

**THE CANYONS METROPOLITAN
DISTRICT NO. 5
Douglas County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
YEAR ENDED DECEMBER 31, 2025**

**THE CANYONS METROPOLITAN DISTRICT NO. 5
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2025**

INDEPENDENT AUDITOR’S REPORT	I
BASIC FINANCIAL STATEMENTS	
GOVERNMENT-WIDE FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION	1
STATEMENT OF ACTIVITIES	2
FUND FINANCIAL STATEMENTS	
BALANCE SHEET – GOVERNMENTAL FUNDS	3
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS	4
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES	5
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	6
NOTES TO BASIC FINANCIAL STATEMENTS	7
SUPPLEMENTARY INFORMATION	
DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	27
OTHER INFORMATION	
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY – LONG- TERM DEBT	29
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED AND ASSESSED AND ACTUAL VALUATION OF CLASSES OF PROPERTY OF THE DISTRICT	30
SCHEDULE OF LARGEST TAXPAYERS WITHIN THE DISTRICT	31



Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
The Canyons Metropolitan District No. 5
Douglas County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of The Canyons Metropolitan District No. 5 (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 the 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. 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.

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 financial reporting for placing the basic financial statements in an appropriate operational, 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. The Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. 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 Supplementary Information is 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 included in the annual report. The Other Information, as listed in the table of contents, 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 any form of 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.

Duggio & Associates, P.C.

June 23, 2026

THE CANYONS METROPOLITAN DISTRICT NO. 5
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	\$ 83,705
Cash and Investments - Restricted	3,389,082
Prepaid Insurance	4,866
Interest Income Receivable	12,968
Receivable from County Treasurer	31,262
Property Tax Receivable	5,792,787
Prepaid Bond Insurance	2,057,763
Total Assets	<u>11,372,433</u>
DEFERRED OUTFLOWS OF RESOURCES	
Cost of Refunding, Net	816,981
Total Deferred Outflows of Resources	<u>816,981</u>
LIABILITIES	
Accounts Payable	4,326
Accrued Bond Interest	402,276
Noncurrent Liabilities:	
Due Within One Year	565,000
Due in More Than One Year	143,178,611
Total Liabilities	<u>144,150,213</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	5,792,787
Total Deferred Inflows of Resources	<u>5,792,787</u>
NET POSITION	
Restricted for:	
Emergency Reserve	3,300
Unrestricted	<u>(137,756,886)</u>
Total Net Position	<u><u>\$ (137,753,586)</u></u>

See accompanying Notes to Basic Financial Statements.

THE CANYONS METROPOLITAN DISTRICT NO. 5
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

FUNCTIONS/PROGRAMS	Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary Government:				
Governmental Activities:				
General Government	\$ 70,562	\$ -	\$ -	\$ (70,562)
Interest on Long-Term Debt and Related Costs	7,191,718	-	1,038,519	(6,153,199)
Total Governmental Activities	<u>\$ 7,262,280</u>	<u>\$ -</u>	<u>\$ 1,038,519</u>	<u>(6,223,761)</u>
GENERAL REVENUES				
Property Taxes				4,855,554
Specific Ownership Taxes				373,796
Interest Income				237,799
Other Revenue				30,586
Total General Revenues				<u>5,497,735</u>
CHANGES IN NET POSITION				(726,026)
Net Position - Beginning of Year				<u>(137,027,560)</u>
NET POSITION - END OF YEAR				<u><u>\$ (137,753,586)</u></u>

See accompanying Notes to Basic Financial Statements.

THE CANYONS METROPOLITAN DISTRICT NO. 5
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and Investments	\$ 83,705	\$ -	\$ 83,705
Cash and Investments - Restricted	3,300	3,385,782	3,389,082
Receivable from County Treasurer	638	30,624	31,262
Interest Income Receivable	-	12,968	12,968
Prepaid Insurance	4,866	-	4,866
Property Tax Receivable	113,183	5,679,604	5,792,787
Total Assets	<u>\$ 205,692</u>	<u>\$ 9,108,978</u>	<u>\$ 9,314,670</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 4,326	\$ -	\$ 4,326
Total Liabilities	<u>4,326</u>	<u>-</u>	<u>4,326</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	113,183	5,679,604	5,792,787
Total Deferred Inflows of Resources	<u>113,183</u>	<u>5,679,604</u>	<u>5,792,787</u>
FUND BALANCES			
Nonspendable:			
Prepaid Expense	4,866	-	4,866
Restricted for:			
Emergency Reserves	3,300	-	3,300
Debt Service	-	3,429,374	3,429,374
Unassigned	80,017	-	80,017
Total Fund Balances	<u>88,183</u>	<u>3,429,374</u>	<u>3,517,557</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 205,692</u>	<u>\$ 9,108,978</u>	
Amounts reported for governmental activities in the statement of net position are different because:			
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.			
Cost of Refunding, Net			816,981
Prepaid Bond Insurance			2,057,763
To future long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.			
Accrued Bond Interest			(1,333,994)
Bonds Payable			(136,069,000)
Unamortized Bond Premium			(6,742,893)
Net Position of Governmental Activities			<u>\$ (137,753,586)</u>

See accompanying Notes to Basic Financial Statements.

