LEGACY COMMUNITY AUTHORITY
Jefferson County, Colorado

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

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Board of Directors
Legacy Community Authority
Jefferson County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Legacy Community 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 Legacy Community 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.

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.

Other Matters

Required Supplementary Information

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

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.

Other Information

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

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

Wipfli LLP

Wipfli LLP

Denver, Colorado
July 30, 2026

BASIC FINANCIAL STATEMENTS

LEGACY COMMUNITY AUTHORITY
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	$ 59,975
Cash and Investments - Restricted	47,530,348
Prepaid Insurance	3,267
Accrued Interest Receivable	37,276
Total Assets	47,630,866
LIABILITIES	
Accounts Payable	166,006
Accrued Bond Interest Payable	73,920
Noncurrent Liabilities:	
Due in More Than One Year	49,280,000
Total Liabilities	49,519,926
NET POSITION	
Unrestricted	(1,889,060)
Total Net Position	$ (1,889,060)

See accompanying Notes to Basic Financial Statements.

LEGACY COMMUNITY AUTHORITY
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	$ 22,287	$ -	$ 722	$ -	$ (21,565)
Interest on Long-Term Debt and Related Costs	1,904,771	-	-	-	(1,904,771)
Total Governmental Activities	$ 1,927,058	$ -	$ 722	$ -	(1,926,336)
GENERAL REVENUES					
Interest Income					37,276
Total General Revenues					37,276
CHANGES IN NET POSITION					(1,889,060)
Net Position - Beginning of Year					-
NET POSITION - END OF YEAR					$ (1,889,060)

See accompanying Notes to Basic Financial Statements.

LEGACY COMMUNITY AUTHORITY
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	$ 59,975	$ -	$ -	$ 59,975
Cash and Investments - Restricted	-	14,068,490	33,461,858	47,530,348
Accrued Interest Receivable	-	11,709	25,567	37,276
Prepaid Insurance	3,267	-	-	3,267
Total Assets	$ 63,242	$ 14,080,199	$ 33,487,425	$ 47,630,866
LIABILITIES				
LIABILITIES				
Accounts Payable	$ 9,807	$ -	$ 156,199	$ 166,006
Total Liabilities	9,807	-	156,199	166,006
FUND BALANCES				
Nonspendable:				
Prepaid Expense	3,267	-	-	3,267
Restricted for:				
Debt Service	-	14,080,199	-	14,080,199
Capital Projects	-	-	33,331,226	33,331,226
Unassigned	50,168	-	-	50,168
Total Fund Balances	53,435	14,080,199	33,331,226	47,464,860
Total Liabilities and Fund Balances	$ 63,242	$ 14,080,199	$ 33,487,425	

Amounts reported for governmental activities in the statement of net position are different because:	
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	
Bonds Payable	(49,280,000)
Accrued Bond Interest Payable	(73,920)
Net Position of Governmental Activities	$ (1,889,060)

See accompanying Notes to Basic Financial Statements.

LEGACY COMMUNITY AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Interest Income	$ -	$ 11,709	$ 25,567	$ 37,276
Total Revenues	-	11,709	25,567	37,276
EXPENDITURES				
Accounting	7,268	-	-	7,268
Dues And Membership	231	-	-	231
Engineering	2,450	-	-	2,450
Insurance	491	-	-	491
Legal	10,581	-	-	10,581
Website	1,266	-	-	1,266
Bond Issue Costs	-	-	1,830,851	1,830,851
Total Expenditures	22,287	-	1,830,851	1,853,138
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(22,287)	11,709	(1,805,284)	(1,815,862)
OTHER FINANCING SOURCES (USES)				
Bond Issuance - Series 2025A	-	-	49,280,000	49,280,000
Developer Advance/Contribution	722	-	-	722
Transfers From Other Funds	75,000	14,068,490	-	14,143,490
Transfers To Other Funds	-	-	(14,143,490)	(14,143,490)
Total Other Financing Sources	75,722	14,068,490	35,136,510	49,280,722
NET CHANGE IN FUND BALANCES	53,435	14,080,199	33,331,226	47,464,860
Fund Balances - Beginning of Year	-	-	-	-
FUND BALANCES - END OF YEAR	$ 53,435	$ 14,080,199	$ 33,331,226	$ 47,464,860

See accompanying Notes to Basic Financial Statements.

