SECTION 27 METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2025

with

Independent Auditor's Report

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WIPFLI

Board of Directors
Section 27 Metropolitan District
Adams County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Section 27 Metropolitan District (the "District"), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Section 27 Metropolitan District as of December 31, 2025, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

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Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

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

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

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

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

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

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Other Matters

Required Supplemental Information

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

Supplemental Information

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

Continuing Disclosure Annual Financial Information

Management is responsible for the continuing disclosure annual financial information included in our report. The continuing disclosure annual financial 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 continuing disclosure annual financial information, and, accordingly, we do not express an opinion or provide any assurance on them.

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

Wipfli LLP

Wipfli LLP
Denver, Colorado

September 30, 2026

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SECTION 27 METROPOLITAN DISTRICT

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

	General	Debt Service	Capital Projects	Total	Adjustments	Statement of Net Position
ASSETS						
Cash and investments	$ 19,311	$ -	$ -	$ 19,311	$ -	$ 19,311
Cash and investments - restricted	1,427	32,212	75	33,714	-	33,714
Receivable - County Treasurer	149	763	-	912	-	912
Property taxes receivable	42,655	217,558	-	260,213	-	260,213
Prepaid expenses	2,774	-	-	2,774	-	2,774
Capital assets not being depreciated	-	-	-	-	4,707,265	4,707,265
Total Assets	$ 66,316	$ 250,533	$ 75	$ 316,924	4,707,265	5,024,189
LIABILITIES						
Accounts payable	$ 10,278	$ 3,000	$ -	$ 13,278	-	13,278
Regional mill levy payable	-	6,058	-	6,058	-	6,058
Long-term liabilities:						
Due in more than one year	-	-	-	-	6,105,788	6,105,788
Total Liabilities	10,278	9,058	-	19,336	6,105,788	6,125,124
DEFERRED INFLOWS OF RESOURCES						
Deferred property taxes	42,655	217,558	-	260,213	-	260,213
Total Deferred Inflows of Resources	42,655	217,558	-	260,213	-	260,213
FUND BALANCES/NET POSITION						
Fund Balances:						
Nonspendable:						
Prepaids	2,774	-	-	2,774	(2,774)	-
Restricted:						
Emergencies	1,427	-	-	1,427	(1,427)	-
Debt service	-	23,917	-	23,917	(23,917)	-
Capital projects	-	-	75	75	(75)	-
Unassigned	9,182	-	-	9,182	(9,182)	-
Total Fund Balances	13,383	23,917	75	37,375	(37,375)	-
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 66,316	$ 250,533	$ 75	$ 316,924		
Net Position:						
Restricted for:						
Emergencies					1,427	1,427
Debt service					23,917	23,917
Capital projects					75	75
Unrestricted					(1,386,567)	(1,386,567)
Total Net Position					$ (1,361,148)	$ (1,361,148)

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

SECTION 27 METROPOLITAN DISTRICT

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

	General	Debt Service	Capital Projects	Total	Adjustments	Statement of Activities
EXPENDITURES						
Accounting and audit	$ 14,491	$ -	$ -	$ 14,491	$ -	$ 14,491
Election expense	3,985	-	-	3,985	-	3,985
Insurance	3,223	-	-	3,223	-	3,223
Legal	14,729	-	-	14,729	-	14,729
Miscellaneous expenses	1,188	-	-	1,188	-	1,188
Treasurer's fees	615	3,139	-	3,754	-	3,754
Bond interest expense	-	187,200	-	187,200	91,516	278,716
Paying agent fees	-	3,000	-	3,000	-	3,000
Regional mill levy transfer	-	4,259	-	4,259	-	4,259
Developer advances - interest	-	-	-	-	21,344	21,344
Total Expenditures	38,231	197,598	-	235,829	112,860	348,689
GENERAL REVENUES						
Property taxes	41,020	209,219	-	250,239	-	250,239
Specific ownership taxes	1,910	9,739	-	11,649	-	11,649
Interest income	2	2,253	-	2,255	-	2,255
Total General Revenues	42,932	221,211	-	264,143	-	264,143
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	4,701	23,613	-	28,314	(112,860)	(84,546)
OTHER FINANCING SOURCES						
Developer advances	8,682	-	-	8,682	(8,682)	-
Total Other Financing Sources	8,682	-	-	8,682	(8,682)	-
NET CHANGES IN FUND BALANCES	13,383	23,613	-	36,996	(36,996)	
CHANGE IN NET POSITION					(84,546)	(84,546)
FUND BALANCES(DEFICIT)/NET POSITION:						
BEGINNING OF YEAR	-	304	75	379	(1,276,981)	(1,276,602)
END OF YEAR	$ 13,383	$ 23,917	$ 75	$ 37,375	$ (1,398,523)	$ (1,361,148)

