

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6

Larimer County, Colorado

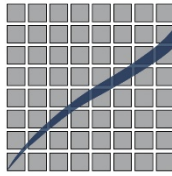
FINANCIAL STATEMENTS

With Independent Auditors' Report

December 31, 2025

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BiggsKofford

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Rudolph Farms Metropolitan District No. 6
Larimer County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Rudolph Farms Metropolitan District No. 6 ("District"), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance

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

In performing an audit in accordance with auditing standards generally accepted in the United States of America, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Other Matters

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as identified in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the

basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

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

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

BiggsKofford LLP

Colorado Springs, Colorado
July 28, 2026

BASIC FINANCIAL STATEMENTS

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
STATEMENT OF NET POSITION
December 31, 2025

	Governmental Activities
ASSETS	
Cash and investments - restricted	\$ 4,491,963
Receivable from county treasurer	289
Receivable from other districts	294
Property taxes receivable	58,221
Capital assets, not being depreciated	31,359,528
Total assets	<u>35,910,295</u>
LIABILITIES	
Accounts payable	25,713
Accrued interest payable	219,781
Noncurrent Liabilities:	
Due in more than one year	42,724,257
Total liabilities	<u>42,969,751</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred property tax revenue	58,221
Total deferred inflows of resources	<u>58,221</u>
NET POSITION	
Restricted for:	
Emergencies	3,700
Unrestricted	(7,121,377)
Total net position	<u><u>\$ (7,117,677)</u></u>

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

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
STATEMENT OF ACTIVITIES
Year Ended December 31, 2025

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Change in Net Position
		Charges for Services	Operating Grants and Contribution	Capital Grants and Contribution	
Primary government:					
Governmental activities:					
General government	\$ 123,789	\$ -	\$ 17,159	\$ -	\$ (106,630)
Interest and expenses on long-term debt	2,719,729	-	-	42,901	(2,676,828)
	<u>\$ 2,843,518</u>	<u>\$ -</u>	<u>\$ 17,159</u>	<u>\$ 42,901</u>	<u>(2,783,458)</u>
General revenues:					
Property taxes					56,311
Specific ownership taxes					3,521
Interest income					474,737
Total general revenues					<u>534,569</u>
Change in net position					(2,248,889)
Net position (deficit) - beginning					<u>(4,868,788)</u>
Net position (deficit) - ending					<u><u>\$ (7,117,677)</u></u>

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

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2025

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
ASSETS				
Cash and investments - restricted	\$ 551	\$ 4,491,247	\$ 165	\$ 4,491,963
Due from other funds	-	76,868	67	76,935
Receivable from other districts	84	210	-	294
Receivable from county treasurer	83	206	-	289
Property taxes receivable	16,635	41,586	-	58,221
Total assets	<u>\$ 17,353</u>	<u>\$ 4,610,117</u>	<u>\$ 232</u>	<u>\$ 4,627,702</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 25,481	\$ -	\$ 232	\$ 25,713
Due to other funds	76,935	-	-	76,935
Total liabilities	<u>102,416</u>	<u>-</u>	<u>232</u>	<u>102,648</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred property tax revenue	16,635	41,586	-	58,221
Total deferred inflows of resources	<u>16,635</u>	<u>41,586</u>	<u>-</u>	<u>58,221</u>
FUND BALANCES				
Nonspendable:				
Prepaid expenditures	-	-	-	-
Restricted:				
Emergency reserves	3,700	-	-	3,700
Debt service	-	4,568,531	-	4,568,531
Capital projects	-	-	-	-
Unassigned	(105,398)	-	-	(105,398)
Total fund balances	<u>(101,698)</u>	<u>4,568,531</u>	<u>-</u>	<u>4,466,833</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 17,353</u>	<u>\$ 4,610,117</u>	<u>\$ 232</u>	

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds	31,359,528
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds	
Bonds payable	(40,575,000)
Developer advances payable	(2,040,362)
Developer advances interest payable	(108,895)
Accrued bond interest payable	(219,781)
Net position of governmental activities	<u>\$ (7,117,677)</u>

