Harmony Technology Park Metropolitan District

Financial Statements

Year Ended December 31, 2025

with

Independent Auditor's Report

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WIPFLI

Board of Directors
Harmony Technology Park Metropolitan District
Larimer County, Colorado

Independent Auditor's Report

Opinions

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

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

"Wipfli" is the brand name under which Wipfli LLP and Wipfli Advisory LLC and its respective subsidiary entities provide professional services. Wipfli LLP and Wipfli Advisory LLC (and its respective subsidiary entities) practice in an alternative practice structure in accordance with the AICPA Code of Professional Conduct and applicable law, regulations, and professional standards. Wipfli LLP is a licensed independent CPA firm that provides attest services to its clients, and Wipfli Advisory LLC provides tax and business consulting services to its clients. Wipfli Advisory LLC and its subsidiary entities are not licensed CPA firms.

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

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

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

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

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

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

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Other Matters

Required Supplementary Information

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

Supplemental Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The supplemental information as listed in the table of contents is presented for the purposes of legal compliance and additional analysis and is not a required part of the financial statements. The supplemental information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, such information is fairly stated in all material respects in relation to the financial statements as a whole.

Wipfli LLP

Wipfli LLP
Denver, CO

August 17, 2026

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Harmony Technology Park Metopolitan District

BALANCE SHEET/STATEMENT OF NET POSITION -
GOVERNMENTAL FUNDS
December 31, 2025

	General	Debt Service	Capital Projects	Total	Adjustments	Statement of Net Assets
ASSETS						
Cash and investments	$ 139,391	$ -	$ -	$ 139,391	$ -	$ 139,391
Cash and investments - restricted	2,496	867,231	448,828	1,318,555	-	1,318,555
Receivable - County Treasurer	711	10,315	-	11,026	-	11,026
Property taxes receivable	45,537	601,913	-	647,450	-	647,450
Prepaid expenses	5,960	-	-	5,960	-	5,960
Capital assets not being depreciated	-	-	-	-	1,447,866	1,447,866
Total Assets	194,095	1,479,459	448,828	2,122,382	1,447,866	3,570,248
DEFERRED OUTFLOWS OF RESOURCES						
Deferred loss on refunding	-	-	-	-	792,825	792,825
Total Deferred Outflows of Resources	-	-	-	-	792,825	792,825
Total Assets and Deferred Outflows of Resources	$ 194,095	$ 1,479,459	$ 448,828	$ 2,122,382		
LIABILITIES						
Accounts payable	$ 16,163	$ -	$ -	$ 16,163	-	16,163
Payroll Taxes Payable	38	-	-	38	-	38
Accrued interest on bonds	-	-	-	-	24,317	24,317
Long-term liabilities:						
Due within one year	-	-	-	-	360,000	360,000
Due in more than one year	-	-	-	-	10,820,000	10,820,000
Total Liabilities	16,201	-	-	16,201	11,204,317	11,220,518
DEFERRED INFLOWS OF RESOURCES						
Deferred property taxes	45,537	601,913	-	647,450	-	647,450
Total Deferred Inflows of Resources	45,537	601,913	-	647,450	-	647,450
FUND BALANCE/NET POSITION						
Nonspendable:						
Prepaids	5,960	-	-	5,960	(5,960)	-
Restricted:						
Emergencies	2,496	-	-	2,496	(2,496)	-
Debt service	-	877,546	-	877,546	(877,546)	-
Capital projects	-	-	448,828	448,828	(448,828)	-
Unassigned	123,901	-	-	123,901	(123,901)	-
Total Fund Balances	132,357	877,546	448,828	1,458,731	(1,458,731)	-
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 194,095	$ 1,479,459	$ 448,828	$ 2,122,382		
Net Position						
Restricted for:						
Emergencies					2,496	2,496
Debt service					853,229	853,229
Capital projects					448,828	448,828
Unrestricted					(8,809,448)	(8,809,448)
Total Net Position (Deficit)					$ (7,504,895)	$ (7,504,895)

The notes to the financial statements are an integral part of these statements.

Harmony Technology Park Metopolitan District

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES -
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2025