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

SECTION 27 METROPOLITAN DISTRICT

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

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 41,020	$ 41,020	$ -
Specific ownership taxes	2,461	1,910	(551)
Interest income	-	2	2
Total Revenues	43,481	42,932	(549)
EXPENDITURES			
Accounting and audit	16,825	14,491	2,334
Election expense	-	3,985	(3,985)
Insurance	3,100	3,223	(123)
Legal	20,000	14,729	5,271
Miscellaneous expenses	1,000	1,188	(188)
Treasurer's fees	1,231	615	616
Contingency	3,037	-	3,037
Emergency reserve	1,265	-	1,265
Total Expenditures	46,458	38,231	8,227
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(2,977)	4,701	7,678
OTHER FINANCING SOURCES (USES)			
Developer advances	2,977	8,682	5,705
Total Other Financing Sources (Uses)	2,977	8,682	5,705
NET CHANGE IN FUND BALANCE	-	13,383	13,383
FUND BALANCE:			
BEGINNING OF YEAR	-	-	-
END OF YEAR	$ -	$ 13,383	$ 13,383

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

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Section 27 Metropolitan District (the "District"), located in the Town of Bennett, Adams County, Colorado, conform to the accounting principles generally accepted in the United States of America ("GAAP") as applicable to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized by order and decree of the District Court for Adams County (the "County") on November 29, 2018, as a quasi-municipal corporation and political subdivision of the State of Colorado and is governed under provisions of the State of Colorado Special District Act. The District operates under a Service Plan approved by the Town of Bennett (the "Town") on August 28, 2018, as amended by the First Amendment to the Service Plan for the District, approved by the Town on August 22, 2023 (collectively, the "Service Plan"). The District was established to provide financing for the construction and installation of facilities for water, wastewater, streets, and other improvements (the "Public Improvements"). The District was established to finance and construct certain Public Improvements that benefit the property owners and taxpayers of the District. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

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

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

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

Basis of Presentation

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

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

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

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

The District reports the following major governmental funds:

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

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

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

Budgetary Accounting

In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. The appropriation is at the total fund expenditures level and lapses at year end.

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

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

Deposits

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

The District follows the practice of pooling cash of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a minimum number of bank accounts. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility.

Estimates

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

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting in this category.

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

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of three years. 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.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated.

Long-Term Obligations

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

Property Taxes

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

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

Fund Balance

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components.

The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

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

The nonspendable fund balance in the General Fund in the amount of $2,774 represents prepaid expenditures.

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

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of $1,427 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of $23,917 is restricted for the payment of the debt service costs associated with the Series 2021(3) Bonds and Series 2023B(3) Bonds (see Note 4).

The restricted fund balance in the Capital Projects Fund in the amount of $75 is restricted for the payment of the costs for capital improvements within the District.

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

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

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

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

Net Position

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

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

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

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

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

The District has a deficit in unrestricted net position as of December 31, 2025. This deficit amount is the result of the bond issuance costs that were paid from bond proceeds and the District being responsible for the payment of debt issued for public improvements that were conveyed to other governmental entities and which costs were removed from the District's financial records.

Adoption of New Accounting Standard

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 2: Cash and investments

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

Statement of Net Position:	
Cash and investments	$ 19,311
Cash and investment – Restricted	33,714
Total	$ 53,025

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

Deposits with financial institutions	$ 26,595
Investments – Colotrust	26,430
	$ 53,025

Deposits

Custodial Credit Risk

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

The District does not have a formal policy for deposits. None of the District's deposits were exposed to custodial credit risk.

Investments

Investment Valuation

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments not measured at fair value and not categorized include governmental money market funds (PFM Funds Governmental Select series); money market funds (generally held by Bank Trust Departments in their role as paying agent or trustee); and CSAFE which record their investments at amortized cost. The District's investments are not required to be categorized within the fair value hierarchy. This investments' values are calculated using the net asset value method (NAV) per share.

Credit Risk

The District has not adopted a formal investment policy; however the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

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

Interest Rate Risk

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

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

COLOTRUST
The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST") is rated AAAm by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing COLOTRUST. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of $1.00. COLOTRUST offers shares in three portfolios, one of which is COLOTRUST PLUS+. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (NAV) of $1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian's internal records identify the investments owned by participating governments. There are no unfunded commitments and there is no redemption notice period. At December 31, 2025, the District had $26,430 invested in COLOTRUST which was held in trust accounts with UMB Bank.

