

Scott Gulch Metropolitan District

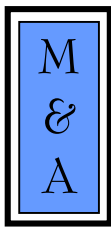
Financial Statements

December 31, 2025

**Scott Gulch Metropolitan District
Financial Statements
December 31, 2025**

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McMAHAN AND ASSOCIATES, L.L.C.

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INDEPENDENT AUDITOR'S REPORT

**To the Board of Directors
Scott Gulch Metropolitan District
Douglas County, Colorado**

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Scott Gulch 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 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 for the year then ended in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP").

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("U.S. 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

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. 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 one year after the date that the financial statements are issued.

Member: American Institute of Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT
To the Board of Directors
Scott Gulch Metropolitan District

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 U.S. 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 U.S. 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.

Required Supplementary Information

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

The budgetary comparison information in section E is not a required part of the basic financial statements but is supplementary information required by U.S. GAAP. The budgetary comparison 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 U.S. GAAS. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

INDEPENDENT AUDITOR'S REPORT
To the Board of Directors
Scott Gulch Metropolitan District

Supplementary 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 individual fund budgetary comparison in Section F is presented for purposes of additional analysis and are not a required part of the basic financial statements.

The budgetary comparison found in Section F is the responsibility of management and was derived from and relate 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 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 financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

McMahan and Associates, L.L.C.

McMahan and Associates, L.L.C.
Avon, Colorado
May 26, 2026

GOVERNMENT-WIDE FINANCIAL STATEMENTS

Scott Gulch Metropolitan District
Statement of Net Position
December 31, 2025

Assets:	
Cash and equivalents - Unrestricted	36,829
Cash and equivalents - Restricted	757,733
Amounts due from County	668
Property taxes receivable	231,477
Other receivables	600
Prepaid expenses	2,081
Capital assets, net	5,019,406
Total Assets	<u>6,048,794</u>
Liabilities:	
Current liabilities due in less than one year:	
Accounts payable	20,190
Unearned revenues	3,600
Accrued interest payable	388,721
Non-current liabilities due in excess of one year:	
Bonds payable	3,854,000
Developer advances	2,568,277
Total Liabilities	<u>6,834,788</u>
Deferred Inflow of Resources:	
Property tax revenue	231,477
Total Deferred Inflow of Resources	<u>231,477</u>
Net Position:	
Net investment in capital assets	(475,437)
Restricted for debt service	755,214
Restricted for emergencies	3,131
Restricted for operations	2,922
Unrestricted	(1,303,301)
Total Net Position	<u>(1,017,471)</u>

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

Scott Gulch Metropolitan District
Statement of Activities
For the Year Ended December 31, 2025

	Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Functions/Programs:				
Governmental activities:				
General government	121,280	-	-	(113,460)
Interest on long-term debt	461,469	-	-	(461,469)
Total primary government	<u>582,749</u>	<u>7,820</u>	<u>-</u>	<u>(574,929)</u>
General revenues:				
Taxes:				
Property tax				104,086
Specific ownership tax				8,012
Interest income				36,877
Total General Revenues				<u>148,975</u>
Change in Net Position				(425,954)
Net Position - Beginning				<u>(591,517)</u>
Net Position - Ending				<u><u>(1,017,471)</u></u>

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

**Scott Gulch Metropolitan District
Balance Sheet
Governmental Funds
December 31, 2025**

	General Fund	Operations Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
Assets:					
Cash and equivalents - Unrestricted	30,907	5,922	-	-	36,829
Cash and equivalents - Restricted	-	-	757,733	-	757,733
Amounts due from County	111	-	557	-	668
Property taxes receivable	38,581	-	192,896	-	231,477
Other receivables	-	600	-	-	600
Due from other funds	3,076	-	-	-	3,076
Prepaid expenditures	2,081	-	-	-	2,081
Total Assets	<u>74,756</u>	<u>6,522</u>	<u>951,186</u>	<u>-</u>	<u>1,032,464</u>
Liabilities, Deferred Inflow of Resources, and					
Liabilities:					
Accounts payable	20,190	-	-	-	20,190
Due to other funds	-	-	3,076	-	3,076
Unearned revenue	-	3,600	-	-	3,600
Total Liabilities	<u>20,190</u>	<u>3,600</u>	<u>3,076</u>	<u>-</u>	<u>26,866</u>
Deferred Inflow of Resources:					
Unavailable property tax revenue	38,581	-	192,896	-	231,477
Total Deferred Inflow of Resources	<u>38,581</u>	<u>-</u>	<u>192,896</u>	<u>-</u>	<u>231,477</u>
Fund Balances:					
Nonspendable	2,081	-	-	-	2,081
Restricted for debt service	-	-	755,214	-	755,214
Restricted for emergencies	3,131	-	-	-	3,131
Restricted for operations	-	2,922	-	-	2,922
Unassigned	10,773	-	-	-	10,773
Total Fund Balances	<u>15,985</u>	<u>2,922</u>	<u>755,214</u>	<u>-</u>	<u>774,121</u>
Total Liabilities, Deferred Inflow of Resources, and Fund Balances	<u>74,756</u>	<u>6,522</u>	<u>951,186</u>	<u>-</u>	<u>1,032,464</u>