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

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year Ended December 31, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property taxes	\$ 16,089	\$ 40,222	\$ -	\$ 56,311
Specific ownership taxes	1,006	2,515	-	3,521
Transfer from Rudolph Farms MD #4	8,810	22,026	-	30,836
Transfer from Rudolph Farms MD #5	8,349	20,875	-	29,224
Interest income	126	264,754	209,857	474,737
Total revenues	<u>34,380</u>	<u>350,392</u>	<u>209,857</u>	<u>594,629</u>
EXPENDITURES				
<u>General</u>				
Accounting	1,578	-	-	1,578
Audit	7,500	-	-	7,500
County treasurer's fee	324	811	-	1,135
Dues and membership	2,087	-	-	2,087
Insurance	17,595	-	-	17,595
District management	86,721	-	-	86,721
Legal	6,926	-	-	6,926
Election	247	-	-	247
<u>Debt Service</u>				
Bond interest	-	2,637,375	-	2,637,375
Trustee fees	-	19,738	14,182	33,920
<u>Capital Outlay</u>				
Engineering	-	-	233	233
Repayment of Developer Advance - principal	-	-	745,770	745,770
Repayment of Developer Advance - interest	-	-	6,563	6,563
Capital outlay	-	-	12,053,782	12,053,782
Total expenditures	<u>122,978</u>	<u>2,657,924</u>	<u>12,820,530</u>	<u>15,601,432</u>
EXCESS OF EXPENDITURES OVER REVENUES	(88,598)	(2,307,532)	(12,610,673)	(15,006,803)
OTHER FINANCING SOURCES				
Developer advances	-	-	2,263,881	2,263,881
Transfer from (to) other funds	6,460	-	(6,460)	-
Total other financing sources	<u>6,460</u>	<u>-</u>	<u>2,257,421</u>	<u>2,263,881</u>
NET CHANGES IN FUND BALANCES	(82,138)	(2,307,532)	(10,353,252)	(12,742,922)
FUND BALANCES - BEGINNING OF YEAR	(19,560)	6,876,063	10,353,252	17,209,755
FUND BALANCES - END OF YEAR	<u>\$ (101,698)</u>	<u>\$ 4,568,531</u>	<u>\$ -</u>	<u>\$ 4,466,833</u>

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

**RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
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**

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

Net change in fund balance - Total governmental funds	\$(12,742,922)
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The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. The net effect of these differences in the treatment of long-term debt is as follows:

Developer advances	(2,263,881)	
Repayment of developer advances	752,333	(1,511,548)

Governmental funds report capital outlays as expenditures.

In the Statement of Activities capital outlay is not reported as an expenditure. This amount represents net capital outlay for the current period:

Capital outlay	12,054,015
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Some expenses reported in the Statement of Activities do not require the use of financial resources and, therefore, are not reported as expenditures in governmental funds:

Net change in accrued interest on developer advance	(48,434)
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Change in net position of governmental activities	\$ (2,248,889)
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The accompanying notes and independent auditor's report should be read with these financial statements.

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL
GENERAL FUND
Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property taxes	\$ 16,089	\$ 16,089	\$ -
Specific ownership taxes	1,126	1,006	(120)
Transfer from Rudolph Farms MD #4	8,744	8,810	66
Transfer from Rudolph Farms MD #5	8,410	8,349	(61)
Interest income	-	126	126
Total revenues	<u>34,369</u>	<u>34,380</u>	<u>11</u>
EXPENDITURES			
Accounting	55,000	1,578	53,422
Audit	5,500	7,500	(2,000)
County treasurer's fee	322	324	(2)
Dues and membership	2,000	2,087	(87)
Insurance	20,000	17,595	2,405
District management	22,000	86,721	(64,721)
Legal	58,000	6,926	51,074
Election	-	247	(247)
Contingency	7,178	-	7,178
Total expenditures	<u>170,000</u>	<u>122,978</u>	<u>47,022</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>(135,631)</u>	<u>(88,598)</u>	<u>47,033</u>
OTHER FINANCING SOURCES			
Developer advances	135,000	-	(135,000)
Transfer from capital fund	-	6,460	6,460
Total other financing sources	<u>135,000</u>	<u>6,460</u>	<u>(128,540)</u>
NET CHANGE IN FUND BALANCE	(631)	(82,138)	(81,507)
FUND BALANCE - BEGINNING OF YEAR	<u>2,132</u>	<u>(19,560)</u>	<u>(21,692)</u>
FUND BALANCE - END OF YEAR	<u>\$ 1,501</u>	<u>\$ (101,698)</u>	<u>\$ (103,199)</u>

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

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

NOTE 1 – DEFINITION OF REPORTING ENTITY

Rudolph Farms Metropolitan District No. 6 (District), a quasi-municipal corporation and political subdivision of the State of Colorado was organized by Order and Decree of the District Court of Larimer County, Colorado on May 30, 2018, and is governed pursuant to provisions of the Colorado Special District Act.

