ -	\$ -	\$ 1,192,500	(\$ 397,500)
Perimeter fencing	105,000	-	-	105,000	(70,000)
Sprinkler systems	600,000	-	-	600,000	(150,000)
Monument signs	160,000	-	-	160,000	(80,000)
Playground equipment	175,000	-	-	175,000	(87,500)
Pavillion	55,000	-	-	55,000	(18,300)
Basketball court	140,000	-	-	140,000	(35,000)
Sand volleyball court	27,000	-	-	27,000	(13,500)
Light poles	26,000	-	-	26,000	(10,400)
Sidewalks	1,035,200	-	-	1,035,200	(258,800)
Detention pond structures	593,250	-	-	593,250	(148,800)
Capital assets, net	\$ 4,108,950	\$ -	\$ -	\$ 4,108,950	(\$1,269,400)

These notes are an integral part of the accompanying financial statements.

As of December 31, 2025, the District owns and maintains approximately 27.0 acres of public open spaces located across ten land tracts within the Cundall Farms subdivision. The District has recorded the public land at a nominal value of \$27,000 (\$1,000/acre) and its irrigation water rights at \$42,000.

NOTE 5 – LONG-TERM DEBT

The following is a summary of the changes in the District's long-term debt for the 12-month period ended December 31, 2025:

	Balance at Dec. 31, 2024	Additions	Retirements	Balance at Dec. 31, 2025	Due within one year
Series 2021A-1 Loan	\$ 12,590,000	\$ -	(\$ 270,000)	\$ 12,320,000	\$ 295,000
Accrued Interest – Series 2021A-1 Loan	31,066	365,044	(365,110)	31,000	-
Series 2021A-2 Loan	348,000	-	(8,000)	340,000	8,000
Accrued Interest – Series 2021A-2 Loan	858	10,092	(10,127)	823	-
Total	\$ 12,969,924	\$ 375,136	(\$ 653,237)	\$ 12,691,823	\$ 303,000

Details regarding the District's long-term obligations are as follows:

Series 2021 Refunding Loans

On May 18, 2021, the District entered into a Loan Agreement with BBVA Mortgage Corporation in connection with the issuance of a \$13,600,000 Taxable (Convertible to Tax Exempt) General Obligation (Limited Tax Convertible to Unlimited tax) Refunding Loan, Series 2021A-1 (Series 2021A-1 Loan) and a \$380,000 General Obligation (Limited Tax Convertible to Unlimited Tax) Improvement Loan, Series 2021A-2 (Series 2021A-2 Loan). Both loans now accrue interest at a tax-exempt rate of 2.90% with interest payments calculated on a 360-day year. For both loans, interest is payable on June 1 and December 1 of each year and principal payments are payable on December 1 each year.

Both loans are secured by Pledged Revenue, which is comprised of property taxes not to exceed the Maximum Mill Levy allowed per the amended Service Plan (defined below) plus related specific ownership taxes.

The Series 2021A-1 Loan is further secured by funds held in a reserve fund. The maximum required reserve fund balance is \$428,838 and as of December 31, 2025, the reserve fund balance was \$435,237. The Series 2021A-2 Loan is further secured by funds held in a reserve fund. The maximum required reserve fund balance is \$11,495 and as of December 31, 2025, the reserve fund balance was \$11,495.

The Series 2021A-1 Loan and the Series 2021A-2 Loan may be redeemed without any pre-payment penalty at the option of the District after June 01, 2028. Prior to such date, the District may prepay either Loan subject to a Prepayment Fee as defined in the Series 2021 Loan Agreement.

These notes are an integral part of the accompanying financial statements.

Outstanding bond principal and interest on the Series 2021A-1 and Series 2021A-2 Loans mature as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 303,000	\$ 367,372	\$ 670,372
2027	308,000	358,585	666,585
2028	334,000	349,653	683,653
2029	344,000	339,996	683,996
2030	365,000	330,020	695,020
2031 to 2035	2,086,000	1,482,103	3,568,103
2036 to 2040	1,989,000	1,182,446	3,171,446
2041 to 2045	2,605,000	864,954	3,469,954
2046 to 2050	3,489,000	438,683	3,927,683
2051	837,000	24,882	861,882
Total	\$ 12,660,000	\$ 5,738,694	\$ 18,398,694

The District's detail debt service schedule for its Series 2021A-1 and Series 2021A-2 Loan is provided on page 25.