Note 3: Capital Assets

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

Governmental Type Activities:	Balance 1/1/25	Additions	Deletions	Balance 12/31/25
Capital assets not being depreciated:				
Construction in progress	$4,707,265	$ -	$ -	$4,707,265
Total capital assets not being depreciated	4,707,265	-	-	4,707,265
Government type assets, net	$4,707,265	$ -	$ -	$4,707,265

Note 4: Long Term Debt

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

Limited Tax General Obligation Bonds Series 2021(3)
On August 31, 2021, the District issued $4,160,000 of Limited Tax General Obligation Bonds (the "Series 2021(3) Bonds"). The Series 2021(3) Bonds were issued for the purposes of funding the costs of public improvements for the benefit of the District and paying the costs of issuance of the Series 2021(3)

Bonds. The Series 2021(3) Bonds bear interest at the rate of 4.50%, payable annually on December 1, commencing on December 1, 2021, to the extent that Pledged Revenue is available. The Series 2021(3) Bonds are secured by Pledged Revenues including the Required Mill Levy (as defined in the Indenture of Trust for the Series 2021(3) Bonds or the "Series 2021(3) Indenture"), specific ownership taxes attributable to the District's Required Mill Levy and any other legally available moneys that the District determines, in its absolute discretion, to transfer to the Indenture Trustee for application as Pledged Revenue.

The Series 2021(3) Bonds are "cash flow" bonds meaning that no regularly scheduled principal payments are due prior to the maturity date, and interest not paid will accrue and compound until there is sufficient Pledged Revenue for payment. In the event any amounts due and owing on the Series 2021(3) Bonds remain outstanding on December 1, 2061, such amounts shall be deemed discharged and shall no longer be due and outstanding.

The Series 2021(3) Bonds are also subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of $1,000, in any order of maturity and in whole or partial maturities, on September 1, 2026, and on any date thereafter, upon payment of the principal so redeemed and accrued interest thereon to the date of redemption, plus a redemption premium as follows:

3% of the amount redeemed from September 1, 2026 to August 31, 2027
2% of the amount redeemed from September 1, 2027 to August 31, 2028
1% of the amount redeemed from September 1, 2028 to August 31, 2029
Redemptions on and after September 1, 2029 are at par

Due to the uncertainty of the timing of the principal and interest payments on the Series 2021(3) Bonds, a schedule of the estimated timing of these payments is not available.

In accordance with the Bond documents, due to the limited nature of the pledged revenues, the District will not be in default of its obligations by reason of failure to pay interest or principal when due. Any unpaid interest will compound on the due date commencing December 1, 2021.

Subordinate General Obligation Limited Tax Bonds Series 2023B(3)

On April 5, 2023, the District issued $840,000 of Subordinate General Obligation Limited Tax Bonds (the "Series 2023B(3) Bonds"). The Series 2023B(3) Bonds were issued for the purposes of funding the costs of public improvements for the benefit of the District. The Series 2023B(3) Bonds bear interest at the rate of 7.00%, payable annually on December 15, commencing on December 15, 2023, to the extent that Subordinate Pledged Revenue is available. The Series 2023B(3) Bonds are secured by Subordinate Pledged Revenues including the Subordinate Required Mill Levy (as defined in the Indenture of Trust for the Series 2023B(3) Bonds or the "Series 2023B(3) Indenture"), specific ownership taxes attributable to the District's Subordinate Required Mill Levy and any other legally available moneys that the District determines, in its absolute discretion, to transfer to the Indenture Trustee for application as Subordinate Pledged Revenue.

The Series 2023B$_{(3)}$ Bonds are "cash flow" bonds meaning that no regularly scheduled principal payments are due prior to the maturity date, and interest not paid will accrue and compound until there is sufficient Subordinate Pledged Revenue for payment. In the event any amounts due and owing on the Series 2023B$_{(3)}$ Bonds remain outstanding on December 16, 2062, such amounts shall be deemed discharged and shall no longer be due and outstanding.

The Series 2023B$_{(3)}$ Bonds are also subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of $1,000, on any date and in whole or partial maturities, upon payment of par and accrued interest, with no redemption premium.

Due to the uncertainty of the timing of the principal and interest payments on the Series 2023B$_{(3)}$ Bonds, a schedule of the estimated timing of these payments is not available.