THE CANYONS METROPOLITAN DISTRICT NO. 5
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	\$ 99,053	\$ 4,756,501	\$ 4,855,554
Specific Ownership Taxes	7,625	366,171	373,796
Interest Income	74	237,725	237,799
Facilities Fees	-	510,000	510,000
Other Revenue	-	30,586	30,586
PIF Revenue	-	528,519	528,519
Total Revenues	<u>106,752</u>	<u>6,429,502</u>	<u>6,536,254</u>
EXPENDITURES			
Current:			
Accounting	38,272	-	38,272
Auditing	5,600	-	5,600
County Treasurer's Fee	1,487	71,401	72,888
Dues and Membership	344	-	344
Election	2,459	-	2,459
Insurance	4,675	-	4,675
Legal	16,792	-	16,792
Miscellaneous	933	-	933
Debt Service:			
Bond Interest - Series 2024A	-	4,831,063	4,831,063
Bond Interest - Series 2024B	-	2,053,049	2,053,049
Bond Principal - Series 2024A	-	75,000	75,000
Paying Agent Fees	-	5,000	5,000
Total Expenditures	<u>70,562</u>	<u>7,035,513</u>	<u>7,106,075</u>
NET CHANGE IN FUND BALANCES	36,190	(606,011)	(569,821)
Fund Balances - Beginning of Year	<u>51,993</u>	<u>4,035,385</u>	<u>4,087,378</u>
FUND BALANCES - END OF YEAR	<u><u>\$ 88,183</u></u>	<u><u>\$ 3,429,374</u></u>	<u><u>\$ 3,517,557</u></u>

See accompanying Notes to Basic Financial Statements.

**THE CANYONS METROPOLITAN DISTRICT NO. 5
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025**

Net Change in Fund Balances - Total Governmental Funds	\$ (569,821)
--	--------------

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

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.

Bond Principal	75,000
----------------	--------

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

Accrued Interest Payable - Change in Liability	(392,990)
Amortization Expense	<u>161,785</u>

Changes in Net Position of Governmental Activities	<u><u>\$ (726,026)</u></u>
--	----------------------------

**THE CANYONS METROPOLITAN DISTRICT NO. 5
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 99,102	\$ 99,053	\$ (49)
Specific Ownership Taxes	6,937	7,625	688
Interest Income	500	74	(426)
Total Revenues	<u>106,539</u>	<u>106,752</u>	<u>213</u>
EXPENDITURES			
Accounting	47,000	38,272	8,728
Auditing	5,600	5,600	-
Contingency	4,436	-	4,436
County Treasurer's Fee	1,487	1,487	-
Directors' Fees	1,000	-	1,000
Dues and Membership	500	344	156
Election	5,000	2,459	2,541
Insurance	4,900	4,675	225
Legal	25,000	16,792	8,208
Miscellaneous	2,000	933	1,067
Payroll Taxes	77	-	77
Total Expenditures	<u>97,000</u>	<u>70,562</u>	<u>26,438</u>
NET CHANGE IN FUND BALANCE	9,539	36,190	26,651
Fund Balance - Beginning of Year	<u>21,850</u>	<u>51,993</u>	<u>30,143</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 31,389</u></u>	<u><u>\$ 88,183</u></u>	<u><u>\$ 56,794</u></u>

See accompanying Notes to Basic Financial Statements.

THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 1 DEFINITION OF REPORTING ENTITY

The Canyons Metropolitan District No. 5 (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by Order and Decree of the District Court of Douglas County, Colorado on June 4, 2010, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Consolidated Service Plan approved by the City of Castle Pines North (City) in Douglas County, Colorado on October 22, 2009, as amended by a First Amendment thereto approved by the City on December 8, 2015 and by a Second Amendment thereto approved by the City on December 10, 2019 collectively, the "Service Plan". The District operates in connection with Districts Nos. 1 – 4 and 6 – 11 and serves as a financing District.

The District was established to provide financing for the operations and maintenance and design, acquisition, installation, construction, relocation, redevelopment, and completion of public improvements, covenant enforcement services, including water, sanitation, streets, security services, parks and recreation, public transportation, traffic and safety, limited fire protection, limited television relay and translation, and mosquito control. Property within the Service Area will be provided water and sanitation services by Parker Water & Sanitation District (PSWD) pursuant to a Real Property Inclusion Agreement dated on or about February 27, 2003, as supplemented by a Memorandum of Understanding of the same date. For so long as PSWD, or other water and sanitation provider is providing water and sanitation services to the Service Area, the Districts shall not be permitted to own, operate or maintain water and sanitation improvements unless the same is necessary prior to the final acceptance of such water and sanitation improvements by PSWD or other appropriate service provider. Notwithstanding the foregoing limitation, the Districts shall be expressly permitted to undertake the construction and financing of water and sanitation improvements.