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

**Scott Gulch Metropolitan District
Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
December 31, 2025**

Governmental Funds Total Fund Balance		774,121
<p>Capital assets used in governmental activities are not considered current financial resources and, therefore, are not reported in the funds. Details of these amounts are as follows:</p>		
Capital assets	5,019,406	5,019,406
<p>Long-term liabilities, including bonds payable and leases payable, are not due and payable in the current period and, therefore, are not reported in the funds. This is the amount of District long-term liabilities. Details of these amounts are as follows:</p>		
Bonds payable	(3,854,000)	
Developer advances	(2,568,277)	
Accrued interest payable	(388,721)	
		(6,810,998)
Net Position of Governmental Activities		(1,017,471)

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

Scott Gulch Metropolitan District
Statement of Revenues, Expenditures
and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2025

	General Fund	Operations Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
Revenues:					
Property taxes	17,347	-	86,739	-	104,086
Specific ownership taxes	1,336	-	6,676	-	8,012
Operations fees	-	2,920	-	-	2,920
Transfer fees	-	4,500	-	-	4,500
Title statement fees	-	400	-	-	400
Interest income	441	-	36,436	-	36,877
Total Revenues	<u>19,124</u>	<u>7,820</u>	<u>129,851</u>	<u>-</u>	<u>156,795</u>
Expenditures:					
General government	94,558	16,298	10,424	-	121,280
Debt service					
Interest	-	-	205,400	-	205,400
Capital outlay	-	-	-	13,344	13,344
Total Expenditures	<u>94,558</u>	<u>16,298</u>	<u>215,824</u>	<u>13,344</u>	<u>340,024</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(75,434)</u>	<u>(8,478)</u>	<u>(85,973)</u>	<u>(13,344)</u>	<u>(183,229)</u>
Other Financial Sources (Uses):					
Developer advances	85,256	11,400	-	13,344	110,000
Total Other Financing Sources (Uses)	<u>85,256</u>	<u>11,400</u>	<u>-</u>	<u>13,344</u>	<u>110,000</u>
Net Change in Fund Balances	9,822	2,922	(85,973)	-	(73,229)
Fund Balances - Beginning	<u>6,163</u>	<u>-</u>	<u>841,187</u>	<u>-</u>	<u>847,350</u>
Fund Balances - Ending	<u>15,985</u>	<u>2,922</u>	<u>755,214</u>	<u>-</u>	<u>774,121</u>

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

Scott Gulch Metropolitan District
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 for total governmental funds (73,229)

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of the assets is allocated over their estimated useful lives as depreciation expense. This is the net difference between depreciation and capital additions during the year. Details of these differences are as follows:

Capital additions	13,344	
		13,344

The repayment of the principal of long-term debt consumes current financial resources of governmental funds. This transaction, however, has no effect on net position. This amount is the net effect of these differences in the treatment of long-term debt repayments.

Developer advances	(110,000)	
		(110,000)

The change in accrued interest reported in the Statement of Activities does not require the use of current financial resources and, therefore, is not reported as an expenditure in governmental funds.		(256,069)
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Change in Net Position of Governmental Activities		(425,954)
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NOTES TO THE FINANCIAL STATEMENTS

Scott Gulch Metropolitan District
Notes to the Financial Statements
December 31, 2025

I. Summary of Significant Accounting Policies

The Scott Gulch Metropolitan District (the "District") was established on December 5, 2023, as a quasi-municipal corporation and political subdivision of the State of Colorado. The District was formed to serve the public improvement needs of the Cross Creek Subdivision. The District has the authority to finance, design, construct and install improvements including water, storm sewer, sanitation, streets, traffic safety, parks and recreation, and covenant enforcement in an area of approximately 29 acres of land in Douglas County, Colorado.