	General	Debt Service	Capital Projects	Total	Adjustments	Statement of Activities
EXPENDITURES						
Accounting and audit	$ 16,988	$ -	$ -	$ 16,988	$ -	$ 16,988
Election expense	9,119	-	-	9,119	-	9,119
Insurance	6,356	-	-	6,356	-	6,356
Legal	13,459	-	-	13,459	-	13,459
Miscellaneous expenses	32	-	-	32	-	32
Treasurer's fees	862	12,503	-	13,365	-	13,365
Landscape maintenance	17,901	-	-	17,901	-	17,901
Loan interest expense	-	300,542	-	300,542	96,616	397,158
Loan principal	-	335,000	-	335,000	(335,000)	-
Total Expenditures	64,717	648,045	-	712,762	(238,384)	474,378
GENERAL REVENUES						
Property taxes	43,061	624,397	-	667,458	-	667,458
Specific ownership taxes	2,696	39,088	-	41,784	-	41,784
Interest income	73	39,959	7,891	47,923	-	47,923
Miscellaneous income	-	361	-	361	-	361
Total General Revenues	45,830	703,805	7,891	757,526	-	757,526
NET CHANGES IN FUND BALANCES	(18,887)	55,760	7,891	44,764	(44,764)	
CHANGE IN NET POSITION					283,148	283,148
FUND BALANCES/NET POSITION:						
BEGINNING OF YEAR	151,244	821,786	440,937	1,413,967	(9,202,010)	(7,788,043)
END OF YEAR	$ 132,357	$ 877,546	$ 448,828	$ 1,458,731	$ (8,963,626)	$ (7,504,895)

The notes to the financial statements are an integral part of these statements.

Harmony Technology Park Metopolitan District

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 43,114	$ 43,061	$ (53)
Specific ownership taxes	3,147	2,696	(451)
Interest income	50	73	23
Total Revenues	46,311	45,830	(481)
EXPENDITURES			
Accounting and audit	17,000	16,988	12
Engineering	5,000	-	5,000
Insurance	7,100	6,356	744
Legal	25,000	13,459	11,541
Election expense	10,000	9,119	881
Landscape maintenance	20,000	17,901	2,099
Director's fees	1,400	-	1,400
Miscellaneous expenses	200	32	168
Treasurer's fees	862	862	-
Emergency reserve	2,597	-	2,597
Contingency	93,064	-	93,064
Total Expenditures	182,223	64,717	117,506
NET CHANGE IN FUND BALANCE	(135,912)	(18,887)	117,025
FUND BALANCE:			
BEGINNING OF YEAR	135,912	151,244	15,332
END OF YEAR	$ -	$ 132,357	$ 132,357

The notes to the financial statements are an integral part of these statements.

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Harmony Technology Park Metropolitan District (the "District"), located in the City of Fort Collins, Larimer County, Colorado, conform to the accounting principles generally accepted in the United States of America ("GAAP") as applicable to governmental units. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized on May 24, 2010, pursuant to an Order and Decree issued by the District Court, Larimer County, concurrently with Harmony Technology Park Metropolitan District No. 1 ("District No. 1") and Harmony Technology Park Metropolitan District No. 3, ("District No. 3") as a quasi-municipal corporation and political subdivision established under the State of Colorado Special District Act. The District was established to finance and construct certain public infrastructure improvements that benefit the property owners and citizens of the District. During 2018, District No. 1 and District No. 3 passed a resolution to dissolve, and on May 15, 2018 District No. 1 and District No. 3 were dissolved. On November 20, 2018, the District changed its name to Harmony Technology Park Metropolitan District. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

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

Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

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

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 the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

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 material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. 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 appropriation is at the total fund expenditures level and lapses at year end.

Assets, Liabilities, Deferred Inflows/Inflows of Resources and Net Position

Fair Value of Financial Instruments

The District's financial instruments include cash and investments, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2025, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Deposits and Investments

The District's cash and short-term investments with maturities of three months or less from the date of acquisition are considered to be cash on hand. Investments for the District are reported at fair value.

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 minimum number of bank accounts. 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.

Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns 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 an estimated useful life in excess of two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated. No depreciation expense was recognized during 2025.

Property Taxes

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

Property taxes, net of estimated uncollectable taxes, are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

Long-Term Obligations

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

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of $2,496 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of $877,546 is restricted for the payment of the debt service costs associated with the Series 2020 Loan (see Note 4).

The restricted fund balance in the Capital Projects Fund in the amount of $448,828 is restricted for the payment of the costs for capital improvements within the District.

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

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

Unassigned Fund Balance
Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all funds can report negative amounts.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

Net Position
Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District can report three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position 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. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

Note 2: Cash and Investments

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

Statement of Net Position:	
Cash and investments	$ 139,391
Cash and investments - restricted	1,318,555
Total	$ 1,457,946

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

Deposits with financial institutions	$ 858,262
COLOTRUST	599,684
Total	$ 1,457,946

Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act ("PDPA") requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. 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 is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

The District follows state statutes for deposits. None of the District's deposits were exposed to custodial credit risk.

Investments

Credit Risk

The District's investment policy requires the District to follow state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

None of the District's investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investment is not required to be categorized within the fair value hierarchy. This investment's value is calculated using the net asset value method (NAV) per share.