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

The District 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.

THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described 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 taxes and intergovernmental revenues.

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

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

Separate financial statements are provided for the 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. Redemption of bonds are recorded as a reduction in liabilities.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes 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 CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The District reports the following major governmental funds:

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

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

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures 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.

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.

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.

THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Deferred Outflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period and so will not be recognized as an outflow of resources (expenditure) until that time. The district has one item that qualifies for reporting in this category. Accordingly, the item, *cost of refunding*, is deferred and recognized as an outflow of resources in the period that the amounts are incurred.

Amortization

Original Issue Premium/Discount

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

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Cost of Refunding

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

Equity

Net Position

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

In the government-wide financial statements, fund equity is classified as net position. Net position may be classified into three components: net investment in capital assets, restricted, and unrestricted. These classifications are defined as follows:

THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Net Investment in Capital Assets – this component of net position consists of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any debt that is attributable to the acquisition, construction, or improvements of those assets. If there are significant unspent debt proceeds at year-end, the portion of debt attributable to the unspent proceeds is not included in this component.

Restricted – this component of net position consists of assets that are restricted for use as imposed by external parties such as creditors, grantors, or contributors, or as imposed by laws or regulations of other governments, or as imposed through constitutional provisions of enabling legislation.

Unrestricted – the component of net position that does not meet the definitions above.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

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

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Adoption of New Accounting Standards

In December 2023, the GASB issued Statement No. 102, *Certain Risk Disclosures (Statement 102)*. Statement 102 requires note disclosure when (a) a concentration or constraint is known prior to issuance of the financial statements, (b) it makes the reporting unit vulnerable to the risk of a substantial impact, and (c) an event associated with the concentration or constraint has occurred, has begun to occur, or is more likely than not to begin to occur within 12 months of issuance.

The District adopted the requirements of the guidance effective January 1, 2025, and has elected to apply the provisions of this standard to the beginning of the period of adoption. Management performed the analysis required under Statement 102 and 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	\$ 83,705
Cash and Investments - Restricted	<u>3,389,082</u>
Total Cash and Investments	<u><u>\$ 3,472,787</u></u>

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

Deposits with Financial Institutions	\$ 118,843
Investments	<u>3,353,944</u>
Total Cash and Investments	<u><u>\$ 3,472,787</u></u>

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

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

At December 31, 2025, the District's cash deposits had a bank balance and a carrying balance of \$118,843.

THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

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

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

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

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

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

<u>Colorado Surplus Asset Fund Trust</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust	Weighted-Average	
(CSAFE)	Under 60 Days	\$ 3,353,944
		<u>\$ 3,353,944</u>

CSAFE

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

THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE (Continued)

CSAFE CASH FUND operations similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE.

CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

NOTE 4 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2025:

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Governmental Activities					
Bonds Payable:					
Limited Tax GO and Special Revenue Refunding and Improvement Bonds					
Series 2024A	\$ 98,955,000	\$ -	\$ 75,000	\$ 98,880,000	\$ 565,000
Subordinate Limited Tax GO Bonds					
Series 2024B	37,189,000	-	-	37,189,000	-
Bond Premium - Series 2024A	7,050,329	-	307,436	6,742,893	-
Accrued Interest					
Series 2024B	538,416	2,446,351	2,053,049	931,718	-
	<u>538,416</u>	<u>2,446,351</u>	<u>2,053,049</u>	<u>931,718</u>	<u>-</u>
Total Long-Term Obligations	<u>\$ 143,732,745</u>	<u>\$ 2,446,351</u>	<u>\$ 2,435,485</u>	<u>\$ 143,743,611</u>	<u>\$ 565,000</u>

THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

The detail of the District's long-term obligations is as follows:

Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2024A (the Senior Bonds) and of Subordinate Limited Tax General Obligation and Special Revenue Refunding Bonds, Series 2024B (the "Subordinate Bonds", and together with the Senior Bonds, the "Bonds")

The District issued the Senior Bonds and Subordinate Bonds on October 11, 2024, in the amounts of \$98,955,000 and \$37,189,000, respectively.

Proceeds of the Senior Bonds

The proceeds from the sale of the Senior Bonds will be used for the purpose of (a) paying a portion of the costs of refunding the District 5 Refunded Bonds and the District 6 Refunded Bonds comprised of the District 6 2017A, 2017B, and 2016 Bonds, (b) paying or reimbursing additional costs of the Facilities, (c) funding a deposit to the Senior Reserve Fund representing 50% of the Senior Reserve Requirement, and (d) paying other costs in connection with the issuance of the Senior Bonds, the Subordinate Bonds and refunding the Refunded Bonds (including the premium for the Bond Insurance Policy and the Reserve Policy, which Reserve Policy will fund 50% of the Senior Reserve Requirement).

Proceeds of the Subordinate Bonds

The proceeds from the sale of the Subordinate Bonds will be used for the purpose of paying an additional portion of the costs of currently refunding all of the outstanding Refunded Bonds.

