

**Granary Metropolitan District No. 9
Annual Financial Report and
Independent Auditor's Report
December 31, 2025**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Granary Metropolitan District No. 9
Weld County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Granary Metropolitan District No. 9 (the District) as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2025, and the respective changes in financial position thereof, 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, 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 Responsibility 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 judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risk 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 judgement, 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 to those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

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

Such supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary 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.

Fiscal Focus Partners, LLC

Arvada, Colorado
July 27, 2026

Basic Financial Statements

Granary Metropolitan District No. 9

Statement of Net Position

December 31, 2025

	Governmental Activities
Assets	
Cash and Investments	\$ 1,174
Cash and Investments - Restricted	9,219,101
Property Tax Receivable	33,409
Capital Assets, not being depreciated	11,390,314
Total Assets	<u>20,643,998</u>
Liabilities	
Accounts Payable	233,845
Retainage Payable	349,116
Due to Other Districts	1,273
Accrued Interest Payable	96,624
Noncurrent Liabilities	
Due in More Than One Year	
2024 Bonds Payable	<u>21,275,000</u>
Total Liabilities	<u>21,955,858</u>
Deferred Inflows of Resources	
Unavailable Property Taxes	<u>33,409</u>
Total Deferred Inflows of Resources	<u>33,409</u>
Net Position	
Restricted for:	
Debt Service	3,520,351
Capital Projects	5,115,689
Unrestricted	<u>(9,981,309)</u>
Total Net Position	<u>\$ (1,345,269)</u>

The accompanying notes are an integral part of these financial statements.

Granary Metropolitan District No. 9 Statement of Activities For the Year Ended December 31, 2025

Functions/Programs	Program Revenue			Net (Expense) Revenue and Change in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government				
Government Activities				Governmental Activities
General Government	\$ 17,506	\$ -	\$ -	\$ (17,506)
Interest and Related Costs on Long-Term Debt	1,181,767	-	-	(1,181,767)
Total Governmental Activities	<u>\$ 1,199,273</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(1,199,273)</u>
General Revenues				
Property Taxes				16,800
Specific Ownership Taxes				681
Net Investment Income				642,964
Total General Revenues				<u>660,445</u>
Change in Net Position				(538,828)
Net Position - Beginning of Year				(806,441)
Net Position - End of Year				<u>\$ (1,345,269)</u>

Granary Metropolitan District No. 9

Governmental Funds Balance Sheet and Reconciliation of Fund Balances to Net Position

December 31, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets				
Cash and Investments	\$ 1,174	\$ -	\$ -	\$ 1,174
Cash and Investments - Restricted	-	3,520,351	5,698,750	9,219,101
Due from Other Funds	100	-	-	100
Receivable from County	-	-	-	-
Property Tax Receivable	33,409	-	-	33,409
Total Assets	<u>\$ 34,683</u>	<u>\$ 3,520,351</u>	<u>\$ 5,698,750</u>	<u>\$ 9,253,784</u>
Liabilities, Deferred Inflows of Resources, and Fund Balances				
Liabilities				
Accounts Payable	\$ -	\$ -	\$ 233,845	\$ 233,845
Retainage Payable	-	-	349,116	349,116
Due to Other Districts	1,273	-	-	1,273
Due to Other Funds	-	-	100	100
Total Liabilities	<u>1,273</u>	<u>-</u>	<u>583,061</u>	<u>584,334</u>
Deferred Inflows of Resources				
Deferred Property Tax Revenue	<u>33,409</u>	<u>-</u>	<u>-</u>	<u>33,409</u>
Total Deferred Inflows of Resources	<u>33,409</u>	<u>-</u>	<u>-</u>	<u>33,409</u>
Fund Balances				
Restricted for:				
Debt Service	-	3,520,351	-	3,520,351
Capital Projects	-	-	5,115,689	5,115,689
Unassigned	<u>1</u>	<u>-</u>	<u>-</u>	<u>1</u>
Total Fund Balances	<u>1</u>	<u>3,520,351</u>	<u>5,115,689</u>	<u>8,636,041</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 34,683</u>	<u>\$ 3,520,351</u>	<u>\$ 5,698,750</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 as assets in the funds.				
Construction in Progress				11,390,314
Long-term liabilities, including bonds payable, are not due and payable in the current period and; therefore, are not recorded as liabilities in the funds.				
Bonds Payable				(21,275,000)
Interest on Bonds Payable				(96,624)
Net Position of Governmental Activities				<u>\$ (1,345,269)</u>