Pursuant to the Consolidated Service Plan approved by the City of Fort Collins, the District was organized in conjunction with Rudolph Farms Metropolitan District Nos. 1-5 (collectively, together with the District, the “Districts”) to provide financing for design, acquisition, construction and installation of public improvements within the Districts. Pursuant to a District Facilities Construction and Service Agreement (master IGA) between the District and District Nos. 1-5 with an effective date of April 6, 2022, the District will serve as the Service District and is responsible for coordinating the financing, construction, and maintenance of all public improvements and other services needed for the Districts. Rudolph Farms Metropolitan District Nos. 1-5 (the Financing Districts) will serve as the Financing Districts and are responsible for providing the funding and tax base needed to support capital improvements.

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

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

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

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. For the most part, the effect of inter-fund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

See independent auditor's report

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and specific ownership taxes. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due. All other revenue items are considered to be measurable and available only when cash is received by the District.

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 other funds.

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

The Capital Projects Fund accounts for financial resources to be used for the construction of certain public improvements, facilities and services.

See independent auditor's report

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

For the year ended December 31, 2025, supplementary appropriations approved by the District's Board of Directors modified the appropriation in the Debt Service Fund from \$2,650,000 to \$2,658,275 and the Capital Projects Fund from \$9,824,828 to \$12,867,850.

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 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 30 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 inflows of resources in the year they are levied and measurable. The deferred inflows of resources related to property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

Capital assets, which include property, plant and infrastructure assets (roads, bridges, sidewalks and similar items) are reported in the applicable governmental activities columns in the government-wide financial statements. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

See independent auditor's report

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Any construction in process that will be dedicated to another entity is not depreciated.

Deferred Inflows of Resources

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 revenue continues to be recognized when earned in the government-wide statements. The District has one item that qualifies for reporting in this category. Accordingly, the item, deferred property tax revenue, is deferred and recognized as inflows of resources in the period that the amount becomes available.

Interfund Balances

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as due to/due from other funds. These amounts are eliminated in the Statement of Net Position.

**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.

Fund Balances – Governmental Funds

The District's governmental fund balances may consist of five classifications based on the relative strength of the spending constraints:

Nonspendable fund balance - the amount of fund balance that is not in spendable form (such as inventory or prepaids) or is legally or contractually required to be maintained intact.

See independent auditor's report

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Restricted fund balance - the amounts constrained to specific purposes by their providers (such as grantors, bondholders and higher levels of government), through constitutional provisions or by enabling legislation.

Committed fund balance - amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority (i.e., Board of Directors). To be reported as committed, amounts cannot be used for any other purpose unless the District takes the same highest level action to remove or change the constraint.

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

Unassigned fund balance - amounts that are available for any purpose.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds and finally unassigned funds, as needed, unless the District Board of Directors has provided otherwise in its commitment or assignment actions.

New Accounting Pronouncements

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

The District adopted the requirements of the guidance effective January 1, 2025, and has elected to apply the provisions of this standard to the beginning of the period of adoption. Management performed the analysis required under Statement 102 and did not identify any concentrations and constraints required to be disclosed.

Fund Balances Deficit

The District’s General Fund reported a deficit in the fund financials statements as of December 31, 2025, which will be eliminated with the receipt of Developer advances in 2026.

See independent auditor’s report

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

NOTE 3 – CASH AND INVESTMENTS

Cash and investments as of December 31, 2025 are classified in the accompanying statement of net position as follows:

Statement of net position:

Cash and investments - unrestricted	\$ 4,491,963
Total cash and investments	<u>\$ 4,491,963</u>

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

Deposits with financial institutions	\$ 12,342
Investments	<u>4,479,621</u>
Total cash and investments	<u>\$ 4,491,963</u>

Cash Deposits

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 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.

