

TALLYN'S REACH AUTHORITY
Arapahoe County, Colorado

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2025

**TALLYN'S REACH AUTHORITY
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YEAR ENDED DECEMBER 31, 2025**

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Board of Directors
Tallyn's Reach Authority
Arapahoe County, Colorado

Independent Auditor's Report

Opinions

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

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

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Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

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

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority'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 Authority's ability to continue as a going concern for a reasonable period of time.

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

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Other Matters

Required Supplemental Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide an assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

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

Wipfli LLP

Wipfli LLP

Denver, Colorado
July 27, 2026

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**TALLYN'S REACH AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2025**

The management of Tallyn's Reach Authority (the Authority) offers the readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended December 31, 2025.

The Management Discussion and Analysis (MD&A) focuses on the presentation of the financial statements and the related activities in two distinct ways: 1) the review of government-wide financials that reflect the overall assets and activity of the government including the Authority's capital assets, and 2) the more traditional view of the governmental funds that have been established to account for specific activities of the Authority.

This MD&A will provide a quick look at the highlights of each of these presentations, a more definitive view of what comprises each of these presentations, and a more detailed analysis of each of the presentations, key components and the changes that occurred during 2025.

Financial Highlights

Government-wide financial statement highlights include:

- The assets of the Authority exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$8,550,346 (net position).
- Of the net position:
 - \$6,588,990 is the net investment in the Authority's capital assets, related to the acquisition of the assets.
 - Of the remaining net position, the Authority has assigned \$807,432 for the Capital Projects fund and has restricted \$87,500 for emergency reserves.
 - After considering the above restrictions, the Authority has unrestricted net position in the amount of \$1,066,424.
- The government's total net position increased from 2024 to 2025 by \$621,109 under the full accrual method:
 - Program revenues increased from the prior year by \$ \$238,415 primarily as a result of increased operating contributions. Expenses decreased \$240,133 from the prior year primarily due to lower parks and recreation expenses.

Fund financial statement highlights include:

- As of the close of the current fiscal year, the Authority's governmental funds reported a combined ending fund balance of \$1,961,356.
- The assigned and unassigned amounts of \$1,725,865 and \$107,220, respectively, are available for spending at the Authority's discretion. They are comprised of:
 - During 2025, the General Fund received \$2,913,504, in revenues, offset with \$2,019,328 in expenditures and a transfer of \$750,000 to the Capital Projects Fund; thereby, the net increase in fund balance for the year was \$144,176, resulting in an ending fund balance of \$1,153,924. \$40,771 is nonspendable and represents prepaid expenses at year end, \$87,500 is restricted for the emergency reserves, \$918,433 is assigned to subsequent year expenditures, and \$107,220 is unassigned.
 - The Capital Projects Fund received \$65,865 in revenues and \$750,000 of transfers from the General Fund. Revenues and other financing sources were offset with \$609,983 of expenditures leaving an ending fund balance of \$807,432 assigned for future capital projects.

**TALLYN'S REACH AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2025**

Overview of the Financial Statements

Management's discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. This report also contains other supplemental information in addition to the basic financial statements.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the Authority's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in the net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The statement of activities presents information showing how the Authority's net assets changed during the current year. All changes in the net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenue and expenses are reported in this statement for some items that will only result in cash flows in future fiscal years.

Both of the government-wide financial statements identify functions of the Authority that are principally to be supported by taxes and intergovernmental revenues (i.e. governmental activities).

The government-wide financial statements can be found on pages 1 – 2 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Both of the funds of the Authority are governmental funds.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

**TALLYN'S REACH AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2025**

The Authority maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for each of the funds – general and capital projects – both of which are considered to be major funds.

The Authority adopts an annual appropriated budget for each fund. Budgetary comparison statements have been provided for the general fund in the basic financial statements to demonstrate compliance with the budget.

The basic governmental fund financial statements and reconciliation to the government-wide financial statements can be found on pages 3 – 6 of this report.

Notes to financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to financial statements can be found on pages 7 – 18 of this report.

Supplementary information. The supplementary information provided in this report after the basic financial statements includes a schedule of revenues, expenditures, and changes in fund balances, budget and actual comparison, for the capital projects fund, and a statement of expenditures, budget and actual comparison, for the general fund. These schedules can be found on pages 20 – 22 of this report.