Events of Default – Series 2021 Loans

The following events are considered events of default under the Series 2021 Loans: (1) the District fails or refuses to impose the Required Mill Levy or to transfer or cause the transfer of the Pledged Revenue to the Lender promptly upon the receipt thereof as required by the Loan Agreement; (2) on and after the Unlimited Tax Receipt Date through and including December 1, 2035, the principal of or interest on the 2021A-1 Loan or the 2021A-2 Loan is not paid when due; (3) the District fails to pay the principal of or interest on the 2021 Loans on the Maturity Date; (4) the District fails to observe or perform any of the covenants, agreements, duties or conditions on the part of the District in the Loan Agreement and such failure is not remedied to the satisfaction of the Lender within 30 days after the date on which the District receives notice from the Lender of such failure; (5) any representation or warranty made by the District in the Loan Agreement which proves to have been untrue or incomplete in any material respect when made or deemed made; (6) the pledge of the Pledged Revenue, the Collateral, or any other security interest fails to be fully enforceable with the priority required per the Loan Agreement; (7) any judgment or court order for the payment of money exceeding any applicable insurance coverage by more than \$100,000 in the aggregate is rendered against the District and the District; (8) the District dissolves or consolidates the District with other similar entities into a single entity or the District shall otherwise cease to exist; (9) (i) the District commences any case, proceeding or other action (A) under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization or relief of debtors, seeking to have an order for relief entered with respect to it or seeking to adjudicate it insolvent or a bankrupt or seeking reorganization, arrangement, adjustment, winding-up, liquidation, dissolution, composition or other relief with respect to it or its debts; or (B) seeking appointment of a receiver, trustee, custodian or other similar official for itself or for any substantial part of its property, or the District shall make a general assignment for the benefit of its creditors; or (ii) there shall be commenced against the District any case, proceeding or other action of a nature referred to in clause (i) above and the same shall remain undismissed; or (iii) there shall be commenced against the District any case, proceeding or other action seeking issuance of a warrant of attachment, execution, distraint or similar process against all or any substantial part of its property which results in the entry of an order for any such relief which shall not have been vacated, discharged, or stayed or bonded pending appeal, within 60 days from the entry thereof; or (iv) the District shall take action in furtherance of, or indicating its consent to, approval of, or acquiescence in, any of the acts set forth in clause (i), (ii) or (iii) above; or (v) the District shall generally not, or shall be unable to, or shall admit in

These notes are an integral part of the accompanying financial statements.

writing its inability to, pay its debts as they become due; (10) the Loan Agreement or any other Financing Document, or any material provision within such documents, (i) ceases to be valid and binding on the District or is declared null and void, or the validity or enforceability thereof is contested by the District (unless being contested by the District in good faith), or the District denies it has any or further liability under any such document to which it is a party; or (ii) any pledge or security interest created under the Loan Agreement fails to be fully enforceable with the priority required hereunder; or (11) any funds or investments on deposit in, or otherwise to the credit of any of the funds and accounts shall become subject to any writ, judgment, warrant or attachment, execution or similar process.

Available remedies for an Event of Default are (1) the Bank applying reserve funds and Pledged Revenue to any and all amounts due under the Series 2021 Loan Agreements, (2) the Bank initiating a lawsuit against the District and (3) compelling the District to cure the default via mandamus or any other suit, action, or proceeding at law or in equity. Acceleration of the repayment of the Loans is not an available remedy for an Event of Default.

Debt Authorization

Debt Authorization – Service Plan

The District's Service Plan, as amended on December 04, 2018, authorizes the District to issue up to \$20 million in debt over a term not to exceed 40 years. The repayment of the District's debt can exceed 40 years if the majority of the District's Board are residents of the District and the District's Board has voted in favor of refunding a part or all of the District's debt (which must result in a net present value savings).

The District's amended Service Plan also establishes a Maximum Mill levy the District is permitted to impose on taxable property within the District for the payment of debt. As long as the District's total outstanding debt exceeds 50% of the assessed valuation of all taxable property within the District, the Maximum Debt Mill Levy is 50 mills, as adjusted by the State of Colorado for changes in the ratio of taxable valuation to assessed valuation of real property since January 1, 2004. As of January 1, 2004, the ratio was 7.96%. The ratio for 2025 was 6.70%, which caused the District's Maximum Mill Levy for debt service for 2025 to be 64.031 mills.