As of December 31, 2025, the District's cash deposits had a bank and a carrying balance of \$12,342.

Investments

Credit Risk

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

The District generally limits in 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 requirement for investments that are in the possession of another party.

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RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

NOTE 3 – CASH AND INVESTMENTS (CONTINUED)

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

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

- Obligations of the United States and certain U.S. government agency securities and the World Bank
- General obligation and revenue bonds of U.S. local government entities
- Bankers' acceptances of certain banks
- Commercial paper
- Certain reverse repurchase agreements
- Certain securities and lending agreements
- Certain corporate bonds
- Written 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>Investment</u>	<u>Maturity</u>	<u>Fair Value</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted average under 60 days	<u>\$ 4,479,621</u>

COLOTRUST

During 2024, the District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under Section 24-75-601, C.R.S.

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RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

NOTE 3 – CASH AND INVESTMENTS (CONTINUED)

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers daily liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by Section 24-75-601, C.R.S. including U.S. Treasury securities, repurchase agreements collateralized U.S. Treasury securities, certain obligations of U.S. governmental agencies, highest rated commercial paper, and any security allowed under Section 24-75-601, C.R.S.

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

NOTE 4 – CAPITAL ASSETS

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

<u>Governmental Activities</u>	<u>Balance at December 31, 2024</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance at December 31, 2025</u>
Capital assets, not being depreciated:				
Public improvements	\$ 19,305,513	\$ 12,054,015	\$ -	\$ 31,359,528
Total capital assets, not being depreciated	<u>\$ 19,305,513</u>	<u>\$ 12,054,015</u>	<u>\$ -</u>	<u>\$ 31,359,528</u>

NOTE 5 – LONG-TERM OBLIGATIONS

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

See independent auditor's report

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

NOTE 5 – LONG-TERM OBLIGATIONS (CONTINUED)

	Balance at December 31, 2024	Additions	Retirements/ Adjustments	Balance at December 31, 2025	Due Within One Year
<i>Bonds Payable</i>					
Series 2022 Revenue Supported Limited					
Tax General Obligation Bonds	\$ 40,575,000	\$ -	\$ -	\$ 40,575,000	\$ -
Total bonds payable	40,575,000	-	-	40,575,000	-
<i>Other Debts/Obligations</i>					
Developer Advance - Operating	478,888	-	-	478,888	-
Developer Advance - Capital	43,363	2,263,881	745,770	1,561,474	-
Accrued Interest on:					
Developer Advance - Operating	63,739	38,311	-	102,050	-
Developer Advance - Capital	3,285	10,123	6,563	6,845	-
Total other debts/obligations	589,275	2,312,315	752,333	2,149,257	-
Total	<u>\$ 41,164,275</u>	<u>\$ 2,312,315</u>	<u>\$ 752,333</u>	<u>\$ 42,724,257</u>	<u>\$ -</u>

The details of the long-term obligations are as follows:

Revenue Supported Limited Tax General Obligation Bonds, Series 2022

On September 7, 2022, the District issued Revenue Supported Limited Tax General Obligation Bonds, Series 2022 (the Bonds) in the amount of \$40,575,000.

Proceeds of the Bonds

The proceeds from the sale of the Bonds were/will be used for the purpose of: (i) funding the costs of public improvements for the benefit of the Development, (ii) funding capitalized interest, (iii) funding a Reserve Fund and (iv) paying the costs of issuing the Bonds.

Details of the Bonds

The Bonds bear interest of 6.5% per annum, payable to the extent of Pledged Revenue on June 1 and December 1, beginning on December 1, 2022. Annual mandatory sinking fund principal payments are due on each December 1, beginning December 1, 2028. The Bonds mature on June 1, 2052.

To the extent the principal of any Bond is not paid when due, such principal shall remain outstanding until the earlier of its payment or the Bond Termination Date and shall continue to bear interest at the rate then borne by the Bond. To the extent interest on any Bond is not paid when due, such interest shall compound on each interest payment date, at the rate then borne by the Bond.

The Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on March 6, 2058 (the Termination Date), regardless of the principal or interest amounts remaining unpaid.