Governmental Activities Financial Analysis

Net position may serve over time as a useful indicator of a government's financial position. In the case of the Authority, assets exceeded liabilities and deferred inflows of resources by \$8,550,346 at the close of the most recent fiscal year.

**TALLYN'S REACH AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2025**

Net Position

	Governmental Activities		Increase (Decrease)
	2025	2024	
Assets			
Current and Other Assets	\$ 2,634,834	\$ 2,509,609	\$ 125,225
Capital Assets	6,588,990	6,317,939	271,051
Total Assets	9,223,824	8,827,548	396,276
Liabilities			
Current and Other Liabilities	46,137	297,281	(251,144)
Total Liabilities	46,137	297,281	(251,144)
Deferred Inflows of Resources			
Prepaid Assessments	16,605	13,930	2,675
Deferred Revenue	610,736	587,100	23,636
Total Deferred Inflows of Resources	627,341	601,030	26,311
Net Position			
Net Investment in Capital Assets	6,588,990	6,317,939	271,051
Restricted	894,932	684,250	210,682
Unrestricted	1,066,424	927,048	139,376
Total Net Position	<u>\$ 8,550,346</u>	<u>\$ 7,929,237</u>	<u>\$ 621,109</u>

The most significant portion of the Authority's net position (80%) represents the Authority's investment in capital assets (e.g. land, buildings, infrastructure, machinery, and equipment). The Authority acquired these capital assets in order to provide recreational activities to citizens. Consequently, these assets are not available for future spending.

The Authority has an unrestricted net position in the amount of \$1,066,424. This amount can be used by the Authority to meet its ongoing obligations to constituents and creditors.

**TALLYN'S REACH AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2025**

Change in Net Position

	Governmental Activities		Increase (Decrease)
	2025	2024	
Revenues			
Program Revenues:			
Charges for Services	\$ 2,414,297	\$ 2,271,342	\$ 142,955
Operating Grants and Contributions	459,787	372,473	87,314
Capital Grants and Contributions	34,107	25,961	8,146
General Revenues:			
Investment Income	70,845	70,201	644
Other	333	82,406	(82,073)
Total Revenues	<u>2,979,369</u>	<u>2,822,383</u>	<u>156,986</u>
Expenses			
General Government	993,404	679,272	314,132
Public Works	143,070	122,562	20,508
Parks	977,034	1,396,187	(419,153)
Recreation	244,752	400,372	(155,620)
Total Expenses	<u>2,358,260</u>	<u>2,598,393</u>	<u>(240,133)</u>
CHANGE IN NET POSITION	621,109	223,990	397,119
Net Position - Beginning of Year	<u>7,929,237</u>	<u>7,705,247</u>	<u>223,990</u>
NET POSITION - END OF YEAR	<u>\$ 8,550,346</u>	<u>\$ 7,929,237</u>	<u>\$ 621,109</u>

The Authority's net position increased by \$621,109 during the current fiscal year. General operation fees and Sanctuary assessments, which consist of quarterly fees collected from single family residences and apartment residences, are accounted for as charges for services. Intergovernmental revenues, which consist of property taxes transferred from Tallyn's Reach Metropolitan District No. 2 and Tallyn's Reach Metropolitan District No. 3, are accounted for as operating grants and contributions.

Governmental Funds Financial Analysis

As noted earlier, the Authority used fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The focus of the Authority's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Authority's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the Authority's governmental funds reported a combined ending fund balance of \$1,961,356, all of which constitutes an assigned, unassigned, or nonspendable fund balance, which is available for spending at the government's discretion within the parameters established for each fund.

**TALLYN'S REACH AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2025**

The General Fund is the chief operating fund of the Authority. At the end of the current fiscal year, an unassigned fund balance of \$107,220, restricted fund balance of \$87,500, assigned fund balance of \$918,433, and nonspendable fund balance of \$40,771 was held in the General Fund.

The Capital Projects Fund is used for future construction of infrastructure and other capital-related activities. At year-end, the total fund balance is \$807,432, all of which is assigned.

General Fund Budgetary Highlights

The Authority prepares its budget on the modified accrual basis of accounting to recognize the fiscal impact of debt issuance, sales of assets and debt repayments, as well as capital outlay, in addition to operations and non-operating revenue and contributions. Depreciation is not reflected on the budget since it does not affect funds available. This budgetary accounting is required by State statutes.