The accompanying notes are an integral part of these financial statements.

Granary Metropolitan District No. 9
Statement of Revenues, Expenditures and Changes
in Fund Balances– Governmental Funds
For the Year Ended December 31, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Property Taxes	\$ 16,800	\$ -	\$ -	\$ 16,800
Specific Ownership Taxes	681	-	-	681
Net Investment Income	26	171,520	471,418	642,964
Total Revenues	<u>17,507</u>	<u>171,520</u>	<u>471,418</u>	<u>660,445</u>
Expenditures				
Current:				
County Treasurer's Fees	252	-	-	252
Intergovernmental Service Fees	17,254	-	-	17,254
Collection Agent Fees	-	-	1,944	1,944
Construction Accounting	-	-	1,013	1,013
Capital Projects:				
Streets & Sidewalks	-	-	3,899,948	3,899,948
Water	-	-	1,131,721	1,131,721
Sanitary Sewer	-	-	143,473	143,473
Storm Drainage	-	-	2,361,357	2,361,357
Parks & Recreation	-	-	3,816,032	3,816,032
Engineering	-	-	5,272	5,272
Debt Service				
Costs of Issuance	-	19,500	-	19,500
Bond Interest	-	1,104,734	-	1,104,734
Paying Agent Fees	-	6,000	-	6,000
Total Expenditures	<u>17,506</u>	<u>1,130,234</u>	<u>11,360,760</u>	<u>12,508,500</u>
Excess of Revenues Over (Under)				
Expenditures	1	(958,714)	(10,889,342)	(11,848,055)
Other Financing Sources (Uses)				
Transfers (to) from other Funds	-	(8,363)	8,363	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>(8,363)</u>	<u>8,363</u>	<u>-</u>
Net Change in Fund Balances	1	(967,077)	(10,880,979)	(11,848,055)
Fund Balances - Beginning of Year	<u>-</u>	<u>4,487,428</u>	<u>15,996,668</u>	<u>20,484,096</u>
Fund Balances - End of Year	<u>\$ 1</u>	<u>\$ 3,520,351</u>	<u>\$ 5,115,689</u>	<u>\$ 8,636,041</u>

The accompanying notes are an integral part of these financial statements.

Granary Metropolitan District No. 9
Reconciliation of the Statement of Revenues, Expenditures, and
Changes in Fund Balances of Governmental Funds
to the Statement of Activities
For the Year Ended December 31, 2025

Net Change in Fund Balances - Total Governmental Funds	\$ (11,848,055)
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure.

Capital Outlay	11,360,760
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest on Bonds, Change in Liability	(51,533)
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Changes in Net Position of Governmental Activities	<u>\$ (538,828)</u>
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The accompanying notes are an integral part of these financial statements.

Granary Metropolitan District No. 9
Statement of Revenues, Expenditures
and Changes in Fund Balance—Actual and Budget
Governmental Fund Type—General Fund
For the Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues			
Property Taxes	\$ 18,335	\$ 16,800	\$ (1,535)
Specific Ownership Taxes	917	681	(236)
Net Investment Income	-	26	26
Total Revenues	19,252	17,507	(1,745)
Expenditures			
County Treasurer's Fees	275	252	23
Intergovernmental Service Fees	18,902	17,254	1,648
Contingency	75	-	75
Total Expenditures	19,252	17,506	1,746
Net Change in Fund Balances	-	1	1
Fund Balances - Beginning of Year	-	-	-
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ 1</u>	<u>\$ 1</u>

The accompanying notes are an integral part of these financial statements.