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RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

NOTE 5 – LONG-TERM OBLIGATIONS (CONTINUED)

Revenue Supported Limited Tax General Obligation Bonds, Series 2022 (Continued)

Optional Redemption

The Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2027, 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, 2027, to November 30, 2028	3.00%
December 1, 2028, to November 30, 2029	2.00
December 1, 2029, to November 30, 2030	1.00
December 1, 2030, and thereafter	0.00

Mandatory Redemption

The Bonds are subject to mandatory redemption on December 15 of each year, commencing December 15, 2022, to the extent of moneys on deposit, if any, in the Mandatory Redemption Account.

Pledged Revenues each year in excess of Trustee Fees, debt service requirements, funds needed to replenish the Reserve Fund to the Reserve Requirement, funds needed to replenish the Surplus Fund to the Maximum Surplus Amount and PIF Collection Fees, will be deposited to the Mandatory Redemption Account.

The Bonds are not subject to acceleration.

Pledged Revenue

The Bonds are secured by and payable solely from Pledged Revenue derived by the District from the following sources pursuant to a certain capital pledge agreement entered into on September 1, 2022, between the District, District No. 4 and District No. 5:

- (a) all Property Tax Revenues generated from Imposition by the District, District No. 4 and District No. 5 of the Required Mill Levy;
- (b) all Specific Ownership Tax Revenues which is collected by the District, District No. 4, and District No. 5 as a result of the imposition of the Required Mill Levy;
- (c) all PIF Revenue; and
- (d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund.

“Required Mill Levy” is an ad valorem mill levy imposed upon all taxable property of the applicable District each year of no more than 50 mills.

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RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

NOTE 5 – LONG-TERM OBLIGATIONS (CONTINUED)

Revenue Supported Limited Tax General Obligation Bonds, Series 2022 (Continued)

The PIF Covenant

The property with the Taxing Districts is subject to a Declaration of Covenants Imposing and Implementing the Rudolph Farms Public Improvement Fee (the “PIF Covenant”), dated as of May 20, 2022 and recorded by the Developer in the real property records of the County on June 3, 2022 for the purpose of imposing a public improvement fee (the “PIF”) on the property in the Taxing Districts. The PIF is generally defined in the PIF Covenant as a public improvement fee in the amount of 1.5%. The PIF Covenant imposes the PIF on all PIF Sales that occur within the Taxing Districts. The PIF Covenant generally defines “PIF Sales” as any and all retail sales transactions by any retailer operating within the Taxing Districts upon which a sales tax would be payable (including products and/or services such as gas and retail services).

Lines of Credit

The Bonds do not have any unused lines of credit.

Collateral

The assets have been pledged as collateral on the Bonds.

Reserve Fund

The Bonds are additionally secured by the Reserve Fund which will initially be funded with proceeds of the Bonds in the amount of the Reserve Requirement of \$3,753,650. Amounts on deposit in the Reserve Fund on the final maturity date of the Bonds are to be applied to the payment of the Bonds on such date.

Money in the Reserve Fund shall be used by the Trustee, if necessary, only to prevent a default in the payment of the principal of, premium if any, or interest on the Bonds, and the Reserve Fund is pledged to the payment of the Bonds.

Surplus Fund

Pledged Revenue that is not needed to pay debt service on the Bonds in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus Amount of \$2,815,238. The Surplus Fund is to be maintained for so long as any Bond is outstanding and is pledged to the payment of the Bonds.

Event of Default of the Bonds

Events of default occur if the District, or District No. 4, or District No. 5, fail to impose the Required Mill Levy, or to apply Pledged Revenues as required by the indenture, and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the indenture.

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RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

NOTE 5 – LONG-TERM OBLIGATIONS (CONTINUED)

Revenue Supported Limited Tax General Obligation Bonds, Series 2022 (Continued)

Remedies of Event of Default

Upon the occurrence of an Event of Default the Trustee shall have the following rights, 1) entitled to be appointed a receiver of the District, 2) proceed to enforce its rights by suite, action or special proceeding and 3) proceed by mandamus or any other suite, action or proceeding.