The District's financial statements are prepared in accordance with generally accepted accounting principles ("GAAP"). The Governmental Accounting Standards Board ("GASB") is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant accounting policies established by GAAP used by the District are discussed below.

A. Reporting Entity

The reporting entity consists of (a) the primary government; i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits, to, or to impose specific financial burdens on, the District. Consideration is also given to other organizations which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria discussed above, the District is not financially accountable for any other entity, nor is the District a component unit of any other government.

B. Government-wide and Fund Financial Statements

The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize primary activities as governmental type.

1. Government-wide Financial Statements

In the government-wide Statement of Net Position, all balances are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations.

The government-wide focus is on the sustainability of the District as an entity and the change in the District's net position resulting from the current year's activities.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

Scott Gulch Metropolitan District
Notes to the Financial Statements
December 31, 2025
(continued)

I. Summary of Significant Accounting Policies (continued)

B. Government-wide and Fund Financial Statements (continued)

2. Fund Financial Statements

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues and expenditures/expenses. The fund focus is on current available resources and budget compliance.

The District reports the following governmental funds:

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

The *Operations Fund* accounts for financial resources accumulated from fees to be used for trash collection, pickleball access, snow removal, and other district services.

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 revenues that are required to be used for capital projects.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements. Financial statement presentation refers to classification of revenues by source and expenses by function.

1. Long-term Economic Focus and Accrual Basis

Governmental activities in the government-wide financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

2. Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. "Available" means collectible within the current period or soon enough thereafter (60 days) to be used to pay liabilities of the current period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

Scott Gulch Metropolitan District
Notes to the Financial Statements
December 31, 2025
(continued)

I. Summary of Significant Accounting Policies (continued)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

3. Financial Statement Presentation

Amounts reported as program revenues include capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes and interest income.

D. Financial Statement Accounts

1. Cash and Cash Equivalents

Cash and equivalents are defined as deposits that can be withdrawn at any time without notice or penalty and investments with maturities of three months or less.

Investments are stated at net asset value. The change in net asset value or fair value of investments is recognized as an increase or decrease to investment assets and investment income. The District's investment policy is detailed in note III.A.

2. Receivables

Receivables are reported net of an allowance for uncollectible accounts. There was no allowance as of December 31, 2025.

3. Prepaid Expenses

Prepaid expenses represent costs incurred in advance for goods or services that will be consumed or utilized in future periods. These amounts are recorded as assets at the time of payment and are subsequently expensed over the period in which the related benefits are received.

4. Property Taxes

Property taxes are assessed in one year as a lien on the property, but not collected by governmental units until the subsequent year. In accordance with GAAP, the assessed but uncollected property taxes have been recorded as a receivable and as deferred inflow of resources.

5. Capital Assets

Capital assets, which include construction in progress, land, buildings, equipment, vehicles, and infrastructure assets, are reported in the governmental activity columns in the government-wide financial statements. The District defines capital assets as assets with an initial cost of \$5,000 or more and an estimated useful life in excess of five years. Such assets are recorded at historical cost. Donated capital assets are recorded at acquisition value at the date of donation.

Scott Gulch Metropolitan District
Notes to the Financial Statements
December 31, 2025
(continued)

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

5. Capital Assets (continued)

Capital outlay for projects is capitalized as projects are constructed. Interest incurred during the construction phase is expensed as incurred. Infrastructure, buildings, and equipment are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Roads	40
Parks and recreation	25
Potable Water	5-40
Sewer and Storm Sewer	5-40

6. Deferred Outflows and 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 assets 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 to report under 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 assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Unavailable property tax revenue is deferred and recognized as an inflow of resources in the period that the amounts become available and earned.

7. Long-term Obligations

The District's long-term obligations consist of outstanding bonds and developer advances. These obligations are recorded in the government-wide financial statements, at their principal amounts, net of any applicable bond discounts or premiums, which are amortized over the life of the related debt using the effective interest method.

Bonds payable – represent limited tax general obligation bonds issued to finance infrastructure and capital improvements. Interest on bonds is recognized as an expense when incurred, and principal payments are made in accordance with the debt service schedule.

Developer advances - represent funds provided by developers for initial infrastructure and operational costs. These advances bear interest at rates specified in agreements between the District and developers. Repayment of advances is contingent upon the availability of certain future revenues.

Debt issuance costs, excluding prepaid bond insurance, are expensed as incurred in accordance with applicable accounting standards.