Granary Metropolitan District No. 9

Notes to the Basic Financials Statements

December 31, 2025

Note 1 Definition of Reporting Entity

Granary Metropolitan District No. 9 (the District) was organized on January 6, 2022, pursuant to the Colorado Special District Act (Title 32) and the Consolidated Service Plan (the "Service Plan") for Granary Metropolitan District Nos. 1-9 (the "Granary Districts") approved by the Town Council of the Town of Johnstown (the "Town") on September 20, 2021. District No 1 is the Coordinating District and the District, along with District numbers., 2, 3, 4, 5, 6, 7, and 8 are the Financing Districts. The District's service area is located in Johnstown, Weld County, Colorado. The District is a quasi-municipal governmental entity governed by an elected Board of Directors with the power to impose property taxes and other fees and charges for services and facilities within its service area and is an independent unit of local government, separate and distinct from the Town, established to provide for the planning, design, acquisition, construction, installation and financing of the Public Improvements (as defined in the Service Plan and herein) from the proceeds of Debt that may be issued by the District and to provide for the ownership, operation and maintenance of any Public Improvement not otherwise accepted for ownership, operation or maintenance by the Town or another governmental entity.

On December 2, 2024, the Board adopted a Resolution Creating the Granary Metropolitan District No. 9 Special Improvement District No. 1 (the "Creation Resolution"), which created and established Granary Metropolitan District No. 9 Special Improvement District No. 1 (the "SID") within the boundaries of District No. 9 in accordance with State statutes, in particular Colorado Revised Statutes section 32-1-1101.7 and Title 32, Article 25 (the "SID Law"). The SID is not an independent governmental entity; rather, it is a geographical division of District No. 9 created for the purpose of financing certain Public Improvements through assessments against all property within the SID which specifically benefit from such improvements. Special improvement districts have no governing body, officers or governmental powers. The SID is included and presented as a blended component unit of the District, included in the debt service fund.

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

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

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

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 interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes.

Granary Metropolitan District No. 9

Notes to the Basic Financials Statements

December 31, 2025

Note 2 Summary of Significant Accounting Policies (continued)

Government-wide and Fund Financial Statements (continued)

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

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment.

Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the 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. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred, or the long-term obligation is due.

The District reports the following major governmental funds:

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

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

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

Granary Metropolitan District No. 9

Notes to the Basic Financials 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 and other financing uses 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 presented on the modified accrual basis of accounting unless otherwise indicated. The District amended the budget for year ended December 31, 2025.

Property Taxes

Property taxes are levied by the District 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 for the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires the use of estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Capital Assets

Capital assets, which include property, plant and equipment and infrastructure (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities' column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$10,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

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.

Granary Metropolitan District No. 9

Notes to the Basic Financials Statements

December 31, 2025

Note 2 Summary of Significant Accounting Policies (continued)

Deferred Inflows of Resources

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

Fund Balance

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

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

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

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

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

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

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

Net Position

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

Granary Metropolitan District No. 9

Notes to the Basic Financials Statements

December 31, 2025

Note 3 Cash and Investments

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

Statement of net position:

Cash and Investments	\$ 1,174
Cash and investments - Restricted	<u>9,219,101</u>
Total	<u>\$ 9,220,275</u>

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

Deposits with financial institutions	\$ 18,811
Investments	<u>9,201,464</u>
Total Cash and Investments	<u>\$ 9,220,275</u>

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 carrying balance of \$18,811 and bank balance of \$208,254 which was FDIC insured.

Investments

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

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

Granary Metropolitan District No. 9

Notes to the Basic Financials Statements

December 31, 2025

Note 3 Cash and Investments (continued)

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

Investment Maturity Fair Value

Colorado Local Government Liquid Asset Trust

(COLOTRUST) Weighted average under 60 days

\$ 9,201,464

COLOTRUST

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 and repurchase agreements collateralized by 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 CRS 24-75-601.