As of December 31, 2025, total remaining debt issuance authorization under the District's Amended Service Plan is as follows:

Authorized maximum debt issuance per Service Plan	\$ 20,000,000
Less:	
2014 Bonds	(6,835,000)
2016 Bonds	(1,575,000)
2017 Bonds	(12,012,000)
2021 Loans	(380,000)
Unused, authorized debt issuance as of Dec. 31, 2025	(\$ 802,000)

Debt Authorization – TABOR

On November 03, 2009, the District's six electors (all of whom were individuals qualified by the Developer to vote in the election) unanimously voted to authorize the District to issue debt at net effective interest rates not to exceed 18% per annum in amounts not totaling more than \$170 million to fund infrastructure improvements and \$20 million to

These notes are an integral part of the accompanying financial statements.

refund outstanding debt on new terms at a net higher cost to taxpayers. (No voter approval is required for the District to refund debt on new terms that generate a net cost savings to taxpayers.)

The District's authorized but unissued indebtedness in the following amounts allocated for the following purposes is as follows:

	Authorized Nov. 2009 Election	Authorization Used w 2014 Bonds and 2016 Bonds	Authorization Used w 2017 Bonds	Authorization Used w 2021 Loans	Unused Voter Authorization
Street improvements	\$ 20,000,000	(\$ 3,928,000)	(\$ 1,071,000)	(\$ 380,000)	\$ 14,621,000
Park & recreation facilities	20,000,000	(377,000)	(102,000)	-	19,521,000
Storm water and sanitary sewers	20,000,000	(3,314,000)	(904,000)	-	15,782,000
Water facilities	20,000,000	(791,000)	(215,000)	-	18,994,000
Traffic safety protection	20,000,000	-	-	-	20,000,000
Television relay	5,000,000	-	-	-	5,000,000
Mosquito control	5,000,000	-	-	-	5,000,000
Transportation facilities	5,000,000	-	-	-	5,000,000
Fire protection facilities	5,000,000	-	-	-	5,000,000
Security facilities	5,000,000	-	-	-	5,000,000
Operations and maintenance	5,000,000	-	-	-	5,000,000
Government agreements	20,000,000	-	-	-	20,000,000
Contracts w private parties	20,000,000	-	-	-	20,000,000
Subtotal	170,000,000	(8,410,000)	(\$ 2,292,000)	(\$ 380,000)	158,918,000
Refunding of debt	20,000,000	-	(9,720,000)	-	10,280,000
Total	\$ 190,000,000	(\$ 8,410,000)	(\$ 12,012,000)	(\$ 380,000)	\$ 169,198,000

Per C.R.S 32-1-1101(2), the remaining, unused debt issuance authorization obtained from the District's electors will expire in November 2029 – 20 years after the original debt authorization election.

NOTE 6 – NET POSITION (DEFICIT)

Restricted Net Position

The District's restricted net position as of December 31, 2025 in the General Fund, Debt Service Fund, and Capital Project Fund totaled \$7,519, \$448,078, and \$254,583, respectively. The restricted net position within the general fund is due to spending restrictions established by TABOR. See Note 9 for further details. The restricted net position within the debt service fund is comprised of funds that are restricted to servicing the Series 2021 Loans. The restricted net position within the capital project fund is comprised of funds restricted for funding the construction of public infrastructure.

Non-Spendable Net Position

The District's non-spendable net position as of December 31, 2025 in the General Fund, Debt Service Fund, and Capital Project Fund totaled \$48,886, \$0, and \$0, respectively. These balances were created due to the District prepaying certain 2026 expenses in 2025.

These notes are an integral part of the accompanying financial statements.

Unassigned Net Position

The District's unassigned net position as of December 31, 2025 totaled (\$9,758,334). This deficit amount was a result of the District being responsible for the repayment of bonds issued to subsidize the Developer's construction of public improvements conveyed to the City of Thornton.

NOTE 7 – RELATED PARTIES

For the 12-month period ended December 31, 2025, all five directors serving on the District's board reported no conflicts of interest arising from their service on the District's board.

NOTE 8 – RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, the District may be exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

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

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

NOTE 9 – 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.

On November 03, 2009, District voters authorized the District to assess property taxes at no more than \$5,000,000 annually, without limitation to rate, to pay the District's operations, maintenance and other expenses. Additionally, the District voters approved a revenue change to allow the District to retain and spend all revenue, other than ad valorem taxes, in excess of TABOR spending, revenue raising or other limitations.