Scott Gulch Metropolitan District
Notes to the Financial Statements
December 31, 2025
(continued)

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

8. Fund Balance

The District classifies governmental fund balances as follows:

Nonspendable – includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual requirements.

Restricted – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation.

Committed – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision-making authority which is the Board of Directors.

Assigned – includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. Fund balance may be assigned by the Board of Directors or its management designee.

Unassigned – includes residual positive fund balance within the General Fund which has not been classified within the other above-mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

The District uses restricted amounts first when both restricted and unrestricted fund balance is available unless there are legal documents/contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the District first uses committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The District does not have a formal minimum fund balance policy. However, the District's budget includes a calculation of targeted reserve positions and management reports the targeted amounts annually to Board of Directors.

E. Use of Estimates

The preparation of financial statements in conformity with GAAP requires the District's management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenues and expenditures or expenses during the reporting period. Actual results could differ from those estimates.

Scott Gulch Metropolitan District
Notes to the Financial Statements
December 31, 2025
(continued)

II. Stewardship, Compliance, and Accountability

A. Budgetary Information

In the fall of each year, the District's Board of Directors formally adopts a budget with appropriations by fund for the ensuing year pursuant to the Local Government Budget Law of Colorado. The budgets for the funds are adopted on a basis consistent with generally accepted accounting principles ("GAAP").

As required by Colorado statutes, the District followed the following timetable in approving and enacting a budget for 2025:

- (1) A public hearing on the proposed budget and capital program was held by the Board no later than 45 days prior to the close of the fiscal year.
- (2) For the 2025 budget, prior to December 15, 2024, the District computed and certified to the County Commissioners a rate of levy that derived the necessary property taxes as computed in the proposed budget.
- (3) For the 2025 budget, the final budget and appropriating resolution was adopted prior to December 31, 2024.

After adoption of the budget resolution, the District may make the following changes: a) it may transfer appropriated monies between funds or between spending agencies within a fund, as determined by the original appropriation level; b) it may approve supplemental appropriations to the extent of revenues in excess of the estimated in the budget; c) it may approve emergency appropriations; and d) it may reduce appropriations for which originally estimated revenues are insufficient.

Taxes levied in one year are collected in the succeeding year. Taxes certified in 2024 were collected in 2025 and taxes certified in 2025 will be collected in 2026. Taxes are due on January 1st in the year of collection; however, they may be paid in either one installment (no later than April 30th) or two equal installments (not later than February 28th and June 15th) without interest or penalty. Taxes which are not paid within the prescribed time bear interest at the rate of one percent (1%) per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 15th.

The level of control in the budget at which expenditures exceed appropriations is at the fund level. All appropriations lapse at year end.

Scott Gulch Metropolitan District
Notes to the Financial Statements
December 31, 2025
(continued)

II. Stewardship, Compliance, and Accountability (continued)

B. TABOR Amendment

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer's Bill of Rights ("TABOR"). TABOR contains revenue, spending, tax and debt limitations that apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government. Any revenues earned in excess of the fiscal year spending limit must be refunded in the next fiscal year, unless voters approve retention of such excess revenue.

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

TABOR also requires local governments to establish an emergency reserve to be used for declared emergencies only. The reserve is calculated at 3% of fiscal year spending. Fiscal year spending excludes bonded debt service and enterprise spending. The District has reserved \$3,131, which is the approximate required reserve, at December 31, 2025.

Under TABOR, the initial base for local government spending and revenue limits is December 31, 1992, fiscal year spending. Future spending and revenue limits are determined based on the prior year's fiscal year spending adjusted for inflation in the prior calendar year plus annual local growth. Fiscal year spending is generally defined as expenditures and reserve increases with certain exceptions. Revenue, if any, in excess of the fiscal year spending limit must be refunded in the next fiscal year unless voters approve retention of such revenue.

On November 7, 2023, the District's electorate approved the following:

SHALL SCOTT GULCH METROPOLITAN DISTRICT BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GIFTS, GRANTS, INVESTMENT EARNINGS OR ANY OTHER FEE, RATE, TOLL, PENALTY, CHARGE OR OTHER INCOME AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER, SUCH AMOUNTS TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

The District's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

Scott Gulch Metropolitan District
Notes to the Financial Statements
December 31, 2025
(continued)

II. Stewardship, Compliance, and Accountability (continued)

C. Authorized But Unissued Debt

Pursuant to C.R.S. 32-1-1101(2) a District is only authorized to issue bonds for a period up to twenty years following the date of the election at which such bonds were authorized by the District’s voters. The District has the following Authorized Debt as of December 31, 2025:

Purpose	Authorization
Special Assessment Debt	9,000,000
Street Improvements	9,000,000
Parks and Recreation	9,000,000
Water	9,000,000
Sanitation and Storm Sewer	9,000,000
Operations and Maintenance	9,000,000
Refunding Debt	36,000,000
District Intergovernmental Agreements	9,000,000
District Private Agreements	9,000,000
	108,000,000

At December 31, 2025, the District had \$104,146,000 of authorized but unissued debt.