In accordance with the Bond documents, due to the limited nature of the pledged revenues, the District will not be in default of its obligations by reason of failure to pay interest or principal when due. Any unpaid interest will compound on the due date commencing December 15, 2023.

Developer Advances

On August 18, 2021, the District and Bennett Dev CO, LLC (the "Developer") entered into an Advance and Reimbursement Agreement (Operations and Maintenance Expenses), as amended by the First Amendment to Advance and Reimbursement Agreement on January 1, 2022, the Second Amendment to Advance and Reimbursement Agreement on November 29, 2022, the Third Amendment to Advance and Reimbursement Agreement, dated November 28, 2023, and the Fourth Amendment to Advance and Reimbursement Agreement, dated November 25, 2025, (collectively, the "Reimbursement Agreement"). Pursuant to the Reimbursement Agreement, the Developer agrees to advance funds or expend funds on behalf of the District for Operations Costs, as defined within the Reimbursement Agreement, in one or more installments, provided that in no event shall the total annual amount that the Developer shall advance to the District or expend on behalf of the District, exceed $140,000 and the District acknowledged that the Developer had incurred Operations Costs on behalf of the District prior to the execution of this Reimbursement Agreement in the amount of $13,369. The District shall repay the advances made under the Reimbursement Agreement together with interest at the rate of 8% per annum from the date any such advance is made, to the earlier of the date a Reimbursement Obligation is issued to evidence such advance, or the date of repayment of such amount, provided, however, that no interest shall begin to accrue on any Advance, as defined in the Reimbursement Agreement, made prior to November 29, 2018. The term for repayment of this obligation shall not extend beyond 40 years from the effective date of this Reimbursement Agreement. The District intends to repay any advances for Operations Costs from ad valorem taxes and/or any other revenues of the District, including fees, rates, tolls and charges, net of any operations, maintenance, capital improvements and debt service costs and other expenses of the District, subject to any restrictions provided in the Service Plan and the District's electoral authorizations. Any repayment of funds by the District pursuant to this Reimbursement Agreement shall be subject to the annual appropriation of funds by the District and shall be subject to the terms and conditions of and subordinate to, the issuance of any bonds, loans, notes, intergovernmental

agreements or other similar debt instruments and any refundings thereof, and the provisions of any bond resolution, indenture, pledge agreement, loan document and/or any other document related thereto. As of December 31, 2025, the District had $175,685 of Developer Advances payable under the Reimbursement Agreement, which includes $30,986 of accrued interest.

On August 18, 2021, the District, the Developer and Lennar Colorado, LLC ("Lennar") entered into an Infrastructure Acquisition and Reimbursement Agreement (the "Acquisition Agreement"). Pursuant to the Acquisition Agreement, the Developer and Lennar have agreed to advance funds to the District to design, construct and complete the infrastructure improvements within the District outlined in the Service Plan. In lieu of advancing funds to the District, the Developer and Lennar may complete such improvements subject to future acceptance and acquisition by the District. Pursuant to the Acquisition Agreement, the District agrees to make payment to the Developer as reimbursement for District Eligible Costs, as defined in the Acquisition Agreement, whether such District Eligible Costs were incurred by the Developer or Lennar. Any advances made under the Acquisition Agreement will earn interest at 7% per annum from the date of direct payment by Lennar until paid by the District directly to the Developer. As of December 31, 2025, the District had $166,476 of developer advances payable under the Acquisition Agreement, which includes $26,769 of accrued interest.

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

	Balance 1/1/25	Additions	Deletions	Balance 12/31/25	Current Portion
General Obligation Bonds					
Limited Tax General Obligation Bonds Series 2021(3)	$ 4,160,000	$ -	$ -	$ 4,160,000	$ -
Limited Tax General Obligation Bonds Series 2021(3) - Accrued Interest	566,515	212,730	(187,200)	592,045	-
Subordinate General Obligation Bonds, Series 2023B(3)	840,000	-	-	840,000	-
Subordinate General Obligation Bonds, Series 2023B(3) - Accrued Interest	105,596	65,986	-	171,582	-
Total	5,672,111	278,716	(187,200)	5,763,627	-
Other					
Developer Advances - Operating	128,461	16,238	-	144,699	-
Developer accrued interest - Operating	19,526	11,460	-	30,986	-
Developer Advances - Capital	139,707	-	-	139,707	-
Developer accrued interest - Capital	16,885	9,884	-	26,769	-
Total	304,579	37,582	-	342,161	-
	$ 5,976,690	$ 316,298	$ (187,200)	$ 6,105,788	$ -

As of December 31, 2025, the District had remaining voted debt authorization of approximately $125,000,000. The District has not budgeted to issue any additional debt in 2026. Per the Service Plan, the District shall not issue Debt in excess of $10,000,000 (of which $5,000,000 is for Public Improvements and $5,000,000 is for Regional Improvements). As of December 31, 2025, the District had $5,000,000 of authorization remining under the Service Plan.