LEGACY COMMUNITY AUTHORITY
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

Net Change in Fund Balances - Total Governmental Funds	$ 47,464,860
Amounts reported for governmental activities in the statement of activities are different because:	
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.	
Bond Issuance - Series 2025A	(49,280,000)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Accrued Bond Interest Payable - Change in Liability	(73,920)
Changes in Net Position of Governmental Activities	$ (1,889,060)

See accompanying Notes to Basic Financial Statements.

LEGACY COMMUNITY 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			
Total Revenues	$ -	$ -	$ -
EXPENDITURES			
Accounting	25,000	7,268	17,732
Contingency	1,500	-	1,500
Dues And Membership	2,500	231	2,269
Engineering	-	2,450	(2,450)
Insurance	20,000	491	19,509
Legal	50,000	10,581	39,419
Website	1,000	1,266	(266)
Total Expenditures	100,000	22,287	77,713
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(100,000)	(22,287)	77,713
OTHER FINANCING SOURCES (USES)			
Developer Advance/Contribution	100,000	722	(99,278)
Transfers From Other Funds	-	75,000	75,000
Total Other Financing Sources (Uses)	100,000	75,722	(24,278)
NET CHANGE IN FUND BALANCE	-	53,435	53,435
Fund Balance - Beginning of Year	-	-	-
FUND BALANCE - END OF YEAR	$ -	$ 53,435	$ 53,435

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

Legacy Community Authority (Authority) was organized on October 8, 2025, in accordance with Section 29-1-203, Colorado Revised Statutes, as amended (C.R.S.), and Section 29-1-203.5 C.R.S. (collectively, the Authority Act), pursuant to the Agreement Establishing the Legacy Community Authority, as amended on November 19, 2025, in accordance with the First Amendment to Agreement Establishing the Legacy Community Authority (the Establishment Agreement), among Legacy Metropolitan District No. 1 (District No. 1), Legacy Metropolitan District No. 2 (District No. 2), Legacy Metropolitan District No. 3 (District No. 3), Legacy Metropolitan District No. 4 (District No. 4), and Legacy Metropolitan District No. 7 (District No. 7), as part of a common plan to provide certain public services and facilities serving the needs of an approximately 88.17-acre master-planned community known as "Legacy." District No. 1, District No. 2, District No. 3, District No. 4, and District No. 7 are referred collectively herein as the "Pledge Districts," and in accordance with the Establishment Agreement, are each "Members" of the Authority. Although the Authority's Members are limited to the Pledge Districts, the Pledge Districts are among the twelve Legacy Metropolitan Districts (District Nos. 1-12) organized under the Service Plan for Legacy Metropolitan District Nos. 1-12 approved by the City Council of the City of Wheat Ridge on February 24, 2025, and certain obligations and agreements described elsewhere in these financial statements (including the Service Plan debt limitation and the Cooperation Agreement) involve all twelve Districts collectively.

In accordance with the Establishment Agreement, the Authority was established for the purpose of planning, designing, acquiring, constructing, installing, relocating, redeveloping, and financing of certain public improvements and facilities within and without its boundaries, including without limitation, street improvements, traffic and safety controls, retaining walls, park and recreation improvement and facilities, trails, open space, landscaping, drainage improvement, irrigation system improvements and all necessary equipment and appurtenances thereto including the limited operations and maintenance of the same (collectively, the Authority Services). The Authority was organized for the purpose of incurring financial obligations on behalf of the Pledge Districts, and providing any Authority Services permitted by the Service Plan of the Pledge Districts in accordance with the provisions of the Establishment Agreement and the Authority Act.

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.

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 property 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 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. Redemption of bonds is recorded as a reduction in liabilities.