The District's long-term bond obligations will mature as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ -	\$ 2,637,375	\$ 2,637,375
2027	-	2,637,375	2,637,375
2028	80,000	2,637,375	2,717,375
2029	390,000	2,632,175	3,022,175
2030	465,000	2,606,825	3,071,825
2031-2035	3,260,000	12,505,675	15,765,675
2036-2040	5,395,000	11,187,150	16,582,150
2041-2045	8,325,000	9,077,575	17,402,575
2046-2050	12,450,000	5,870,150	18,320,150
2051-2052	10,210,000	895,050	11,105,050
	<u>\$ 40,575,000</u>	<u>\$ 52,686,725</u>	<u>\$ 93,261,725</u>

Developer Advances

Advance and Reimbursement Agreement

On April 6, 2022, The District entered into an Advance and Reimbursement Agreement (the ARA) with PNE Prospect Road Holdings, LLC (the Developer) to repay advances made by the Developer for operation and maintenance (O&M) costs. Amended on November 19, 2024, the Developer agrees to loan the District a sum not to exceed \$650,000, for past and future amounts, to ratify and authorize additional amounts. The ARA recognized and incorporated all advances made by the Developer prior to the date of the ARA, which includes all amounts advanced by the Developer in 2021. The District agreed to repay the Developer for such O&M advances plus accrued interest at the rate of 8.0% from the date the advance was paid by the Developer. The repayment of such advances by the District is subject to annual appropriation. As of December 31, 2025, outstanding advances under the ARA totaled \$478,887 and accrued interest totaled \$102,050.

Advance and Reimbursement and Facilities Acquisition Agreement

On June 30, 2022, the District entered into an Advance and Reimbursement and Facilities Acquisition Agreement (the ARFAA) with the Developer. As provided under the ARFAA, the District will repay advances made by the Developer for construction related expenses plus accrued interest at a rate of 8.0% from the date the advance was paid by the Developer. The

See independent auditor's report

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

NOTE 5 – LONG-TERM OBLIGATIONS (CONTINUED)
Developer Advances (Continued)

amount of such advances shall not exceed \$9,800,000. As of December 31, 2025, outstanding advances under the ARFAA totaled \$1,561,474 and accrued interest totaled \$6,845.

Debt Authorization

On May 8, 2018, the District's electors authorized the incurrence of general obligation debt totaling \$1,665,000,000 in principal at an interest rate not to exceed 12%. The Districts' Consolidated Service Plan limits the total aggregate debt issuance to \$111,000,000 for improvements. Total issued through December 31, 2025 is \$40,575,000.

NOTE 6 – NET POSITION

The District has net position consists of three components – net investment in capital assets, restricted and unrestricted.

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 or resources related to those assets. As of December 31, 2025, the District does not have a balance.

Restricted net position includes assets that are restricted for use either externally by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District's restricted net position as of December 31, 2025 is \$3,700 for emergency reserves.

The unrestricted component of net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in components of net position.

In the government-wide financial statements, the District's unrestricted net deficit as of December 31, 2025, totaled \$7,121,377, primarily due to capital improvements that were funded with long-term debt that have been dedicated to other entities, while the long-term debt remains an obligation of the District.

NOTE 7 – RELATED PARTIES

Certain members of the Board of Directors are employees of, owners of, or otherwise associated with the Developer, and may have conflicts of interest in dealing with the District.

Developer Advance and Reimbursement Agreements between the District and Developer
See Note 5.

See independent auditor's report

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

NOTE 7 – RELATED PARTIES (CONTINUED)

Construction Contract

On March 21, 2023, the District and PNE Prospect Road Constructors, LLC (“Contractor”) and entity related to the Developer, entered into an Integrated Project Delivery Agreement (“IPDA”). An IPDA involves a project delivery project method in which special districts contract with a single contractor for public improvements design, construction, alteration, operation, repair, improvement, demolition, maintenance or financing or any combination thereof. The District’s board of directors has determined that the Contractor’s proposal for IPDA represents the best value to the District and to its future residents and taxpayers. The IPDA with the Contractor provides the terms and conditions, including authorization notices, scope of work and performance of work, construction schedule, inspection, price, applications for payment, and lien releases. Total contract not to exceed \$54,570,827, as of December 31, 2025 remaining amount is \$27,227,798.

Under the terms of the IPDA, the District must accept all costs incurred under the IPDA. Therefore, the District records capital assets under this agreement upon approval and acceptance by the District’s board of directors. The IPDA has provisions for 5% retainage to be included as part of the applications for payment and retainage must be accepted by the board of directors to be recorded as capital assets and retainage payable. One application for payment included retainage during the year ended December 31, 2025 that was approved by the board of directors and retainage was fully paid during the year. As of December 31, 2025, the District did not have any retainage payable as the other applications for payment did not include retainage amounts and the board of directors had not accepted any retainage that was outstanding at December 31, 2025.