III. Detailed Notes on all Funds

A. Deposits and Investments

The District’s deposits are entirely covered by federal depository insurance (“FDIC”) or by collateral held under Colorado’s Public Deposit Protection Act (“PDPA”). The FDIC insures the first \$250,000 of the District’s deposits at each financial institution. Deposit balances over \$250,000 are collateralized as required by PDPA. The carrying amount of the District’s demand deposits was \$36,153 at year end.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments, and entities such as the District, may invest which include:

- Obligations of the United States and certain U.S. government agency securities
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers’ acceptances of certain banks
- Commercial paper
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market mutual funds
- Guaranteed investment contract
- Local government investment pools

Interest Rate Risk. As a means of limiting its exposure to interest rate risk, the District diversifies its investments by security type and institution, and limits holdings in any one type of investment with any one issuer and type of issuer. The District coordinates its investment maturities to closely match cash flow needs and restricts the maximum investment term to less than five years (less in some cases) from the purchase date. As a result of the limited length of maturities the District has limited its interest rate risk.

Scott Gulch Metropolitan District
Notes to the Financial Statements
December 31, 2025
(continued)

III. Detailed Notes on all Funds (continued)

A. Deposits and Investments (continued)

Credit Risk. District investment policy limits investments to those authorized by State statutes. The District’s general investment policy is to apply the prudent-person rule: investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and, in general, avoid speculative investments.

Concentration of Credit Risk. The District diversifies its investments by security type and institution. Financial institutions holding District funds must provide the District a copy of the certificate from the Banking Authority that states that the institution is an eligible public depository.

At year end, the District had the following deposits and investments with the following maturities:

	Standard & Poors Rating	Carrying Amounts	Term to Maturity	
			Less than one year	More than one year
<i>Deposits:</i>				
Checking and savings	Not rated	36,153	36,153	-
<i>Investments:</i>				
Investment pool	AAAm	758,409	758,409	-
		794,562	794,562	-

At December 31, 2025, the District had the following recurring fair value measurements.

Investments Measured at Net Asset Value	Total
Colotrust Plus+	758,409
	758,409

Fair Value of Investments. The District measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Quoted prices for identical investments in active markets;
- *Level 2:* Observable inputs other than quoted market prices; and,
- *Level 3:* Unobservable inputs.

Scott Gulch Metropolitan District
Notes to the Financial Statements
December 31, 2025
(continued)

III. Detailed Notes on all Funds (continued)

A. Deposits and Investments (continued)

Investments classified in Level 1 are valued using prices quoted in active markets for those securities. Investments classified in Level 2 are valued using the following approaches:

- U.S. Treasuries, U.S. Agencies, and Commercial Paper: quoted prices for identical securities in markets that are not active;
- Repurchase Agreements, Negotiable Certificates of Deposit, and Collateralized Debt Obligations: matrix pricing based on the securities' relationship to benchmark quoted prices;
- Money Market, Bond, and Equity Mutual Funds: published fair value per share (unit) for each fund.

The Investment Pool represents investments in COLOTRUST. The net asset value of the pool is determined by the pool's share price. The District has no regulatory oversight for the pool. At December 31, 2025, the District's investments in COLOTRUST were 100% of the District's investment portfolio.

At December 31, 2025, District had invested \$758,409 in the Colorado Local Government Liquid Asset Trust (the "Trust") an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commission administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. COLOTRUST PRIME invests only in U.S. Treasury and government agencies. COLOTRUST PLUS+ can invest in U.S. Treasury, government agencies, and in the highest-rate commercial paper. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as a 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. The Trust is rated AAAM by Standard and Poor's and is measured at net asset value. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

The District had the following restricted cash and equivalents as of December 31, 2025:

Bond Reserve Fund	301,980
Capitalized Interest Fund	455,753
	<u>757,733</u>

Scott Gulch Metropolitan District
Notes to the Financial Statements
December 31, 2025
(continued)