Capital Assets

The Authority had \$6,588,990 invested in net capital assets for its governmental activities for the year ended December 31, 2025. This investment in capital assets, which is net of accumulated depreciation, includes land improvement for parks, recreation centers, and recreational equipment.

Additional information on the Authority's capital assets can be found within Note 4 of this report.

Next Year's Budget and Rates

The Authority has appropriated \$2,352,000 in the General Fund and \$645,000 in the Capital Projects Fund for spending in the 2026 fiscal year.

Request for Information

Management's discussion and analysis is designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided within this report or requests for additional information should be addressed to:

Accountant of Tallyn's Reach Authority
2001 16th Street, Suite 1700
Denver, CO 80202

BASIC FINANCIAL STATEMENTS

**TALLYN'S REACH AUTHORITY
STATEMENT OF NET POSITION
DECEMBER 31, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 876,556
Cash and Investments - Restricted	910,532
Accounts Receivable	804,141
Prepaid Insurance	40,771
Due from TRMD2	2,434
Due from TRMD3	400
Capital Assets:	
Capital Assets Not Being Depreciated	5,663,170
Capital Assets Net of Depreciation	<u>925,820</u>
Total Assets	<u>9,223,824</u>
LIABILITIES	
Accounts Payable	<u>46,137</u>
Total Liabilities	46,137
DEFERRED INFLOWS OF RESOURCES	
Prepaid Owner Fees	16,605
Unearned Revenue	<u>610,736</u>
Total Deferred Inflows of Resources	<u>627,341</u>
NET POSITION	
Net Investment in Capital Assets	6,588,990
Restricted for:	
Emergency Reserve	87,500
Capital Projects	807,432
Unrestricted	<u>1,066,424</u>
Total Net Position	<u><u>\$ 8,550,346</u></u>

See accompanying Notes to Basic Financial Statements.

(2)

TALLYN'S REACH AUTHORITY
BALANCE SHEET – GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Capital Projects	Total Governmental Funds
ASSETS			
Cash and Investments	\$ 876,556	\$ -	\$ 876,556
Cash and Investments - Restricted	87,500	823,032	910,532
Accounts Receivable	804,141	-	804,141
Due from TRMD2	2,434	-	2,434
Due from TRMD3	400	-	400
Prepaid Insurance	40,771	-	40,771
	<u>\$ 1,811,802</u>	<u>\$ 823,032</u>	<u>\$ 2,634,834</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 30,537	\$ 15,600	\$ 46,137
Total Liabilities	<u>30,537</u>	<u>15,600</u>	<u>46,137</u>
DEFERRED INFLOWS OF RESOURCES			
Unearned Revenue	610,736	-	610,736
Prepaid Owner Fees	16,605	-	16,605
Total Deferred Inflows of Resources	<u>627,341</u>	<u>-</u>	<u>627,341</u>
FUND BALANCES			
Nonspendable:			
Prepaid Expense	40,771	-	40,771
Restricted for:			
Emergency Reserves	87,500	-	87,500
Assigned to:			
Subsequent Year's Expenditures	918,433	-	918,433
Capital Projects	-	807,432	807,432
Unassigned	107,220	-	107,220
Total Fund Balances	<u>1,153,924</u>	<u>807,432</u>	<u>1,961,356</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 1,811,802</u>	<u>\$ 823,032</u>	
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.			
Construction in Progress			5,663,170
Capital Assets, Net of Accumulated Depreciation			<u>925,820</u>
Net Position of Governmental Activities			<u>\$ 8,550,346</u>

See accompanying Notes to Basic Financial Statements.