Note 5: Related Parties

All of the Board of Directors are employees, owners or are otherwise associated with the Developer and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed to the Board.

Note 6: Tax, Spending and Debt Limitations

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

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

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

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

Note 7: Risk Management

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

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

Note 8: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

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

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

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

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

1) Governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are held as construction in process pending transfer to other governmental entities or depreciated over their useful lives;

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

3) governmental funds report developer advances and/or bond proceeds as revenue; and,

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

SUPPLEMENTAL INFORMATION

SECTION 27 METROPOLITAN DISTRICT

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

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 209,218	$ 209,219	$ 1
Specific ownership taxes	12,553	9,739	(2,814)
Interest income	15,181	2,253	(12,928)
Total Revenues	236,952	221,211	(15,741)
EXPENDITURES			
Bond interest expense	221,703	187,200	34,503
Regional mill levy transfer	4,253	4,259	(6)
Paying agent fees	4,719	3,000	1,719
Treasurer's fees	6,277	3,139	3,138
Total Expenditures	236,952	197,598	39,354
NET CHANGE IN FUND BALANCE	-	23,613	23,613
FUND BALANCE:			
BEGINNING OF YEAR	-	304	304
END OF YEAR	$ -	$ 23,917	$ 23,917

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

SECTION 27 METROPOLITAN DISTRICT

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

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Interest income	$ -	$ -	$ -
Total Revenues	-	-	-
EXPENDITURES			
Capital outlay	75	-	75
Total Expenditures	75	-	75
NET CHANGE IN FUND BALANCE	(75)	-	75
FUND BALANCE:			
BEGINNING OF YEAR	75	75	-
END OF YEAR	$ -	$ 75	$ 75

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

CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION – UNAUDITED

SECTION 27 METROPOLITAN DISTRICT

CONTINUING DISCLOSURE ANNUAL
FINANCIAL INFORMATION
December 31, 2025
(Unaudited)

History of Assessed Valuations and Mill Levies for the District

Levy Year	Collection Year	Assessed Valuation	Percent Increase	Mill Levies	
				General Fund	Debt Service
2018	2019	$ 1,040	0.00%	66.333	0.000
2019	2020	970	-6.73%	0.000	0.000
2020	2021	970	0.00%	0.000	0.000
2021	2022	920	-5.15%	11.133	56.776
2022	2023	1,153,910	125325.00%	11.133	56.776
2023	2024	545,450	-52.73%	11.881	60.590
2024	2025	2,705,450	396.00%	15.162	77.332
2025	2026	3,351,530	23.88%	12.727	64.913

Property Tax Collections in the District

Levy Year	Collection Year	Taxes Levied	Current Tax Collections (1)	Collection Rate
2018	2019	$ 69	$ 69	100%
2019	2020	0	0	0%
2020	2021	0	0	0%
2021	2022	62	62	100%
2022	2023	78,361	65,462	84%
2023	2024	39,529	39,153	99%
2024	2025	250,238	250,239	100%
2025	2026	260,213		

(1) Figures are through December 31, 2025

SECTION 27 METROPOLITAN DISTRICT

CONTINUING DISCLOSURE ANNUAL
FINANCIAL INFORMATION
December 31, 2025
(Unaudited)

Largest Owners of Taxable Property within the District

Taxpayer Name	2025 Assessed Valuation	Percentage of Total Assessed Valuation
Private Owner #1	$ 25,820	0.77%
Private Owner #2	25,820	0.77%
Private Owner #3	25,820	0.77%
Private Owner #4	25,760	0.77%
Private Owner #5	25,760	0.77%
Private Owner #6	25,700	0.77%
Private Owner #7	25,700	0.77%
Private Owner #8	25,640	0.77%
Private Owner #9	25,640	0.77%
Private Owner #10	25,580	0.76%
Total	$ 257,240	7.68%

Assessed Valuation of Classes of Property in the District

Property Class	2025 Total Assessed Valuation	Percentage of Total Assessed Valuation
Residential	$ 3,315,300	122.54%
State Assessed	20,500	0.76%
Vacant Land	15,730	0.58%
	$ 3,351,530	123.88%