Easement Agreement

On January 3, 2024, the District entered into an easement agreement with the PNE Prospect Road Holdings, LLC (Developer) whereby the Developer grants easement to certain property to allow the District to authorize or cause its contractors/vendors to complete public improvements work.

Additional Agreements

Before and during the year ended December 31, 2025, the District entered into various agreements with the Developer. These agreements are summarized below:

- Crossing Agreement for Non-Potable Irrigation Lines between the District, Developer, and Lake Canal Company of Colorado, effective September 10, 2024.
- Crossing Agreement for Headgate Replacement between the District, Developer, and Lake Canal Company of Colorado, effective September 10, 2024.
- Agreement to Allow Discharge of Historical Drainage into the Lake Canal Ditch between the District, Developer, and Lake Canal Company of Colorado, effective September 10, 2024.
- Ditch Realignment Agreement between the District, Developer, and Lake Canal Company of Colorado, effective September 10, 2024.

See independent auditor’s report

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

NOTE 7 – RELATED PARTIES (CONTINUED)

- Crossing Agreement for Prospect Ridge Drive and Prospect Road between the District, Developer, and Lake Canal Company of Colorado, effective September 10, 2024.
- Crossing Agreement for Roadway, Waterline, Pedestrian Bridge and Recreational Trail between the District, Developer and Cache La Poudre Reservoir Company, effective December 13, 2024.
- Agreement and Covenant to Allow Discharge of Stormwater into the Cache La Poudre Inlet Canal, effected December 13, 2024.
- Development Coordination Agreement between the District and the Developer, effective January 2, 2025.

NOTE 8 – AGREEMENT

On September 10, 2024, the District entered into a Ditch maintenance agreement with The Lake Canal Company of Colorado. The District will be altering, partially enclosing and realigning the Ditch as part of the Development. Upon completion the District has agreed to provide on-going maintenance of the realigned Ditch and Ditch Easement through the entire Property.

NOTE 9 – ECONOMIC DEPENDENCY

The District has not yet established a revenue base sufficient to pay operational expenditures. Until an independent revenue base is established, continuation of operations in the District will be dependent upon funding by the Developer.

NOTE 10 – RISK MANAGEMENT

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

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years. The District pays annual premiums to the Pool for liability, property, public officials' liability and workers' compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

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RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
NOTES TO FINANCIAL STATEMENTS
December 31, 2025

NOTE 11 – TAX, SPENDING AND DEBT LIMITATIONS

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

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. As of December 31, 2025, the District had allowed for but had partially funded the emergency reserve.

On May 8, 2018, 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 TABOR.

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

On November 4, 2025 the qualified electors of the District approved an election question to waive the 5.25% property tax limit established under Section 29-1-1702, C.R.S for 2026 and all future budget years. 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

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL
DEBT SERVICE FUND
Year Ended December 31, 2025

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
REVENUES				
Property taxes	40,222	\$ 40,500	\$ 40,222	\$ (278)
Specific ownership taxes	2,816	2,600	2,515	(85)
Interest income	240,000	265,000	264,754	(246)
Transfer from Rudolph Farms MD #4	21,862	22,500	22,026	(474)
Transfer from Rudolph Farms MD #5	21,025	21,000	20,875	(125)
Total revenues	<u>325,925</u>	<u>351,600</u>	<u>350,392</u>	<u>(1,208)</u>
EXPENDITURES				
General and administrative				
County treasurer's fee	804	900	811	89
Contingency	7,821	-	-	-
Debt Service				
Bond interest	2,637,375	2,637,375	2,637,375	-
Trustee fees	4,000	20,000	19,738	262
Total expenditures	<u>2,650,000</u>	<u>2,658,275</u>	<u>2,657,924</u>	<u>351</u>
NET CHANGE IN FUND BALANCE	(2,324,075)	(2,306,675)	(2,307,532)	(857)
FUND BALANCE - BEGINNING OF YEAR	<u>6,857,434</u>	<u>6,876,063</u>	<u>6,876,063</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 4,533,359</u>	<u>\$ 4,569,388</u>	<u>\$ 4,568,531</u>	<u>\$ (857)</u>