TALLYN'S REACH AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Capital Projects	Total Governmental Funds
REVENUES			
Interest Income	\$ 39,087	\$ 31,758	\$ 70,845
Other Revenue	333	-	333
General Operations Fees - Homes	1,875,900	-	1,875,900
General Operations Fees - Apartments	473,280	-	473,280
Clubhouse Rental	9,479	-	9,479
Legal/Late/Collection Income	24,079	-	24,079
Penalties	31,559	-	31,559
Transfer from TRMD No. 2 - Admin	116,147	-	116,147
Transfer from TRMD No. 3 - Admin	194,464	-	194,464
Transfer from TRMD No. 2 - O&M	93,640	-	93,640
Transfer from TRMD No. 3 - O&M	55,536	-	55,536
Transfer from TRMD No. 2 - Capital	-	34,107	34,107
Total Revenues	<u>2,913,504</u>	<u>65,865</u>	<u>2,979,369</u>
EXPENDITURES			
Current:			
Administration	246,103	-	246,103
Operations	231,272	-	231,272
Grounds	961,436	-	961,436
Recreation	253,219	-	253,219
Utilities	327,298	-	327,298
Capital Projects:			
Security System And Lighting	-	5,023	5,023
Retention/Detention Ponds	-	15,600	15,600
Tree Replacements	-	78,374	78,374
Wood Post Replacement	-	43,331	43,331
Pool Improvements	-	66,344	66,344
Clubhouse Improvements	-	8,875	8,875
Turf Conversions To Natives/Xeriscaping	-	82,793	82,793
Monuments	-	118,969	118,969
Trails Upgrades	-	7,995	7,995
Streets	-	182,679	182,679
Total Expenditures	<u>2,019,328</u>	<u>609,983</u>	<u>2,629,311</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	894,176	(544,118)	350,058
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	(750,000)	750,000	-
Total Other Financing Sources (Uses)	<u>(750,000)</u>	<u>750,000</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	144,176	205,882	350,058
Fund Balances - Beginning of Year	<u>1,009,748</u>	<u>601,550</u>	<u>1,611,298</u>
FUND BALANCES - END OF YEAR	<u><u>\$ 1,153,924</u></u>	<u><u>\$ 807,432</u></u>	<u><u>\$ 1,961,356</u></u>

See accompanying Notes to Basic Financial Statements.

**TALLYN'S REACH AUTHORITY
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025**

Net Change in Fund Balances - Total Governmental Funds	\$	350,058
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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. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay, depreciation and dedication of capital assets to other governments, in the current period.

Capital Outlay		459,779
Depreciation Expense		<u>(188,728)</u>

Changes in Net Position of Governmental Activities	\$	<u>621,109</u>
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**TALLYN'S REACH AUTHORITY
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	\$ 15,000	\$ 39,087	\$ 24,087
Other Revenue	1,000	333	(667)
General Operations Fees - Homes	1,876,160	1,875,900	(260)
General Operations Fees - Apartments	473,280	473,280	-
Clubhouse Rental	25,000	9,479	(15,521)
Legal/Late/Collection Income	-	24,079	24,079
Penalties	-	31,559	31,559
Pool keys	1,000	-	(1,000)
Transfer from TRMD No. 2 - Admin	116,147	116,147	-
Transfer from TRMD No. 3 - Admin	194,464	194,464	-
Transfer from TRMD No. 2 - O&M	93,640	93,640	-
Transfer from TRMD No. 3 - O&M	55,536	55,536	-
Total Revenues	<u>2,851,227</u>	<u>2,913,504</u>	<u>62,277</u>
EXPENDITURES			
Administration	316,410	246,103	70,307
Operations	239,660	231,272	8,388
Grounds	1,238,181	961,436	276,745
Recreation	367,940	253,219	114,721
Utilities	267,000	327,298	(60,298)
Total Expenditures	<u>2,429,191</u>	<u>2,019,328</u>	<u>409,863</u>
EXCESS OF REVENUES OVER EXPENDITURES	422,036	894,176	472,140
OTHER FINANCING SOURCES (USES)			
Transfers To Other Fund	(750,000)	(750,000)	-
Total Other Financing Uses	<u>(750,000)</u>	<u>(750,000)</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(327,964)	144,176	472,140
Fund Balance - Beginning of Year	<u>769,853</u>	<u>1,009,748</u>	<u>239,895</u>
FUND BALANCE - END OF YEAR	<u>\$ 441,889</u>	<u>\$ 1,153,924</u>	<u>\$ 712,035</u>

See accompanying Notes to Basic Financial Statements.