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 Authority 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 intergovernmental revenues. All other revenue items are considered to be measurable and available only when cash is received by the Authority. The Authority has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

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 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 is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

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 and other financing uses 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.

The Authority amended its annual budget for the year ended December 31, 2025.

Pooled Cash and Investments

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 single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash and investments.

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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance

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

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

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

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

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

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

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

Adoption of New Accounting Standard

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

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

NOTE 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	$ 59,975
Cash and Investments - Restricted	47,530,348
Total Cash and Investments	$ 47,590,323

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

Deposits with Financial Institutions	$ 59,975
Investments	47,530,348
Total Cash and Investments	$ 47,590,323

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 and a carrying balance of $59,975.

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.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

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

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

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

Investments	Less Than 1 Year	1-5 Years	Amount
Colorado Local Government Liquid Asset Trust (COLOTRUST)	$ 38,134,858	$ -	$ 38,134,858
U.S. Treasury Issues	2,837,388	6,558,102	9,395,490
	$ 40,972,246	$ 6,558,102	$ 47,530,348

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

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST (Continued)

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 AAAf/S1 by Fitch Ratings. COLOTRUST records its investments at fair value and the Authority 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.

U.S. Treasury Issues

The Authority invested a portion of its reserve into U.S. Treasury Issues. As of December 31, 2025, investment details are as follows:

Description	Market Value	Coupon Rate	Maturity Date
U.S. Treasury Notes	199,724	3.56%	06/01/29
U.S. Treasury Notes	1,338,081	3.62%	06/01/26
U.S. Treasury Notes	1,575,709	3.46%	12/01/27
U.S. Treasury Notes	1,548,760	3.48%	06/01/27
U.S. Treasury Notes	1,602,968	3.49%	06/01/28
U.S. Treasury Notes	1,499,307	3.51%	12/01/26
U.S. Treasury Notes	1,630,941	3.52%	12/01/28
	$ 9,395,490		

NOTE 4 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Bonds Payable:					
General Obligation Bonds					
Series 2025A	$ -	$ 49,280,000	$ -	$ 49,280,000	$ -
Total Long-Term Obligations	$ -	$ 49,280,000	$ -	$ 49,280,000	$ -

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

$49,280,000 Series 2025A Limited Tax Supported Revenue Bonds and $20,475,000 Series 2025C Second Subordinate Limited Tax Supported Revenue Bonds

On December 23, 2025, the Authority issued the Limited Tax Supported Revenue Bonds, Series 2025A (the Series 2025A Senior Bonds) and Second Subordinate Limited Tax Supported Revenue Bonds, Series 2025C (the Series 2025C Second Subordinate Bonds), collectively “the Bonds”, in the amount of $49,280,000 and $20,475,000, respectively.

Purpose of the Series 2025A Senior Bonds

The Series 2025A Senior Bonds were issued for the purpose of: (i) paying the Project Costs; (ii) funding the Senior Surplus Fund and capitalized interest; (iii) providing the initial deposit for Operations and Maintenance; and (iv) paying other costs incurred in connection with the issuance of the Series 2025A Bonds and the Series 2025C Second Subordinate Bonds.

Details of the Series 2025A Senior Bonds

The Series 2025A Senior Bonds will bear interest at a rate of 6.750% payable semi-annually to the extent of Senior Pledged Revenue available on June 1 and December 1 (the Interest Payment Date), beginning on June 1, 2026. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2030. The Series 2025A Senior Bonds mature on December 1, 2055.

To the extent principal of any Series 2025A Senior Bond is not paid when due, such principal shall remain outstanding until paid, subject to discharge on December 2, 2067 (the Series 2025A Termination Date). To the extent interest on any Series 2025A Senior Bonds is not paid when due, such interest shall compound semi-annually on each June 1 and December 1 at the rate then borne by the Series 2025A Senior Bonds. The Authority shall not be obligated to pay more than amount permitted by law in repayment of the Bonds.