III. Detailed Notes on all Funds (continued)

B. Capital Assets

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

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Construction in progress	5,006,062	13,344	-	5,019,406
Capital assets, being depreciated and amortized:				
Infrastructure	-	-	-	-
Total capital assets	5,006,062	13,344	-	5,019,406
Less accumulated depreciation & amortization for:				
Infrastructure	-	-	-	-
Total accumulated depreciation & amortization	-	-	-	-
Net Capital Assets	5,006,062	13,344	-	5,019,406

Depreciation and amortization expense and capital outlay expenditures are classified by function as follows:

	Capital Outlay	Depreciation Expense
General Government	13,344	-
	13,344	-

C. Long-term Obligations

1. Limited Tax General Obligation Bonds, Series 2024

On June 11, 2024, the District issued Limited Tax General Obligation Bonds to finance the acquisition, construction, and installation of public infrastructure improvements within the District:

- \$3,160,000 Limited Tax General Obligation Bonds, Series 2024A ("Series 2024A Senior Bonds")
- \$694,000 Subordinate Limited Tax General Obligation Bonds, Series 2024B ("Series 2024B Subordinate Bonds")

The Series 2024A Senior Bonds mature on December 1, 2053, and bear interest at 6.50% per annum, payable semiannually on June 1 and December 1 of each year, commencing December 1, 2024.

Scott Gulch Metropolitan District
Notes to the Financial Statements
December 31, 2025
(continued)

III. Detailed Notes on all Funds (continued)

C. Long-term Obligations (continued)

1. Limited Tax General Obligation Bonds, Series 2024 (continued)

The Series 2024A Senior Bonds are secured by and payable from the Senior Pledged Revenue, which consists of the following: (i) all Senior Property Tax Revenues; (ii) all Senior Specific Ownership Tax Revenues; and (iii) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Senior Bond Fund. The Series 2024A Senior Bonds are also secured by: (i) amounts on deposit in the Reserve Fund, which was funded with proceeds of the Series 2024A Bonds in the amount of the Reserve Requirement (\$297,000); and (ii) amounts, if any, accumulated in the Surplus Fund, which is required to be funded with excess Senior Pledged Revenue (if any) up to an amount of \$316,000 until the earlier of 100 certificates of occupancy being issued or the debt to assessed ratio reaching 50% or less, when such Surplus Fund balances will be released and used for payment of debt service on the Series 2024B Subordinate Bonds.

The Series 2024B Subordinate Bonds mature on December 15, 2053, and bear interest at 8.75% per annum, payable annually on December 15 of each year, commencing December 15, 2024. These bonds are subordinate to the Series 2024A Senior Bonds and are secured by Subordinate Pledged Revenue, including ad valorem property taxes levied at a subordinate rate, specific ownership tax revenues, and any amounts released from the Surplus Fund under the Senior Indenture. Interest payments on the Series 2024B Subordinate Bonds are subject to available cash flow, and unpaid interest will accrue and compound annually.

Debt Service and Payment Prioritization

- The Series 2024A Senior Bonds have a first lien on pledged revenues and are payable from a Senior Required Mill Levy, subject to limitations described in the bond indenture.
- The Series 2024B Subordinate Bonds are payable only after all current year obligations related to the Series 2024A Senior Bonds have been met and the Surplus Fund reaches its maximum until released.
- Any unpaid principal or interest on the Series 2024B Bonds will accrue and compound but will be discharged on December 15, 2063, if insufficient revenue is available for full repayment.

2. Developer Advances

Operating Advances - The Developer has advanced operating funds to the District under the Funding and Reimbursement Agreement to be repaid when the District has available resources. The advances carry a 4% interest rate, per annum. There is no fixed amortization schedule for the developer redemption; therefore, it is not included in the following amortization schedule.

Scott Gulch Metropolitan District
Notes to the Financial Statements
December 31, 2025
(continued)

III. Detailed Notes on all Funds (continued)

C. Long-term Obligations (continued)

2. Developer Advances (continued)

Capital Advances - The Developer has advanced capital funds to the District under the Infrastructure Acquisition and Reimbursement Agreement to be repaid when the District has available resources upon 1) issuance of bonds, 2) from available funds, or 3) issuance of Reimbursement Obligation(s). The advances carry an interest rate based on the Municipal Market Data "AAA" General Obligation Yield Curve, 30-year constant maturity, plus 4% interest, per annum. For the year ended December 31, 2025, the rate was 7.87%. There is no fixed amortization schedule for the developer redemption; therefore, it is not included in the following amortization schedule.