TALLYN'S REACH AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 1 DEFINITION OF REPORTING ENTITY

The Tallyn's Reach Authority (Authority) was established on February 12, 2018, pursuant to the Tallyn's Reach Authority Establishment Agreement whereby the Tallyn's Reach Metropolitan District No. 2 (District No. 2) and Tallyn's Reach Metropolitan District No. 3 (District No. 3) agreed to establish the Authority. The Authority was organized for the purpose of planning, financing, designing, constructing, installing, operating, maintaining, repairing, and replacing public improvements and facilities and providing services to the residents of the Tallyn's Reach districts. Tallyn's Reach Metropolitan District No. 1 (District No. 1), District No. 2 and District No. 3 were originally organized on November 6, 1998, as quasi-municipal organizations established under the state of Colorado Special District Act. All three districts are governed by the same Service Plan, which provides that District No. 1 is the "Operating District", and District No. 2 and District No. 3 are the "Taxing Districts". District No. 1 was established to provide water, street, traffic and safety control, television relay and translator, transportation, parks and recreation and sanitation improvements that benefit the citizens of the District. The Taxing Districts are to provide funding to the Operating District for the construction, operation and maintenance of various public improvements and the Operating District is expected to manage such construction, operation, and maintenance. As of May 9, 2018, District No. 1 assigned all of its assets, liabilities, rights, and obligations to the Authority after which District No. 1 was dissolved. The Authority's primary revenues are homeowner assessments and other fees. The Taxing Districts' primary revenues are property taxes. The Authority is governed by an elected Board of Directors.

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

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

**TALLYN'S REACH AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the Authority 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 Authority. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

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

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

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

**TALLYN'S REACH AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The Authority reports the following major governmental funds:

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

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital improvements.

Budgets

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

Pooled Cash and Investments

The Authority's cash and investments are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at fair value.

The Authority follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a minimum number of bank accounts. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Fair Value of Financial Instruments

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

**TALLYN'S REACH AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Estimates

The preparation of these financial statements in conformity with accounting principles generally accepted in the United States of America requires Authority management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the government-wide financial statements. Capital assets are defined by the Authority as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded as historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

Property, plant, and equipment are depreciated using the straight-line method over the following estimated useful lives:

Parks and Recreation	25 Years
Retaining Wall	15 Years
Recreation Equipment	5 Years
Signage	5 Years

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 position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The Authority has two items that qualify for reporting in this category. Accordingly, the items, *prepaid owner fees and unearned revenue*, are deferred and recognized as an inflow of resources in the period that the amount becomes available.

**TALLYN'S REACH AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity

Net Position

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

Fund Balance

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

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

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

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

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

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

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

**TALLYN'S REACH AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Adoption of New Accounting Standard

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

NOTE 3 CASH AND INVESTMENTS

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

Statement of Net Position:

Cash and Investments	\$ 876,556
Cash and Investments - Restricted	910,532
Total Cash and Investments	<u>\$ 1,787,088</u>

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

Deposits with Financial Institutions	\$ 201,314
Investments	1,585,774
Total Cash and Investments	<u>\$ 1,787,088</u>

Deposits with Financial Institutions

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

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

At December 31, 2025, the Authority's cash deposits had a bank balance of \$192,311 and carrying balance of \$201,314.

TALLYN'S REACH AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

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

The Authority 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 Authority is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

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

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

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

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	\$ 1,585,774
Total		<u>\$ 1,585,774</u>

**TALLYN'S REACH AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST

The Authority 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 operates 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 Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

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 AA Af/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.

TALLYN'S REACH AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 4 CAPITAL ASSETS

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

	Balance at December 31, 2024	Increases	Decreases	Balance at December 31, 2025
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Landscaping	\$ 5,364,901	\$ 85,413	\$ -	\$ 5,450,314
Construction in Progress	275,531	181,370	244,045	212,856
Total Capital Assets, Not Being Depreciated	5,640,432	266,783	244,045	5,663,170
Capital Assets, Being Depreciated:				
Signage	245,231	118,186	-	363,417
Recreation Center and Pool	1,975,966	74,810	-	2,050,776
Recreation Equipment	91,012	-	-	91,012
Retaining Wall	-	244,045	-	244,045
Total Capital Assets, Being Depreciated	2,312,209	437,041	-	2,749,250
Less Accumulated Depreciation for:				
Accumulated Depreciation	(1,634,702)	(188,728)	-	(1,823,430)
Total Accumulated Depreciation	(1,634,702)	(188,728)	-	(1,823,430)
Total Capital Assets, Being Depreciated, Net	677,507	248,313	-	925,820
Governmental Activities Capital Assets, Net	<u>\$ 6,317,939</u>	<u>\$ 515,096</u>	<u>\$ 244,045</u>	<u>\$ 6,588,990</u>

NOTE 5 NET POSITION

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

Net investments in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2025, the Authority had net investment in capital assets of \$6,588,990.