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

Granary Metropolitan District No. 9

Notes to the Basic Financials Statements

December 31, 2025

Note 3 Cash and Investments (continued)

COLOTRUST(continued)

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the 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 Standard & Poor's. COLOTRUST EDGE is rated AAAs/S1 by Fitch Ratings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset 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. The District invested in the COLOTRUST PLUS+ portfolio during 2025.

Note 4 Capital Assets

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

	Balance at Decmeber 31, 2024	Additions	Deletions	Balance at December 31, 2025
Governmental Activities				
Capital assets, Not Being Depreciated				
Construction in Progress	\$ 29,554	\$ 11,360,760	\$ -	\$ 11,390,314
Total Capital Assets, Not Being Depreciated	\$ 29,554	\$ 11,360,760	\$ -	\$ 11,390,314

Note 5 Long-term Obligations

\$21,275,000 Special Assessment Revenue Bonds, Series 2024

On December 18, 2024 the District's SID issued \$21,275,000 (original issue amount), Special Assessment Revenue Bonds, Series 2024 (the Bonds). The Bonds, maturing December 1, 2044, bear an interest rate of 5.450% per annum, calculated on a basis of a 360-day year of twelve 30-day months, payable semiannually on each June 1 and December 1, commencing June 1, 2025, to the extent of pledged revenue available. Principal is payable each December 1, commencing December 1, 2028.

The Bonds were issued to 1) finance a portion of the SID improvements; 2) fund capitalized interest on Bonds; 3) fund reserves; 4) pay other costs in connection with the issuance of bonds.

The Bonds constitute a special limited revenue obligation of the District and are payable from and to the extent of Pledged Revenue. Pledged Revenue means all Special Assessments including, Assessment Lien Sale Proceeds, and any other amounts received from any other proceeding of the District to effect collection of the Special Assessments, and any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund. The Bonds are additionally secured by; i) capitalized interest and ii) reserve fund.

To the extent principal of any Bond is not paid when due, such principal shall remain outstanding until paid. To the extent interest on any Bond is not paid when due, such interest shall compound semiannually on each Interest Payment Date, at the rate then borne by the Bond.

Granary Metropolitan District No. 9

Notes to the Basic Financials Statements

December 31, 2025

Note 5 Long-term Obligations (continued)

Special Assessments

The Assessment Resolution apportioned the cost of certain SID Improvements along with certain costs for design, engineering, construction management, construction, general legal expenses, inspection, and bond issuance costs (including capitalized interest and reserves) against all property in the SID, in accordance with the special benefits to be derived from such property, as set for in an exhibit to the Assessment Resolution designated the Assessment Principal. The aggregate Assessment Principal for all property in the SID is \$21,275,000. Final payment of Assessment Principal for each Lot and all related interest thereon shall be paid no later than the earlier of: i) the date on which the Town issues a building permit or similar document permitting the construction of a residential structure on any portion of such Lot; and ii) the date on which the Town issues a certificate of occupancy for any unit, structure, appurtenance, on or within such Lot.

Optional Redemption

The Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1, in any order of maturity, and in whole or partial maturities (and if in part in such order of maturities as the District shall determine and by lot within maturities), on December 1, 2029, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed, as follows:

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

Mandatory Sinking Fund Redemption

The Bonds are subject to Mandatory Sinking Fund Redemption in part, by lot, on December 1, 2028 and on each December 1 thereafter prior to the maturity thereof, upon payment of par and accrued interest, without redemption premium in the amounts set forth here:

Year of Redemption	Redemption Amount
2028	\$ 750,000
2029	795,000
2030	845,000
2031	895,000
2032	950,000
2033 – 2037	5,680,000
2038 – 2042	7,625,000
2043	1,815,000
2044*	1,920,000
Total	\$21,275,000

*Final Maturity not a sinking fund redemption

To the extent interest on this Bond is not paid when due, such interest shall compound semiannually on each Interest Payment. As of December 31, 2025, the District has accrued unpaid interest related to the Series 2024 bonds in the amount of \$96,624.