Details of the Senior Bonds

The Senior Bonds are assumed to bear interest at rates ranging from 4.125% to 5.25%, payable semi-annually on June 1 and December 1, beginning on December 1, 2024. The Senior Bonds are anticipated have annual mandatory sinking fund principal payments due annually on December 1, beginning on December 1, 2025. The Senior Bonds have a final maturity date of on December 1, 2059.

Details of the Subordinate Bonds

The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Rather, principal on the Subordinate Bonds is payable annually on each December 15, commencing December 15, 2024, from, and to the extent of available Subordinate Pledged Revenue (defined below). The Subordinate Bonds mature on December 15, 2054.

The Subordinate Bonds are assumed to bear interest at the rate of 6.50% per annum payable annually on each December 15, but only from and to the extent of available Subordinate Pledged Revenue, beginning on December 15, 2024.

To the extent principal of any Subordinate Bond is not paid when due, such principal shall remain outstanding until the earlier of its payment or December 15, 2064 (the Subordinate Termination Date).

THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2024A (the Senior Bonds) and of Subordinate Limited Tax General Obligation and Special Revenue Refunding Bonds, Series 2024B (the “Subordinate Bonds”, and together with the Senior Bonds, the “Bonds”) (Continued)

Details of the Subordinate Bonds (Continued)

In the event interest on any Subordinate Bond is not paid when due, such interest is to compound annually on each December 15, at the rate then borne by the Subordinate Bond.

All of the Subordinate Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on the Termination Date, regardless of the amount of principal and interest paid prior to such date.

Optional Redemption

The Senior Bonds shall be subject to redemption prior to maturity, at the option of the District, as a whole or in part, on December 1, 2034, and on any date thereafter, at a redemption price equal to the principal amount of the Senior Bonds or portion thereof so redeemed plus accrued interest to the date of redemption, without redemption premium.

The Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2029, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2029, to November 30, 2030	3.00%
December 1, 2030, to November 30, 2031	2.00
December 1, 2031, to November 30, 2032	1.00
December 1, 2032, and thereafter	0.00

Senior Pledged Revenue

The Senior Bonds constitute limited tax general obligations of the District payable solely from and to the extent of the Senior Pledged Revenue, defined in the Senior Indenture as the moneys derived by the District from the following sources: (a) all Senior Property Tax Revenues; (b) all Senior Specific Ownership Tax Revenues; (c) all Capital Fees; (d) all Pledged PIF Revenues; and (e) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Senior Bond Fund.

THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2024A (the Senior Bonds) and of Subordinate Limited Tax General Obligation and Special Revenue Refunding Bonds, Series 2024B (the “Subordinate Bonds”, and together with the Senior Bonds, the “Bonds”) (Continued)

Senior Required Mill Levy

The Senior Indenture generally defines “Senior Required Mill Levy” as an ad valorem mill levy imposed upon all taxable property of the District each year in an amount necessary to generate Senior Property Tax Revenues sufficient to pay the principal of, premium if any, and interest on the Bonds as the same become due and payable (less any amount thereof for which amounts are then on deposit in the Senior Bond Fund), and replenishing the Reserve Fund to the Reserve Requirement or repaying the Bond Insurer for draws on the Reserve Policy, as applicable, but not in excess of 48 mills.

In the event that, on or after January 1, 2009, there are or were changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the maximum mill levy of 48 mills provided herein will be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation; and further provided that, in accordance with the Service Plan, the maximum mill levy of 48 mills (adjusted) shall be reduced by the number of mills necessary to pay unlimited mill levy debt (the issuance of which is subject to the limitations of the Senior Indenture).

Notwithstanding anything in the Senior Indenture to the contrary, in no event may the Senior Required Mill Levy be established at a mill levy which would cause the District to derive tax revenue in any year in excess of the maximum tax increases permitted by the District’s electoral authorization, and if the Senior Required Mill Levy as calculated pursuant to the foregoing would cause the amount of taxes collected in any year to exceed the maximum tax increase permitted by the District’s electoral authorization, the Senior Required Mill Levy shall be reduced to the point that such maximum tax increase is not exceeded.

Subordinate Pledged Revenue

The Subordinate Bonds constitute limited tax general obligations of the District payable solely from and to the extent of the Subordinate Pledged Revenue, defined in the Subordinate Indenture as the moneys derived by the District from the following sources: (a) all Subordinate Property Tax Revenues; (b) all Subordinate Specific Ownership Tax Revenues; (c) all Subordinate Capital Fees; (d) all Subordinate Pledged PIF Revenues; and (e) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund.

THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2024A (the Senior Bonds) and of Subordinate Limited Tax General Obligation and Special Revenue Refunding Bonds, Series 2024B (the “Subordinate Bonds”, and together with the Senior Bonds, the “Bonds”) (Continued)

Subordinate Required Mill Levy

The Subordinate Indenture generally defines “Subordinate Required Mill Levy” as an ad valorem mill levy imposed upon all taxable property of the District each year in an amount equal to (i) 48 mills less the Senior Obligation Mill Levy, or (ii) such lesser amount which, if imposed by the District for collection in the succeeding calendar year, would generate Subordinate Property Tax Revenues which, when combined with moneys then on deposit in the Subordinate Bond Fund, will pay the Bonds in full in the year such levy is collected.