If any amount of principal or interest on the Series 2025A Senior Bonds remains unpaid after the application of all Senior Pledged Revenue available therefore on December 2, 2067, the Series 2025A Senior Bonds will be deemed discharged.

Purpose of the Series 2025C Second Subordinate Bonds

The Series 2025C Senior Bonds were issued for the purpose of reimbursing the Developer for advances made under the Infrastructure Acquisition and Reimbursement Agreement (IARA) described in Note 6 – Agreements.

Details of the Series 2025C Second Subordinate Bonds

The 2025C Second Subordinate Bonds were issued as a single term draw down bond. The maximum aggregate principal amount that may be drawn down on the 2025C Second Subordinate Bonds is $20,475,000. As of December 31, 2025, no draws have been made against the 2025C Second Subordinate Bonds, leaving the entire $20,475,000 available to be drawn down in the future.

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

$49,280,000 Series 2025A Limited Tax Supported Revenue Bonds and $20,475,000 Series 2025C Second Subordinate Limited Tax Supported Revenue Bonds (Continued)

Details of the Series 2025C Second Subordinate Bonds (continued)

The 2025C Second Subordinate Bonds are structured as cash flow bonds, meaning there are no scheduled payments of principal prior to the final maturity date. Rather, principal is payable annually on each December 15, commencing on December 15, 2026, from and to the extent of available Second Subordinate Pledged Revenue (defined below). The 2025C Second Subordinate Bonds mature on December 15, 2065.

The Series 2025C Second Subordinate Bonds will bear interest at the lesser of 6.000% or the rate required by Section 32-1-1101(7), C.R.S. per annum, calculated on the basis of a 360-day year or twelve 30-day months, payable annually to the extent of Second Subordinate Pledged Revenue available on December 15 (the Interest Payment Date), beginning on December 15, 2026.

To the extent principal of any Series 2025C Second Subordinate Bonds is not paid when due, such principal shall remain outstanding until paid, subject to discharge on December 16, 2067 (the Series 2025C Termination Date). To the extent interest on any Series 2025C Second Subordinate Bonds is not paid when due, such interest shall compound semi-annually on each December 15 at the rate then borne by the Series 2025C Second Subordinate Bonds.

If any amount of principal or interest on the Series 2025C Second Subordinate Bonds remains unpaid after the application of all Second Subordinate Pledged Revenue available therefore on December 16, 2067, the Series 2025C Second Subordinate Bonds will be deemed discharged.

Pledged Revenues of the Series 2025A Senior Bonds

The Senior Indenture defines “Senior Pledged Revenue” as the moneys derived by the Authority from the following sources: (a) the Senior Pledge District Revenues; (b) the Senior Public Finance Agreement Revenues; and (c) any other legally available moneys which the Authority determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

“Senior Pledge District Revenues” is defined in the Senior Indenture as the moneys derived from the Pledge Districts Capital Revenue, as defined and imposed pursuant to the Pledge Agreement.

Pledged Revenues of the Series 2025C Second Subordinate Bonds

The Second Subordinate Indenture defines “Second Subordinate Pledged Revenue” as the moneys derived by the Authority from the following sources: (a) the Second Subordinate Pledge District Revenues; and (b) the Second Subordinate Public Finance Agreement Revenues; and (c) any other legal available moneys which the Authority determines, in its absolute discretion, to transfer to the Trustee for application as Pledge Revenue.

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

$49,280,000 Series 2025A Limited Tax Supported Revenue Bonds and $20,475,000 Series 2025C Second Subordinate Limited Tax Supported Revenue Bonds (Continued)

Pledged Revenues of the Series 2025C Second Subordinate Bonds (continued)

"Second Subordinate Pledge District Revenues" is defined in the Second Subordinate Indenture as the moneys derived from the Pledge Districts Capital Revenue, as defined and imposed pursuant to the Pledge Agreement.