Granary Metropolitan District No. 9

Notes to the Basic Financials Statements

December 31, 2025

Note 5 Long-term Obligations (continued)

Events of default are as follows:

- Failure to pay principal of or interest on the Bonds when due.
- Failure or refusal to apply the Pledged Revenue as required by the indenture.
- Default on the part of the District in the performance or observance of any other covenants, agreements, or conditions of the Indenture.
- Failure to meet the applicable Reserve Requirement as a result of the Trustee withdrawing an amount therefrom to pay debt service and such amount has not been restored within ninety (90) days.
- Petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Bonds.

Remedies for default include the potential for receivership scenario, a suit for judgment or some other suit or action available under law. However, acceleration of the Bonds shall not be an available remedy for an event of default.

The annual debt service requirements of the Series 2024 Bonds are not currently determinable since they are payable only to the extent of Pledged Revenue available.

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

	Balance at Decmeber 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Special Assessment Revenue Bonds Series 2024 - Principal	\$ 21,275,000	\$ -	\$ -	\$ 21,275,000	\$ -
Total Long-Term Debt	\$ 21,275,000	\$ -	\$ -	\$ 21,275,000	\$ -

Debt Authorization

Pursuant to the electoral authorization secured through the November 2, 2021 election, the District is authorized to issue debt up to \$1,633,000,000; however, the District Service Plan limits the issuance of debt by the Granary Districts to \$49,000,000. In accordance with the SID IGA, the Bonds issued by the District's SID do not constitute "Debt", as defined in the Service Plan, and accordingly are not subject to the limitations of Debt set forth in the Service Plan. The long-term debt is expected to be repaid by special assessments levied on each planned development unit within the District's SID.

As of December 31, 2025, the Granary Districts had \$18,491,685 remaining authorized, but unissued debt, under the Service Plan.

The Granary Districts may issue a portion or all of the remaining authorized, but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area. However, the amount and timing of any debt issuances, if any, are not determinable.

Granary Metropolitan District No. 9

Notes to the Basic Financials Statements

December 31, 2025

Note 6 Net Position

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

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

Restricted net position:

Debt Service	\$ 3,520,351
Capital Projects	<u>5,115,689</u>
Total	\$ <u>8,636,040</u>

The District's unrestricted net position as of December 31, 2025 is a deficit of \$(9,981,309). The deficit is the result of the District's responsibility for debt used to finance infrastructure that will be conveyed to other entities.

Note 7 Agreements

Coordinating Services Agreement

The District along with District Nos. 1-8 entered into a Coordinating Agreement in July, 2022 whereby District No. 1 acts as the Coordinating District and District Nos. 2-9 act as Financing Districts. In accordance with the Coordinating Services Agreement, District No. 1 agrees to perform certain administrative services on behalf of District Nos. 2-9. Also in accordance with the Coordinating Services Agreement, District No. 1 will own, operate and maintain all Public Infrastructure with the boundaries of Granary Metropolitan District Nos. 1-9 that are not otherwise dedicated or conveyed to another public entity or are not otherwise owner, operated and maintained by District Nos 2-9. As a Financing District, District No. 9 is responsible for its respective share of all costs, fees, charges, and expenses incurred by District No. 1 in providing administrative, operations, and maintenance services to and for the benefit of the Districts.

SID Town IGA

The District and The Town of Johnstown entered into an Intergovernmental Agreement (IGA) in October 2024 authorizing the creation of a Special Improvement District (SID) pursuant to Section 32-1-1101.7 C.R.S and authorizing Special Assessments against eligible property within the SID. The IGA limited the use of funds to finance a swimming pool/recreation center. Furthermore, no special assessment levied within a SID may be structured as a obligation of an End User and shall be paid by a developer or homebuilder only and shall be paid prior to the issuance of a Certificate of Occupancy for the subject property within the SID.