**TALLYN'S REACH AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 NET POSITION (CONTINUED)

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

Restricted Net Position:

Emergencies	\$ 87,500
Capital Projects	<u>807,432</u>
Total Restricted Net Position	<u><u>\$ 894,932</u></u>

NOTE 6 DEVELOPMENT AND OPERATIONS FEES

Amended and Restated Joint Resolution Concerning the Imposition of District Development and Operations Fees

On August 24, 1999, and as amended and/or restated in 2000, 2001, 2002, 2003, 2005, 2007, 2010, and 2012, District Nos. 1, 2, and 3 entered into a Joint Resolution Concerning the Imposition of District Development Fees which authorized District No. 1 to impose a development fee due not later than thirty days after the date upon which a building permit is issued to a buyer by the City of Aurora. The fee was initially set in 2001 at \$3,000 per detached single-family residence. Various multi-family rates also apply. The fee can increase by 5% per year. During 2017, the fee for 2018 and 2019 was set at \$6,850 and this rate did not change in 2020 or 2021. Pursuant to the Tallyn's Reach Authority Establishment Agreement, the Authority is now authorized to impose development fees. During the period ended December 31, 2025, the Authority earned no development fees. The resolution also established a General Operations Fee which is to be used to cover the costs associated with the operation and maintenance of Tallyn's Reach facilities. On May 9, 2018, the Authority adopted the Resolution Concerning the Imposition of Authority Fees which superseded the prior joint fee resolutions between Districts 1-3. The Authority's fee resolution (which includes the development fee) is reviewed on an annual basis but not necessarily adjusted every year. For 2025, the operations fee was \$260 per quarter for single family residences and \$232 per quarter per apartment. Pursuant to the Tallyn's Reach Authority Establishment Agreement, the Authority is now authorized to impose General Operations fees. During the period ended December 31, 2025, the Authority collected \$ 2,349,180 of these fees.

NOTE 7 INTERFUND AND OPERATING TRANSFERS

The transfer of \$750,000 from the General Fund to the Capital Projects Fund was transferred for the purpose of funding future capital improvement costs.

**TALLYN'S REACH AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 8 RISK MANAGEMENT

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

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

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

NOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

On November 3, 1998 and November 7, 2000, the District voters passed an election question to increase property taxes \$100,000,000 annually as adjusted for inflation, without limitation of rate, to pay the Authority's operations, maintenance, and other expenses. Additionally, the District's electors authorized the Authority to collect, retain, and spend all revenue without regard to any limitations under TABOR.

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

The Authority'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.

**TALLYN'S REACH AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 10 LITIGATION

On August 2, 2023, TREA SH Tallyn's Reach, LLC, a Delaware limited liability company, filed a Complaint and Jury Demand against the Authority regarding the Operations Fee imposed on the Sanctuary at Tallyn's Reach apartment complex, which is within the boundaries of the Authority. The Authority has retained counsel and is contesting the lawsuit. Any financial impacts as a result of this lawsuit are unknown.

SUPPLEMENTARY INFORMATION

**TALLYN'S REACH AUTHORITY
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	\$ 40,000	\$ 31,758	\$ (8,242)
Transfer from TRMD No. 2 - Capital	34,107	34,107	-
Total Revenues	<u>74,107</u>	<u>65,865</u>	<u>(8,242)</u>
EXPENDITURES			
Irrigation Replacements	25,000	-	25,000
Security System And Lighting	50,000	5,023	44,977
Retaining Walls	5,000	-	5,000
Retention/Detention Ponds	50,000	15,600	34,400
Tree Replacements	50,000	78,374	(28,374)
Wood Post Replacement	29,970	43,331	(13,361)
Native Grass Restoration/Upgrades	20,000	-	20,000
Pool Improvements	20,000	66,344	(46,344)
Clubhouse Improvements	25,000	8,875	16,125
Turf Conversions To Natives/Xeriscaping	87,220	82,793	4,427
Monuments	100,000	118,969	(18,969)
Picnic Tables & Park Benches	5,000	-	5,000
Trails Upgrades	20,000	7,995	12,005
Streets	150,000	182,679	(32,679)
Total Expenditures	<u>637,190</u>	<u>609,983</u>	<u>27,207</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(563,083)	(544,118)	18,965
OTHER FINANCING SOURCES (USES)			
Transfers From Other Funds	750,000	750,000	-
Total Other Financing Sources	<u>750,000</u>	<u>750,000</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	186,917	205,882	18,965
Fund Balance - Beginning of Year	<u>695,276</u>	<u>601,550</u>	<u>(93,726)</u>
FUND BALANCE - END OF YEAR	<u>\$ 882,193</u>	<u>\$ 807,432</u>	<u>\$ (74,761)</u>