In the event that, on or after January 1, 2009, there are or were changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy of 48 mills provided herein (less the Senior Obligation Mill Levy) shall be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes.

For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation; and further provided that, in accordance with the Service Plan, the maximum mill levy of 48 mills (adjusted) shall be reduced by the number of mills necessary to pay unlimited mill levy debt (the issuance of which is subject to the limitations of the Subordinate Indenture).

Notwithstanding anything in the Subordinate Indenture to the contrary, in no event may the Subordinate Required Mill Levy be established at a mill levy which would cause the District to derive tax revenue in any year in excess of the maximum tax increases permitted by the District’s electoral authorization, and if the Subordinate Required Mill Levy as calculated pursuant to the foregoing would cause the amount of taxes collected in any year to exceed the maximum tax increase permitted by the District’s electoral authorization, the Subordinate Required Mill Levy shall be reduced to the point that such maximum tax increase is not exceeded.

The District refunded the District 5 Refunded Bonds and the District 6 Refunded Bonds to reduce the total debt service payments over the next 35 years by \$57,151,032 and to obtain an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$20,240,182. All series of Bonds were fully redeemed by or before December 15, 2024.

District No. 6 contributed \$2,505,685 towards the refunding comprised of the 2017A Reserve, Surplus and Bond funds. The District transferred \$26,277,374 to District No. 6 for the purpose of refunding the District 6 Refunded Bonds.

THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

The District's long-term obligations on the Senior Bonds will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 565,000	\$ 4,827,313	\$ 5,392,313
2027	1,245,000	4,799,063	6,044,063
2028	1,305,000	4,736,813	6,041,813
2029	1,370,000	4,671,563	6,041,563
2030	1,440,000	4,603,063	6,043,063
2031-2035	8,365,000	21,859,315	30,224,315
2036-2040	10,665,000	19,549,565	30,214,565
2041-2045	13,620,000	16,602,065	30,222,065
2046-2050	17,385,000	12,839,065	30,224,065
2051-2055	21,615,000	8,602,856	30,217,856
2056-2059	21,305,000	2,867,551	24,172,551
Total	<u>\$ 98,880,000</u>	<u>\$ 105,958,232</u>	<u>\$ 204,838,232</u>

Authorized Debt

Pursuant to the Amended and Restated Service Plan, the District is permitted to issue, in aggregate, bond indebtedness of up to \$226,000,000 for all of District Nos. 2-11. In no event is the District authorized to issue debt in excess of the Service Plan Debt Issuance Limit, with the exception that such limit is not applicable to refundings of the debt authorized to be issued under the Service Plan.

The District has voter authorization in excess of the Service Plan Debt Issuance Limit as at the time of the election, the actual costs of construction were not known. Without knowing the costs of construction, it is not possible to allocate the Service Plan Debt Issuance Limit by power (such as water, sewer or streets). Therefore, the Service Plan Debt Issuance Limit was voted in every power relative to debt for public improvements. With that understanding, on May 4, 2010 and on November 4, 2014, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$1,300,000,000 and \$3,390,000,000, respectively, at an interest rate not to exceed 18% per annum. At December 31, 2025, the District had authorized but unissued indebtedness of \$4,533,165,480.

Developer Advance

The District has entered into Funding and Reimbursement Agreements with the Developer as follows:

Operations Funding and Reimbursement Agreement

The District and North Canyons, LLLP (North Canyons) entered into a Funding and Reimbursement Agreement (Operations and Maintenance) on October 26, 2016, and as amended on November 29, 2017 (Operations Funding Agreement) whereby North Canyons agreed to loan moneys to the District for the purpose of covering revenue shortfalls with respect to operation and maintenance expenses of the District.

THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Developer Advance (Continued)

Operations Funding and Reimbursement Agreement (Continued)

Under the Operations Funding Agreement, North Canyons agrees to loan the District up to \$50,000 per year (the Annual O&M Loan Cap), for four years (being fiscal years 2016, 2017, 2018, and 2019), not to exceed \$200,000 (subject to increase as described below, the Maximum Loan Amount). Interest accrues at a rate of 6.5% simple interest, annually. The funds are to be loaned to the District in a series of installments and are to be available to the District through December 31, 2019 (the O&M Loan Obligation Termination Date). Thereafter, the O&M Loan Obligation Termination Date will automatically extend for additional one-year terms unless North Canyons provides written notice to the District of termination at least 30 days prior to December 31 of each year. Upon each automatic one-year extension of the O&M Loan Obligation Termination Date, North Canyons agrees to loan to the District one or more sums of money up to the Annual O&M Loan Cap, and the Maximum Loan Amount shall be increased by the additional amount of such Annual O&M Loan Cap for each extension year, if any.

As of December 31, 2025 the District had no outstanding balance under this agreement.