These notes are an integral part of the accompanying financial statements.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). TABOR prohibits the District from using its emergency reserves to compensate for economic conditions and revenue shortfalls.

TABOR is complex and subject to legal interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, may require judicial interpretation.

These notes are an integral part of the accompanying financial statements.

SUPPLEMENTARY INFORMATION

CUNDALL FARMS METROPOLITAN DISTRICT
DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Property taxes	\$ 609,100	\$ 609,081	\$ (19)
Specific ownership taxes	36,500	30,396	(6,104)
Net investment income	17,000	22,196	5,196
Total Revenues	662,600	661,673	(927)
EXPENDITURES			
Debt management & compliance	11,800	9,139	2,661
Cash payments on debt			
Principal payments - Series 2021A-1 Loan	270,000	270,000	-
Principal payments - Series 2021A-2 Loan	8,000	8,000	-
Interest payments - Series 2021A-1 Loan	365,100	366,034	(934)
Interest payments - Series 2021A-2 Loan	10,100	9,270	831
Total Expenditures	665,000	662,443	2,558
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(2,400)	(770)	1,631
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	-	-	-
Total Other Financing Sources (Uses)	-	-	-
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(2,400)	(770)	1,631
FUND BALANCE – BEGINNING	454,800	448,848	(5,953)
FUND BALANCE – END OF YEAR	\$ 452,400	\$ 448,078	\$ (4,322)

These financial statements should be read only in connection with
the accompanying notes to the financial statements.

CUNDALL FARMS METROPOLITAN DISTRICT
DEBT SERVICE FUND
DEBT MANAGEMENT & COMPLIANCE EXPENDITURE DETAILS - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
DEBT MANAGEMENT & COMPLIANCE			
Collection fees – County Treasurer	\$ 11,800	\$ 9,139	\$ 2,661
Debt management & compliance cost allocation	-	-	-
Lender service fees	-	-	-
Miscellaneous	-	-	-
Total Debt Management & Compliance Expenses	\$ 11,800	\$ 9,139	\$ 2,661

These financial statements should be read only in connection with
the accompanying notes to the financial statements.

**CUNDALL FARMS METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - BUDGET AND ACTUAL
12-Month Period Ended
December 31, 2025**

	Original and Final Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
REVENUES			
Net investment income	\$ -	\$ -	\$ -
Total Revenues	-	-	-
EXPENDITURES			
Capital projects			
Major capital projects	-	-	-
Total Expenditures	-	-	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	-
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	384,900	254,583	(130,317)
Total Other Financing Sources (Uses)	384,900	254,583	(130,317)
EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES	384,900	254,583	(130,317)
FUND BALANCE – BEGINNING OF YEAR	-	-	-
FUND BALANCE – END OF YEAR	\$ 384,900	\$ 254,583	\$ (130,317)

These financial statements should be read only in connection with
the accompanying notes to the financial statements.