See independent auditor's report

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL
CAPITAL PROJECTS FUND
Year Ended December 31, 2025

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
REVENUES				
Interest income	\$ 210,000	\$ 210,000	\$ 209,857	\$ (143)
Total revenues	210,000	210,000	209,857	(143)
EXPENDITURES				
<u>Capital Projects</u>				
Engineering	30,000	250	233	17
Trustee fees	-	15,000	14,182	818
Repayment of Developer Advance - principal	-	746,000	745,770	230
Repayment of Developer Advance - interest	-	6,600	6,563	37
Capital outlay	9,794,828	12,100,000	12,053,782	46,218
Total expenditures	9,824,828	12,867,850	12,820,530	47,320
EXCESS OF EXPENDITURES OVER				
REVENUES	(9,614,828)	(12,657,850)	(12,610,673)	47,177
OTHER FINANCING SOURCES (USES)				
Developer advances	-	2,270,000	2,263,881	(6,119)
Transfer to general fund	-	(6,460)	(6,460)	-
Total other financing sources (uses)	-	2,263,540	2,257,421	(6,119)
NET CHANGE IN FUND BALANCE	(9,614,828)	(10,394,310)	(10,353,252)	41,058
FUND BALANCE - BEGINNING OF YEAR	9,614,828	10,394,310	10,353,252	(41,058)
FUND BALANCE - END OF YEAR	\$ -	\$ -	\$ -	\$ -

See independent auditor's report

OTHER INFORMATION

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2025

\$40,575,000

Revenue Supported Limited Tax General Obligation Bonds

Series 2022

Dated September 7, 2022

Interest Rate 6.5%

Interest payable June 1 and December 1; Principal due December 1

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ -	\$ 2,637,375	\$ 2,637,375
2027	-	2,637,375	2,637,375
2028	80,000	2,637,375	2,717,375
2029	390,000	2,632,175	3,022,175
2030	465,000	2,606,825	3,071,825
2031	505,000	2,576,600	3,081,600
2032	590,000	2,543,775	3,133,775
2033	640,000	2,505,425	3,145,425
2034	735,000	2,463,825	3,198,825
2035	790,000	2,416,050	3,206,050
2036	895,000	2,364,700	3,259,700
2037	960,000	2,306,525	3,266,525
2038	1,085,000	2,244,125	3,329,125
2039	1,160,000	2,173,600	3,333,600
2040	1,295,000	2,098,200	3,393,200
2041	1,390,000	2,014,025	3,404,025
2042	1,535,000	1,923,675	3,458,675
2043	1,645,000	1,823,900	3,468,900
2044	1,815,000	1,716,975	3,531,975
2045	1,940,000	1,599,000	3,539,000
2046	2,130,000	1,472,900	3,602,900
2047	2,280,000	1,334,450	3,614,450
2048	2,485,000	1,186,250	3,671,250
2049	2,660,000	1,024,725	3,684,725
2050	2,895,000	851,825	3,746,825
2051	3,090,000	663,650	3,753,650
2052	7,120,000	231,400	7,351,400
	<u>\$ 40,575,000</u>	<u>\$ 52,686,725</u>	<u>\$ 93,261,725</u>

RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6
SCHEDULE OF ASSESSED VALUATION,
MILL LEVY AND PROPERTY TAXES COLLECTED
December 31, 2025

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Taxes		Percentage Collected to Levied
		General	Debt Service	Levied	Collected	
2020	\$ 171	0.000	0.000	\$ -	\$ -	-
2021	\$ 187	0.000	0.000	\$ -	\$ -	-
2022	\$ 196	0.000	0.000	\$ -	\$ -	-
2023	\$ 6,524	20.000	50.000	\$ 457	\$ 457	100.00%
2024	\$ 804,008	20.000	50.000	\$ 56,280	\$ 56,683	100.72%
2025	\$ 804,437	20.000	50.000	\$ 56,311	\$ 56,311	100.00%
Estimated for the year ending December 31, 2026	\$ 831,726	20.000	50.000	\$ 58,221		

NOTE:

Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the Larimer county treasurer does not permit identification of specific year of assessment.