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

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST") is rated AAAm by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. The COLOTRUST operates similarly to a money market fund with each share maintaining a value of $1.00. The COLOTRUST offers shares in three portfolios, one of which is COLOTRUST PLUS+. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (NAV) of $1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian's internal records identify the investments owned by participating governments. There are no unfunded commitments and there is no redemption notice period. At December 31, 2025, the District had $599,684 invested in COLOTRUST PLUS+.

Note 3: Capital Assets

An analysis of the changes in capital assets for the year ended December 31, 2025 follows:

Governmental Type Activities:	Balance 1/1/2025	Additions	Deletions	Balance 12/31/2025
Capital assets not being depreciated:				
Easements	$ 1,447,866	$ -	$ -	$ 1,447,866
Total capital assets not being depreciated	1,447,866	-	-	1,447,866
Government type assets, net	$ 1,447,866	$ -	$ -	$ 1,447,866

Upon completion and acceptance, all capital assets excluding storm/detention ponds and the easement will be conveyed by the District to other local governments. The District will not be responsible for maintenance of improvements conveyed to other local governments.

Note 4: Long-Term Debt

A description of the long-term obligations as of December 31, 2025, is as follows:

$12,415,000 2020 Taxable (Converting to Tax-Exempt) General Obligation Limited Tax (Convertible to Unlimited Tax) Refunding Loan Series 2020

On December 8, 2020, the District entered into a Loan Agreement with PNC Bank, N.A., as successor in interest to BBVA Mortgage Corporation ("Lender") for $12,415,000 2020 Taxable (Converting to Tax-Exempt) General Obligation Limited Tax (Convertible to Unlimited Tax) Refunding Loan Series 2020 ("2020 Loan") for the purposes of refunding the Series 2017 Bonds as defined below. The 2020 Loan was initially issued bearing Taxable Interest of 3.31% converting to a Tax-Exempt Rate of 2.61% on the Tax-Exempt Conversion Date which occurred on September 2, 2022. Interest payments are due on June 1 and December 1 each year beginning June 1, 2021 while principal payments are due on December 1 each year beginning December 1, 2021 through the maturity date of December 2035. The 2020 Loan is secured by the Required Mill Levy, the portion of the Specific Ownership Taxes allocable to the amount of the Required Mill Levy, and any other legally available moneys which the District determines in its sole discretion to apply as Pledged Revenue. The District is subject to various covenants with regards to the 2020 Loan. In the event of the failure of the District to pay the outstanding Loan Balance, plus any accrued and unpaid interest thereon, and any other amounts due in full on the Maturity Date, any Loan Balance remaining unpaid shall bear interest at the Post-Maturity Default Rate commencing on the Maturity Date to and including the date upon which the Loan has been paid in full.

The 2020 Loan was issued to provide resources to purchase securities to be placed in an irrevocable trust for the purpose of generating resources for all future debt service payments of the General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2017 (refunded bonds). As a result, the refunded bonds are considered to be defeased and the liability has been removed from the governmental activities column of the statement of net position. The net carrying amount of the old debt exceeded the reacquisition price by $1,347,983. This amount is recorded as a deferred outflow and is being amortized over the remaining life of the new debt issued. This advance refunding was undertaken to, obtain a more favorable interest rate, and fund the Reserve Fund account of $352,703 and resulted in a present value savings of approximately $1,157,000.

The following is a summary of the annual long-term debt principal and interest requirements for the 2020 Loan:

	Principal	Interest	Total
2026	$ 360,000	$ 291,798	$ 651,798
2027	370,000	282,402	652,402
2028	390,000	272,745	662,745
2029	400,000	262,566	662,566
2030	425,000	252,126	677,126
2031-2035	9,235,000	1,086,152	10,321,152
	$ 11,180,000	$ 2,447,789	$ 13,627,789

The following is an analysis of changes in long-term debt for the year ending December 31, 2025:

	Balance 1/1/2025	Additions	Deletions	Balance 12/31/2025	Current Portion
General Obligation					
Series 2020 Loan	$ 11,515,000	$ -	$ 335,000	$ 11,180,000	$ 360,000

Debt Authorization

Pursuant to the Service Plan, the District shall not issue Debt in amounts greater than $14,800,000 (the "Maximum Debt Authorization"). The District must seek administrative approval by the City, which approval is in the sole discretion of the City, to issue Debt in excess of the Maximum Debt Authorization to pay the actual costs of the Public Improvements. The District has not budgeted to issue any new debt during 2026.

The District has voter authorization in excess of the Maximum Debt Authorization as at the time of the election, the actual costs of construction were not known.

Note 5: Related Party

Some of the Board of Directors are employees, owners or are otherwise associated with the Landowner or MAV Development Company, the Manager of Harmony Technology Park, LLC (the "Developer") and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed to the Board.