The District had the following changes in long-term obligations for the year ended December 31, 2025:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Bonds payable:					
Limited Tax G.O. Bonds, Series 2024A	3,160,000	-	-	3,160,000	-
Limited Tax G.O. Bonds, Series 2024B	694,000	-	-	694,000	-
Total bonds payable:	<u>3,854,000</u>	<u>-</u>	<u>-</u>	<u>3,854,000</u>	<u>-</u>
Developer advances:					
Operating advances	73,046	96,656	-	169,701	-
Capital advances	2,385,231	13,344	-	2,398,576	-
Total developer advances:	<u>2,458,277</u>	<u>110,000</u>	<u>-</u>	<u>2,568,277</u>	<u>-</u>
Total	<u><u>6,312,277</u></u>	<u><u>110,000</u></u>	<u><u>-</u></u>	<u><u>6,422,277</u></u>	<u><u>-</u></u>

Annual debt service requirements to maturity for the Series 2024A Senior Bonds are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	-	205,400	205,400
2027	-	205,400	205,400
2028	-	205,400	205,400
2029	10,000	205,400	215,400
2030	30,000	204,750	234,750
2031 - 2035	225,000	988,000	1,213,000
2036 - 2040	375,000	896,350	1,271,350
2041 - 2045	595,000	748,150	1,343,150
2046 - 2050	900,000	517,400	1,417,400
2051 - 2053	1,025,000	154,700	1,179,700
Total	<u><u>3,160,000</u></u>	<u><u>4,330,950</u></u>	<u><u>7,490,950</u></u>

No amortization schedule is provided for the Series 2024B Subordinate Bonds as future payments are based on available cash flows.

Scott Gulch Metropolitan District
Notes to the Financial Statements
December 31, 2025
(continued)

IV. Other Information

A. Risk Management

Colorado Special Districts Property and Liability Pool

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omission; and general liability. The District is a member of the Colorado Special District Property and Liability Pool ("Pool") for property and liability insurance.

The Pool was formed by an intergovernmental agreement to provide public officials, property, general and automobile liability coverage for claims up to \$1,000,000, except if the claim falls within the government immunity statute, then the coverage is \$150,000 per person and a \$600,000 aggregate claim. The Pool is reinsured for 80% of the first \$250,000 of all claims and 100% for claims in excess of \$250,000. The District may be required to make additional contributions in the event aggregate losses incurred by the Pool exceed amounts recoverable from reinsurance contracts. 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. Any settled claims are not expected to exceed coverage. A summary of audited statutory basis financial information for the Pool can be found here: <https://www.csdpool.org/financials>

B. Commitments and Contingencies

During the normal course of business, the District may incur claims and other assertions against it from various agencies and individuals. Management of the District and their legal representatives have disclosed that they are not aware of any material outstanding claims against the District at December 31, 2025.

C. Related Parties

The Developer's representatives make up the majority of the members of the Board of Directors. The Developer operating and capital advances through December 31, 2025 aggregated \$2,568,277.

Scott Gulch Metropolitan District
Notes to the Financial Statements
December 31, 2025
(continued)

V. Agreements

A. Funding and Reimbursement Agreement

On December 20, 2023, the District entered into a Funding and Reimbursement Agreement (the "Agreement") with Toll Southwest, LLC ("Toll Southwest") to provide financial assistance for the District's operating activities. Under the terms of the Agreement, Toll Southwest has committed to advance up to \$75,000 per annum for two years, with a cumulative cap of \$150,000, to support the District's general operations. The terms and conditions of these advances are further detailed in Note III.C.2. The Agreement automatically renews for additional one-year terms, unless Toll Southwest provides written notice of cancellation to the District at least 30 days prior to December 31 of any given year.

On October 23, 2024, this Agreement was amended to increase the maximum loan amount to \$100,000 per annum with a cumulative cap of \$200,000 for two years.

B. Infrastructure Acquisition and Reimbursement Agreement

On April 23, 2024, the District entered into the Infrastructure Acquisition and Reimbursement Agreement (the "Agreement") with Toll Southwest, LLC ("Toll Southwest") to provide funding for certain public infrastructure improvements in anticipation of future revenues. Under the terms of the agreement, Toll Southwest has advanced funds to the District to cover eligible costs related to infrastructure, including water, sewer, storm drainage, road improvements, and other public facilities as authorized by the District's Service Plan. Terms of the capital advances under this agreement are detailed under Note III.C.2.