Capital Funding and Reimbursement Agreement

North Canyons entered into a Funding and Reimbursement Agreement (Capital) on February 22, 2017, and as amended on November 29, 2017 (the Capital Funding Agreement) whereby North Canyons agreed to loan moneys to the District for the purpose of funding certain capital costs of the District.

Under the Capital Funding Agreement, North Canyons agrees to loan the District up to \$60,000 per year (the Annual Capital Loan Cap), for four years (being fiscal years 2017, 2018, 2019, and 2020), up to the aggregate of \$240,000 (subject to increase as described below, the Maximum Capital Loan Amount). Interest accrues at a rate of 6.5% simple interest, annually. The funds are to be loaned to the District in a series of installments and are to be available to the District through December 31, 2020 (the Capital Loan Obligation Termination Date). Thereafter, the Capital Loan Obligation Termination Date will automatically extend for additional one-year terms unless North Canyons provides written notice to the District of termination at least 30 days prior to December 31 of each year.

Upon each automatic one-year extension of the Capital Loan Obligation Termination Date, North Canyons agrees to loan to the District one or more sums of money up to the Annual Capital Loan Cap, and the Maximum Capital Loan Amount shall be increased by the additional amount of such Annual Capital Loan Cap for each extension year, if any.

As of December 31, 2025 the District had no outstanding balance under this agreement.

**THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Public Improvements Reimbursement Agreement

North Canyons entered into a Public Improvement Reimbursement Agreement, dated as of October 26, 2016 and as amended and restated on May 25, 2017 and further amended on September 28, 2020, pursuant to which the District and North Canyons agreed, among other things, that the District No. 5 Reimbursement Obligation (as defined in the Master Reimbursement Agreement – see Note 8) will be paid by the District to North Canyons from the issuance of Bonds. The Public Improvements Reimbursement Agreement also contains provisions relating to the expectation that the Master Builder is expected to carry out its obligations to cause the construction of Public Improvements. District No. 7 shall provide a certificate to the District pertaining to the District-Eligible Public Improvements so constructed for reimbursement. Reimbursement obligations accrue at an interest rate of 7.5% simple interest, annually.

As of December 31, 2025 the District had no outstanding balance under this agreement.

NOTE 5 NET POSITION

The District has net position consisting of two components – restricted and unrestricted.

Restricted net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2025 as follows:

	Governmental Activities
Restricted Net Position:	
Emergency Reserve	\$ 3,300
Total Restricted Net Position	<u>\$ 3,300</u>

The District had a deficit unrestricted net position as of December 31, 2025. The deficit was a result of the District being responsible for the repayment of bonds issued for public improvements to be constructed and conveyed to other entities by District No. 7.

THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 6 RELATED PARTIES

The Original landowner of the property which constitutes the District is North Canyons, LLLP (the Original Landowner). During 2016, the Original landowner, in connection with Oread Canyons, LLC (Oread), sold property to Shea Canyons (the Master Builder) who will serve as Developer of the project for the first phase of development. The majority of the members of the Board of Directors are employees, owners or otherwise associated with North Canyons, LLLP and may have conflicts of interest in dealing with the District.

The Developer advanced funds to the District pursuant to the funding and reimbursement agreements (see Note 4 Long-Term Obligations and see Note 8 Agreements for additional information).

NOTE 7 DISTRICT AGREEMENTS

Master Reimbursement Agreement

The District entered into a Master Reimbursement Agreement (the Agreement), as amended on October 11, 2024, with The Canyons Metropolitan District No. 6 (District No. 6) and The Canyons Metropolitan District No. 7 (District No. 7), the Original Landowner, the Master Builder, and Oread Canyons, LLC (Oread), a Colorado limited liability company. Pursuant to the Agreement, the District and District No. 6 will reimburse the Original Landowner and Oread, respectively, for the costs of the District-Eligible Public Improvements, which are to be constructed by the Master Builder or its assignee, all as more particularly described in the Agreement. District No. 7 will own, operate, and maintain all District-Eligible Public Improvements within its boundaries that are not dedicated to any other public entity.

Under the Agreement, the Consolidated Service Plan established a combined mill levy limitation (applicable to both debt service and operation and maintenance mill levies imposed by the Districts) of 69.000 mills. The District will impose 40.000 mills for debt service and District No. 6 will impose 10.000 mills for debt service as adjusted for changes in the residential assessment ratio and changes in the method of calculating assessed valuation. The District and District No. 6 will each impose 1.000 mill as adjusted to pay for the respective District's administrative costs as adjusted. District No. 7 will impose 17.000 mills for operations as adjusted.

The Agreement states that the District is also entitled to 80% of PIF Revenues and Facilities Fees, and is obligated to pay 80% of the Collective Reimbursement Obligation, or the Bonds used for financing District-Eligible Public Improvements.

The Agreement also sets forth the procedures for submittal, review, certification, and acceptance of the costs of Public Improvements.

THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 7 DISTRICT AGREEMENTS (CONTINUED)

Master Reimbursement Agreement (Continued)

The Agreement was amended on October 11, 2024 in connection with the issuance of the Series 2024A and 2024B Bonds. To facilitate the issuance of the Bonds, and to consolidate all obligations of the District and District No. 6, the amendment provides that the District will issue obligations to refund the District's 2017A, 2017B, and 2016 Bonds and the District No. 6 Bonds and to pay a portion of the remaining obligations of the District and District No. 6 funding and reimbursement agreement obligations. Upon issuance of the District's 2024 Bonds, the District shall be entitled to impose and collect a debt service mill levy of 48 mills, subject to adjustment, and 2 mills, subject to adjustment, for the payment of administration, operations and maintenance expenses, and District No. 7 shall be entitled to impose 19 mills, subject to adjustment, for the payment of administrative, operations and maintenance expenses, less the number of mills imposed by the District for operations and maintenance.

The amendment specifies the application of the District's 2024 Bond proceeds and in addition to refunding the District's and District No. 6's Bonds, the District is required to apply \$3,400,000 to Oread in payment of the District No. 6's reimbursement obligations and \$13,600,000 to North Canyons in payment of the District's reimbursement obligations. Following those payments, all remaining reimbursement obligations for the District and District No. 6 are discharged and all funding and reimbursement agreements are terminated.

The District was assigned \$7,164,147 in reimbursement obligations from District No. 6. Following the payment of \$3,400,000 towards those obligations, the amounts of the District No. 6 reimbursement obligations that were discharged totaled \$2,642,778 in principal and \$1,121,369.

Intergovernmental Agreement with the City

As contemplated by the Service Plan, the Canyons Districts (being District Nos. 1 – 11) and the City entered into an Intergovernmental Agreement for The Canyons Metropolitan District Nos. 1 – 11, dated as of December 6, 2010, as amended pursuant to a First Amendment thereto dated December 11, 2015 (as so amended, the City IGA), which, among other things, recites the limitations on the Canyons Districts' provision of services and exercise of powers as set forth in the Service Plan.

In addition to the limitations contained in the Service Plan, the City IGA specifies that completed Public Improvements are to be dedicated to the City, Parker Water and Sanitation District (Parker Water), or other appropriate governmental entity. The Canyons Districts are authorized to undertake and coordinate any operational requirements for Public Improvements that will not ultimately be conveyed to the City, Parker Water, or other governmental entity and may also operate and maintain Public Improvements that are pending final acceptance by the City.

THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 7 DISTRICT AGREEMENTS (CONTINUED)

Intergovernmental Agreement with the City (Continued)

Upon acceptance by the City, Parker Water, or other appropriate governmental entity, none of the Canyons Districts are authorized to operate or maintain such Public Improvements unless authorized under separate intergovernmental agreement with the City, Parker Water, or such other governmental entity, respectively. The Canyons Districts are specifically authorized to own, operate, and maintain park and recreation improvements and landscaped or open space parcels.

The City IGA also specifies that none of the Canyons Districts are authorized to engage in the provision of any television relay and translation facilities or services and, subject to certain exceptions for improvements comprising a portion of the water system improvements, shall not be authorized to provide fire protection facilities or services.

NOTE 8 RISK MANAGEMENT

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

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

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

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 limits must be refunded unless the voters approve retention of such revenue.

THE CANYONS METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

On May 4, 2010 and November 4, 2014, the District voters passed an election question to increase property taxes \$100,000,000 per election annually as adjusted for inflation, without limitation of rate, to pay the District's operations, maintenance, and other expenses. Additionally, the District's electors authorized the District to collect, retain, and spend all revenue without regard to any limitations under TABOR.

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.

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

Annual operating property tax revenue is limited to a 5.25% increase (or 10.50% over a two year period), such increase is determined based on a prior assessment period and adjusted for allowable exclusions and exemptions from qualified property tax revenues. As of December 31, 2025 the District was unable to impose the maximum General Fund mill levy as allowed in the Service Plan, due to the constraints contained within the provisions of Section 29-1-1702.

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

SUPPLEMENTARY INFORMATION

THE CANYONS METROPOLITAN DISTRICT NO. 5
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 4,757,313	\$ 4,756,501	\$ (812)
Specific Ownership Taxes	333,012	366,171	33,159
Interest Income	130,000	237,725	107,725
Facilities Fees	915,000	510,000	(405,000)
Other Revenue	-	30,586	30,586
PIF Revenue	934,870	528,519	(406,351)
Total Revenues	<u>7,070,195</u>	<u>6,429,502</u>	<u>(640,693)</u>
EXPENDITURES			
Accounting	5,000	-	5,000
County Treasurer's Fee	71,360	71,401	(41)
Paying Agent Fees	5,000	5,000	-
Bond Interest - Series 2024A	4,831,063	4,831,063	-
Bond Interest - Series 2024B	2,311,640	2,053,049	258,591
Bond Principal - Series 2024A	75,000	75,000	-
Total Expenditures	<u>7,299,063</u>	<u>7,035,513</u>	<u>263,550</u>
NET CHANGE IN FUND BALANCE	(228,868)	(606,011)	(377,143)
Fund Balance - Beginning of Year	<u>3,476,770</u>	<u>4,035,385</u>	<u>558,615</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 3,247,902</u></u>	<u><u>\$ 3,429,374</u></u>	<u><u>\$ 181,472</u></u>