**TALLYN'S REACH AUTHORITY
GENERAL FUND
STATEMENT OF EXPENDITURES – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
EXPENDITURES			
Administration:			
Accounting	\$ 75,600	\$ 75,600	\$ -
Billing	34,440	34,440	-
Auditing	9,700	13,992	(4,292)
Authority Management	51,870	51,870	-
Dues And Membership	3,900	1,698	2,202
Election	30,000	2,235	27,765
Insurance	31,900	35,514	(3,614)
Administrative Legal Services	60,500	23,951	36,549
Authority Mapping Services	3,000	1,400	1,600
Miscellaneous	5,500	-	5,500
Website	10,000	5,403	4,597
Total Administration Expenditures	316,410	246,103	70,307
Operations:			
Property Management	114,660	114,660	-
Operations Legal Services	55,000	23,951	31,049
Legal Collections	5,000	33,738	(28,738)
Direct costs - postage, mailing, mileage, etc	15,000	15,729	(729)
Engineering	50,000	43,194	6,806
Total Operations Expenditures	239,660	231,272	8,388
Grounds:			
Flag Maintenance	1,000	561	439
Fountain Maintenance	1,000	-	1,000
Seasonal Decor	16,500	14,955	1,545
Lighting/Electrical Repairs	25,000	17,580	7,420
Landscape Management	267,962	267,962	-
Annual Flowers	20,000	17,755	2,245
Irrigation Repairs	110,000	38,106	71,894
Irrigation Management	99,869	99,869	-
Pest Control	17,500	1,080	16,420
Miscellaneous Common Area Maintenance	5,000	4,826	174
Retaining Walls	5,000	-	5,000
Retention/Detention Ponds	10,000	-	10,000
Tree Maintenance	117,350	170,163	(52,813)
Perennial Bed Maintenance	25,000	25,000	-
Fuel Break Mowing	7,000	-	7,000
Snow Removal	125,000	26,157	98,843
Winter Watering	50,000	16,200	33,800
Beautification: Native Grasses Management	100,000	105,614	(5,614)
Beautification: Flowers & Shrubs	150,000	74,717	75,283
Beautification: Wood Posts Maintenance	30,000	30,000	-
Beautification: Mulch Refresh	55,000	50,891	4,109
Total Grounds Expenditures	1,238,181	961,436	276,745

**TALLYN'S REACH AUTHORITY
GENERAL FUND
STATEMENT OF EXPENDITURES – BUDGET AND ACTUAL (CONTINUED)
YEAR ENDED DECEMBER 31, 2025**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
EXPENDITURES (CONTINUED)			
Recreation:			
Pool Contract	\$ 150,000	\$ 148,322	\$ 1,678
Pool Repairs	25,000	3,754	21,246
Pool Chemicals	23,000	21,432	1,568
Pool Furniture	30,000	1,840	28,160
Pool Equipment	25,000	11,278	13,722
Kiddie Pool	2,500	-	2,500
Clubhouse Management	3,000	6,566	(3,566)
Storage Building/Pool House	2,000	-	2,000
Security	12,500	5,535	6,965
Clubhouse Security	12,500	-	12,500
Clubhouse Maintenance Supplies	3,000	1,258	1,742
Indoor Building Maintenance	15,000	2,144	12,856
Outside Building Maintenance	12,500	14,825	(2,325)
Trash Removal	10,000	9,010	990
Janitorial/Housekeeping	11,440	11,300	140
Playground Equipment	7,500	6,072	1,428
Telephone/Access Control	6,000	5,292	708
Supplies Other	2,000	1,130	870
Tennis Court Maintenance	10,000	-	10,000
Events	5,000	3,461	1,539
Total Recreation Expenditures	<u>367,940</u>	<u>253,219</u>	<u>114,721</u>
Utilities:			
Water	247,000	304,121	(57,121)
Gas	20,000	23,177	(3,177)
Total Utilities Expenditures	<u>267,000</u>	<u>327,298</u>	<u>(60,298)</u>
Total Expenditures	<u>\$ 2,429,191</u>	<u>\$ 2,019,328</u>	<u>\$ 409,863</u>