CUNDALL FARMS METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2025

	General Obligation Loan Series 2021A-1			General Obligation Loan Series 2021A-2			Total		
Year Ended Dec. 31,	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2026	\$ 295,000	\$ 357,280	\$ 652,280	\$ 8,000	\$ 10,092	\$ 18,092	\$ 303,000	\$ 367,372	\$ 670,372
2027	300,000	348,725	648,725	8,000	9,860	17,860	308,000	358,585	666,585
2028	325,000	340,025	665,025	9,000	9,628	18,628	334,000	349,653	683,653
2029	335,000	330,600	665,600	9,000	9,396	18,396	344,000	339,996	683,996
2030	355,000	320,885	675,885	10,000	9,135	19,135	365,000	330,020	695,020
2031	365,000	310,590	675,590	10,000	8,874	18,874	375,000	319,464	694,464
2032	390,000	300,005	690,005	11,000	8,584	19,584	401,000	308,589	709,589
2033	405,000	288,695	693,695	11,000	8,294	19,294	416,000	296,989	712,989
2034	430,000	276,950	706,950	12,000	7,975	19,975	442,000	284,925	726,925
2035	440,000	264,480	704,480	12,000	7,656	19,656	452,000	272,136	724,136
2036	400,000	251,720	651,720	11,000	7,308	18,308	411,000	259,028	670,028
2037	345,000	240,120	585,120	10,000	6,960	16,960	355,000	247,080	602,080
2038	375,000	230,115	605,115	10,000	6,641	16,641	385,000	236,756	621,756
2039	390,000	219,240	609,240	11,000	6,351	17,351	401,000	225,591	626,591
2040	425,000	207,930	632,930	12,000	6,061	18,061	437,000	213,991	650,991
2041	445,000	195,605	640,605	12,000	5,742	17,742	457,000	201,347	658,347
2042	480,000	182,700	662,700	13,000	5,394	18,394	493,000	188,094	681,094
2043	500,000	168,780	668,780	14,000	5,046	19,046	514,000	173,826	687,826
2044	545,000	154,280	699,280	15,000	4,669	19,669	560,000	158,949	718,949
2045	565,000	138,475	703,475	16,000	4,263	20,263	581,000	142,738	723,738
2046	610,000	122,090	732,090	17,000	3,828	20,828	627,000	125,918	752,918
2047	635,000	104,400	739,400	17,000	3,364	20,364	652,000	107,764	759,764
2048	680,000	85,985	765,985	19,000	2,871	21,871	699,000	88,856	787,856
2049	710,000	66,265	776,265	20,000	2,378	22,378	730,000	68,643	798,643
2050	760,000	45,675	805,675	21,000	1,827	22,827	781,000	47,502	828,502
2051	815,000	23,635	838,635	22,000	1,247	23,247	837,000	24,882	861,882
TOTAL	\$12,320,000	\$ 5,575,250	\$17,895,250	\$ 340,000	\$ 163,444	\$ 503,444	\$ 12,660,000	\$ 5,738,694	\$ 18,398,694

CUNDALL FARMS METROPOLITAN DISTRICT
**SUMMARY OF ASSESSED VALUATION,
MILL LEVY AND PROPERTY TAXES COLLECTED**
December 31, 2025

Year Ended December 31,	Prior Year Assessed Valuation for Current Year tax Levy	Mills Levied		Total Property Taxes		Percent Collected to Levied
		Operations	Debt	Levied	Collected (Note A)	
2017	\$ 2,926,660	10.000	50.000	\$ 175,600	\$ 175,600	100.0%
2018	9,100,660	11.055	55.277	603,700	602,577	99.8%
2019	10,766,290	11.055	55.277	714,100	714,149	100.0%
2020	13,664,050	11.133	55.664	910,500	910,542	100.0%
2021	13,661,040	11.133	55.664	907,400	901,745	99.4%
2022	13,963,020	16.133	45.238	856,900	856,924	100.0%
2023	13,655,330	16.133	47.238	864,500	864,471	100.0%
2024	16,803,180	12.140	35.238	796,100	805,182	101.1%
2025	16,807,770	12.140	36.238	813,100	813,127	100.0%
2026	16,499,520	33.165	38.850	1,188,200	[TBD]	[TBD]

NOTE A: Property taxes collected in any one year may include collection of delinquent property taxes levied in prior years.

OTHER SUPPLEMENTARY INFORMATION

CUNDALL FARMS METROPOLITAN DISTRICT
CHANGE IN TOTAL OVERLAPPING MILL LEVY
 December 31, 2025

	2024 Mill Levy *	2025 Mill Levy **	Change
Cundall Farms Metropolitan District	48.378	72.015	23.637
School District 12 – Adams Five Star	62.705	70.956	8.251
Adams County	26.944	27.479	0.535
City of Thornton	10.210	10.210	0.000
Rangeview Library District	3.667	3.715	0.048
Urban Drainage and Flood Control	0.900	0.900	0.000
Urban Drainage and Flood Control – South Platte	0.100	0.100	0.000
Total Mill Levy	152.904	185.375	32.471

* -- For property tax collections in 2025

** -- For property tax collections in 2026

CUNDALL FARMS METROPOLITAN DISTRICT
HISTORICAL DEBT RATIOS
 December 31, 2025

	12/31/21	12/31/22	12/31/23	12/31/24	12/31/25
General Obligation Debt	\$ 13,679,000	\$ 13,497,000	\$ 13,210,000	\$ 12,938,000	\$ 12,660,000
Accrued, unpaid interest	41,598	32,618	31,924	31,924	31,823
Restricted cash in debt fund	(437,437)	(445,665)	(472,550)	(446,622)	(445,861)
Combined assessed property values within the District	13,963,020	13,655,330	16,803,180	16,807,770	16,499,520
Ratio of debt to assessed property values	95.1%	95.8%	76.0%	74.5%	74.2%