OTHER INFORMATION

THE CANYONS METROPOLITAN DISTRICT NO. 5
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY –
LONG-TERM DEBT
DECEMBER 31, 2025

\$98,955,000 Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 20204A Interest 4.125% - 5.250% Dated October 11, 2024			
Bonds and Interest	Interest Payable June 1 and December 1		
Maturing in the	Principal Payable December 1		
<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 565,000	\$ 4,827,313	\$ 5,392,313
2027	1,245,000	4,799,063	6,044,063
2028	1,305,000	4,736,813	6,041,813
2029	1,370,000	4,671,563	6,041,563
2030	1,440,000	4,603,063	6,043,063
2031	1,515,000	4,531,063	6,046,063
2032	1,590,000	4,455,313	6,045,313
2033	1,670,000	4,375,813	6,045,813
2034	1,750,000	4,292,313	6,042,313
2035	1,840,000	4,204,813	6,044,813
2036	1,930,000	4,112,813	6,042,813
2037	2,025,000	4,016,313	6,041,313
2038	2,130,000	3,915,063	6,045,063
2039	2,235,000	3,808,563	6,043,563
2040	2,345,000	3,696,813	6,041,813
2041	2,465,000	3,579,563	6,044,563
2042	2,590,000	3,456,313	6,046,313
2043	2,715,000	3,326,813	6,041,813
2044	2,855,000	3,191,063	6,046,063
2045	2,995,000	3,048,313	6,043,313
2046	3,145,000	2,898,563	6,043,563
2047	3,305,000	2,741,313	6,046,313
2048	3,470,000	2,576,063	6,046,063
2049	3,640,000	2,402,563	6,042,563
2050	3,825,000	2,220,563	6,045,563
2051	3,980,000	2,062,781	6,042,781
2052	4,145,000	1,898,606	6,043,606
2053	4,315,000	1,727,625	6,042,625
2054	4,495,000	1,549,631	6,044,631
2055	4,680,000	1,364,213	6,044,213
2056	4,925,000	1,118,513	6,043,513
2057	5,185,000	859,950	6,044,950
2058	5,455,000	587,738	6,042,738
2059	5,740,000	301,350	6,041,350
Total	<u>\$ 98,880,000</u>	<u>\$ 105,958,232</u>	<u>\$ 204,838,232</u>

THE CANYONS METROPOLITAN DISTRICT NO. 5
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
AND ASSESSED AND ACTUAL VALUATION OF CLASSES OF PROPERTY OF THE DISTRICT
DECEMBER 31, 2025

History of Valuation, Mill Levies, and Property Tax Collections for the District

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied	Property Taxes		Percent Collected to Levied
			Levied	Collected	
2021	\$ 18,434,090	45.643	\$ 841,387	\$ 841,389	100.00 %
2022	30,777,170	45.643	1,404,762	1,402,742	99.86
2023	43,302,200	44.762	1,938,293	1,938,295	100.00
2024	72,498,860	49.553	3,592,536	3,590,358	99.94
2025	81,498,520	59.589	4,856,415	4,855,554	99.98
Estimated for Year Ending December 31, 2026	\$ 95,593,700	60.598	\$ 5,792,787		

NOTE:

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

2025 Assessed and "Actual" Valuation of Classes of Property of the District

Class	Assessed Valuation	Percent of Assessed Valuation	"Actual" Valuation	Percent of "Actual" Valuation
Residential	\$ 78,444,450	82.06%	\$ 1,255,108,031	95.18%
Commercial	300,920	0.31%	1,114,490	0.08%
Natural Resources	2,100	0.00%	7,765	0.00%
Agricultural	2,470	0.00%	9,178	0.00%
State Assessed	4,200	0.00%	15,554	0.00%
Vacant Land	16,154,860	16.90%	59,831,544	4.54%
Personal Property	684,700	0.72%	2,532,640	0.19%
Total	<u>\$ 95,593,700</u>	<u>100.00%</u>	<u>\$ 1,318,619,202</u>	<u>100.00%</u>

**THE CANYONS METROPOLITAN DISTRICT NO. 5
SCHEDULE OF LARGEST TAXPAYERS WITHIN THE DISTRICT
DECEMBER 31, 2025**

2025 Largest Taxpayers Within the District

	Assessed Valuation	Percent of Total Assessed Valuation
Shea Canyons LLC	15,714,320	16.44 %
Individuals	1,410,900	1.48
Core Electric Cooperative	471,300	0.49
Shea Homes	269,750	0.28
Black Hills Colorado Gas Inc	191,500	0.20
Public Service Company of Colorado	26,100	0.03
Total	\$ 18,083,870	18.92 %