REQUIRED SUPPLEMENTARY INFORMATION

Scott Gulch Metropolitan District
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
Governmental Funds - General Fund
For the Year Ended December 31, 2025

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Final Budget Variance Positive (Negative)
Revenues:				
Property taxes	17,347	17,347	17,347	-
Specific ownership taxes	1,041	1,041	1,336	295
Interest income	-	-	441	441
Total Revenues	<u>18,388</u>	<u>18,388</u>	<u>19,124</u>	<u>736</u>
Expenditures:				
General government:				
Insurance	1,900	1,900	2,630	(730)
Accounting and auditing	35,500	35,500	36,140	(640)
Legal	25,000	25,000	20,294	4,706
Management	14,000	14,000	28,227	(14,227)
Elections	5,000	5,000	5,263	(263)
Treasurer fees	260	260	260	-
Administration - Other	4,200	4,200	1,744	2,456
Contingency	10,000	25,000	-	25,000
Total Expenditures	<u>95,860</u>	<u>110,860</u>	<u>94,558</u>	<u>16,302</u>
Excess (deficiency) of revenues over expenditures	(77,472)	(92,472)	(75,434)	(15,566)
Other Financing Sources:				
Developer advances	78,000	93,000	85,256	(7,744)
Total Other Financing Sources	<u>78,000</u>	<u>93,000</u>	<u>85,256</u>	<u>(7,744)</u>
Net Change in Fund Balance	528	528	9,822	9,294
Fund Balance - Beginning	<u>8,100</u>	<u>6,163</u>	<u>6,163</u>	<u>-</u>
Fund Balance - Ending	<u><u>8,628</u></u>	<u><u>6,691</u></u>	<u><u>15,985</u></u>	<u><u>9,294</u></u>

Scott Gulch Metropolitan District
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
Governmental Funds - Operations Special Revenue Fund
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended 2024)

	Original & Final Budget	Actual	Final Budget Variance Positive (Negative)
Revenues:			
Operations fees	-	2,920	2,920
Transfer fees	-	4,500	4,500
Title statement fees	-	400	400
Total Revenues	-	7,820	7,820
Expenditures:			
General government:			
Operations	-	16,298	(16,298)
Contingency	25,000	-	25,000
Total Expenditures	25,000	16,298	8,702
Excess (deficiency) of revenues over expenditures	(25,000)	(8,478)	(882)
Other Financing Sources:			
Developer advances	25,000	11,400	(13,600)
Total Other Financing Sources	25,000	11,400	(13,600)
Net Change in Fund Balance	-	2,922	2,922
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	-	2,922	2,922

SUPPLEMENTARY INFORMATION

Scott Gulch Metropolitan District
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
Governmental Funds - Debt Service Fund
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Final Budget Variance Positive (Negative)
Revenues:			
Property taxes	86,739	86,739	-
Specific ownership taxes	5,204	6,676	1,472
Interest income	33,618	36,436	2,818
Total Revenues	<u>125,561</u>	<u>129,851</u>	<u>4,290</u>
Expenditures:			
General government:			
Treasurer fees	1,301	1,301	-
Bank and trustee fees	8,009	9,123	(1,114)
Debt service:			
Interest payments	205,400	205,400	-
Contingency	10,000	-	10,000
Total Expenditures	<u>224,710</u>	<u>215,824</u>	<u>8,886</u>
Net Change in Fund Balance	(99,149)	(85,973)	13,176
Fund Balance - Beginning	<u>840,456</u>	<u>841,187</u>	<u>731</u>
Fund Balance - Ending	<u><u>741,307</u></u>	<u><u>755,214</u></u>	<u><u>13,907</u></u>

Scott Gulch Metropolitan District
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
Governmental Funds - Capital Projects Fund
For the Year Ended December 31, 2025

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Final Budget Variance Positive (Negative)
Revenues:				
Interest income	-	-	-	-
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Expenditures:				
Capital outlay	-	25,000	13,344	11,656
Total Expenditures	<u>-</u>	<u>25,000</u>	<u>13,344</u>	<u>11,656</u>
Excess (deficiency) of revenues over expenditures	-	(25,000)	(13,344)	(11,656)
Other Financing Sources:				
Developer advances	-	25,000	13,344	(11,656)
Total Other Financing Sources	<u>-</u>	<u>25,000</u>	<u>13,344</u>	<u>(11,656)</u>
Net Change in Fund Balance	-	-	-	-
Fund Balance - Beginning	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance - Ending	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>