Note 6: Other Agreements

Resolution of the Board of Directors of Harmony Technology Park Metropolitan District
On October 28, 2015, the Board of Directors adopted policies and procedures regarding the acceptance of District eligible costs On August 10, 2017, the District adopted an Amended and Restated Resolution Of The Board Of Directors Of Harmony Technology Park Metropolitan District No. 2 Regarding Acceptance of District Eligible Costs. The Accepted Improvements and related Accepted Costs were approved at $7,250,815.

Funding and Reimbursement Agreement
On October 28, 2015, the District and the Developer entered into a Funding and Reimbursement Agreement whereby the Developer agreed to provide funding for operations and maintenance expenses of the District as needed up to $25,000 per year but not more than $125,000 total and the District agreed to reimburse the Developer for such advances, along with interest at 8% per annum. These funds shall be loaned to the District in one or a series of installments and shall be available to the District through December 31, 2020. This Agreement evidences the District's intent to repay the Developer for advances, however this Agreement shall not constitute a debt or indebtedness by the District within the meaning of any constitutional or statutory provision, nor shall it constitute a multi- fiscal year financial obligation. Repayment of advances is subject to annual appropriations by the District. During 2022, the balance was repaid in full. On October 16, 2025 the Funding and Reimbursement Agreement was terminated.

Note 7: Tax, Spending and Debt Limitations

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

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

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

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

On May 4, 2010, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Note 8: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool ("Pool") which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other 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: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Governmental Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements:

1) capital improvements used in government activities are not financial resources and, therefore are not reported in the funds; and

2) long-term liabilities such as loans payable, developer advances payable and accrued interest on loans and developer advances are not due and payable in the current period and, therefore, are not in the funds.

The Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have the following elements:

1) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities; and

2) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

Harmony Technology Park Metopolitan District

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
DEBT SERVICE FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 625,166	$ 624,397	$ (769)
Specific ownership taxes	31,266	39,088	7,822
Miscellaneous income	-	361	361
Interest income	2,500	39,959	37,459
Total Revenues	658,932	703,805	44,873
EXPENDITURES			
Loan interest expense	300,542	300,542	-
Loan principal	335,000	335,000	-
Treasurer's fees	12,503	12,503	-
Trustee/paying agent fees	5,000	-	5,000
Total Expenditures	653,045	648,045	5,000
NET CHANGE IN FUND BALANCE	5,887	55,760	49,873
FUND BALANCE:			
BEGINNING OF YEAR	800,503	821,786	21,283
END OF YEAR	$ 806,390	$ 877,546	$ 71,156

The notes to the financial statements are an integral part of these statements.

Harmony Technology Park Metopolitan District

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
CAPITAL PROJECTS FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Interest income	$ 300	$ 7,891	$ 7,591
Total Revenues	300	7,891	7,591
EXPENDITURES			
Capital expenditures	436,850	-	436,850
Total Expenditures	436,850	-	436,850
NET CHANGE IN FUND BALANCE	(436,550)	7,891	444,441
FUND BALANCE:			
BEGINNING OF YEAR	436,550	440,937	4,387
END OF YEAR	$ -	$ 448,828	$ 448,828

The notes to the financial statements are an integral part of these statements.

Harmony Technology Park Metopolitan District

SUMMARY OF ASSESSED VALUATION, MILL LEVY
AND PROPERTY TAXES COLLECTED
December 31, 2025

Collection Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Tax		Percent Collected to Levied
		General Fund	Debt Service	Levied	Collected	
2013	$ 1,422,000	0.000	10.000	$ 14,220	$ 14,220	100.00%
2014	$ 1,426,770	10.000	0.000	$ 14,268	$ 14,268	100.00%
2015	$ 2,034,860	15.000	0.000	$ 30,523	$ 30,523	100.00%
2016	$ 4,528,721	20.000	0.000	$ 90,574	$ 90,574	100.00%
2017	$ 4,914,067	25.000	0.000	$ 122,852	$ 122,852	100.00%
2018	$ 9,382,269	5.000	15.000	$ 187,645	$ 187,645	100.00%
2019	$ 14,196,646	5.000	15.000	$ 283,933	$ 283,932	100.00%
2020	$ 20,349,962	5.000	20.500	$ 518,924	$ 518,833	99.98%
2021	$ 21,551,366	3.000	25.000	$ 603,438	$ 597,395	99.00%
2022	$ 30,805,114	2.000	25.000	$ 831,738	$ 770,472	92.63%
2023	$ 30,068,538	1.500	22.000	$ 706,611	$ 680,337	96.28%
2024	$ 40,787,988	1.010	15.653	$ 679,650	$ 676,957	99.60%
2025	$ 43,114,863	1.000	14.500	$ 668,280	$ 667,458	99.88%
Estimated for year ending December 31, 2026	$ 41,511,209	1.097	14.500	$ 647,450		

NOTE

Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.