Note 8 Risk Management

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

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2025. 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.

Granary Metropolitan District No. 9

Notes to the Basic Financials Statements

December 31, 2025

Note 8 Risk Management (Continued)

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

Note 9 Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, 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. District 1 serves as the Coordinating District and has established an Emergency Reserve for the District.

The Taxing Districts' voters have approved election questions which authorize the Taxing Districts to retain excess revenues which may otherwise be required by TABOR to be refunded to taxpayers. 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 10 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. District management believes that all potential conflicts, if any, have been properly disclosed.

Note 11 Interfund Balance Transfers

At December 31, 2025, the COI bank account was closed. The remaining \$8,363 was transferred from the Debt Service Fund to a Project Account within the Capital Projects Fund.

Note 12 Subsequent Events

The preparation of the District's financial statements and accompanying footnotes in conformity with US GAAP requires District management to evaluate transactions and events subsequent to the balance sheet date involving the District. Management has evaluated the subsequent transactions and events of the District through July 27, 2026 which is the date that the financial statements and accompanying notes were available for issuance.

Supplementary Information

Granary Metropolitan District No. 9
Statement of Revenues, Expenditures
and Changes in Fund Balance—Actual and Budget
Governmental Fund Type—Debt Service Fund
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Special Lot Assessment	\$ -	\$ 289,872	\$ -	\$ (289,872)
Annual Assessment	23,328	23,328	-	(23,328)
Net Investment Income	111,143	159,071	171,520	12,449
Total Revenues	134,471	472,271	171,520	(300,751)
Expenditures				
Bond Interest	1,125,538	1,125,538	1,104,734	20,804
Collection Agent Fees	23,328	23,328	-	23,328
Paying Agent Fees	7,000	7,000	6,000	1,000
Costs of Issuance	-	19,500	19,500	-
Other Expenditures	500	500	-	500
Total Expenditures	1,156,366	1,175,866	1,130,234	45,632
Excess of Revenues Over (Under)				
Expenditures	(1,021,895)	(703,595)	(958,714)	(255,119)
Other Financing Sources (Uses)				
Transfers (to) from other Funds	-	(8,363)	(8,363)	-
Total Other Financing Sources (Uses)	-	(8,363)	(8,363)	-
Net Change in Fund Balances	(1,021,895)	(711,958)	(967,077)	(255,119)
Fund Balances - Beginning of Year	4,445,700	4,487,428	4,487,428	-
Fund Balances - End of Year	<u>\$ 3,423,805</u>	<u>\$ 3,775,470</u>	<u>\$ 3,520,351</u>	<u>\$ (255,119)</u>

Granary Metropolitan District No. 9
Statement of Revenues, Expenditures
and Changes in Fund Balance—Actual and Budget
Governmental Fund Type—Capital Projects Fund
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Net Investment Income	\$ -	\$ 497,507	\$ 471,418	\$ (26,089)
Total Revenues	-	497,507	471,418	(26,089)
Expenditures				
Construction	16,000,000	16,000,000	11,357,803	4,642,197
Collection Agency Fees	-	1,944	1,944	-
District Management & Accounting	-	1,013	1,013	-
Total Expenditures	16,000,000	16,002,957	11,360,760	4,642,197
Excess of Revenues Over (Under)				
Expenditures	(16,000,000)	(15,505,450)	(10,889,342)	4,616,108
Other Financing Sources (Uses)				
Transfers (to) from other Funds	-	8,363	8,363	-
Total Other Financing Sources (Uses)	-	8,363	8,363	-
Net Change in Fund Balances	(16,000,000)	(15,497,087)	(10,880,979)	4,616,108
Fund Balances - Beginning of Year	16,000,000	15,996,668	15,996,668	-
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ 499,581</u>	<u>\$ 5,115,689</u>	<u>\$ 4,616,108</u>