"Pledge Districts Capital Revenue" is defined in the Pledge Agreement as the following moneys or, as applicable, the moneys derived by each of the Pledge Districts from the following sources: (a) the Required Mill Levy Revenue; (b) the Cooperation Agreement Revenues, as and to the extent received by each of the Pledge Districts; (c) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Required Mill Levy; and (d) any other legally available moneys which the Pledge Districts determine, in their absolute discretion, to transfer to the Trustee for application as Pledge Districts Capital Revenue, including specifically but not limited to, any moneys which District No. 3 holds in calendar year 2025 or 2026 which constitute Pledge Districts Capital Revenue thereunder.

Required Mill Levy

"Required Mill Levy Revenue" is defined as the revenues generated from the imposition by each of the Pledge Districts of its respective debt service mill levy, which is defined as the following, net of collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County:

(a) On and after the District No. 1 Debt Service Mill Levy Imposition Date, District No. 1 shall impose an ad valorem mill levy on all taxable property within the District each year in an amount sufficient to pay the Bonds as they become due. This levy shall not exceed 67.000 mills, less the number of mills necessary to pay any unlimited mill levy debt, and shall not be less than 67.000 mills, less the number of mills necessary to pay any unlimited debt, unless a lower mill levy would still be sufficient to fund the Series 2025A Bond Fund for the applicable Bond year, pay the Series 2025A Senior Bonds as they become due, fund the Series 2025A Surplus Fund up to the Series 2025A Maximum Surplus Amount, pay in full the principal and interest on the Series 2025C Second Subordinate Bonds and pay any other Additional Obligations as they become due. However, if on or after January 1, 2025, changes are made in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy provided herein shall be increased or decreased to reflect such changes, as determined in good faith by the Board of Directors of District No. 1, so that, to the extent possible, the actual tax revenues generated by the levy are neither diminished nor enhanced as a result of such changes. For this purpose, a change in the ratio of actual valuation will be deemed a change in the method of calculating assessed valuation.

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

$49,280,000 Series 2025A Limited Tax Supported Revenue Bonds and $20,475,000 Series 2025C Second Subordinate Limited Tax Supported Revenue Bonds (Continued)

Required Mill Levy (Continued)

(b) On and after the District No. 2 Debt Service Mill Levy Imposition Date, District No. 2 shall impose an ad valorem mill levy on all taxable property within the District each year in an amount sufficient to pay the Bonds as they become due. This levy shall not exceed 35.843 mills, less the number of mills necessary to pay any unlimited mill levy debt, and shall not be less than 35.843 mills, less the number of mills necessary to pay any unlimited debt, unless a lower mill levy would still be sufficient to fund the Series 2025A Bond Fund for the applicable Bond year, pay the Series 2025A Senior Bonds as they become due, fund the Series 2025A Surplus Fund up to the Series 2025A Maximum Surplus Amount, pay in full the principal and interest on the Series 2025C Second Subordinate Bonds and pay any other Additional Obligations as they become due. However, if on or after January 1, 2025, changes are made in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy provided herein shall be increased or decreased to reflect such changes, as determined in good faith by the Board of Directors of District No. 2, so that, to the extent possible, the actual tax revenues generated by the levy are neither diminished nor enhanced as a result of such changes. For this purpose, a change in the ratio of actual valuation will be deemed a change in the method of calculating assessed valuation.

(c) On and after the District No. 3 Debt Service Mill Levy Imposition Date, District No. 3 shall impose an ad valorem mill levy on all taxable property within the District each year in an amount sufficient to pay the Bonds as they become due. This levy shall not exceed 67.000 mills, less the number of mills necessary to pay any unlimited mill levy debt, and shall not be less than 67.000 mills, less the number of mills necessary to pay any unlimited debt, unless a lower mill levy would still be sufficient to fund the Series 2025A Bond Fund for the applicable Bond year, pay the Series 2025A Senior Bonds as they become due, fund the Series 2025A Surplus Fund up to the Series 2025A Maximum Surplus Amount, pay in full the principal and interest on the Series 2025C Second Subordinate Bonds and pay any other Additional Obligations as they become due. However, if on or after January 1, 2025, changes are made in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy provided herein shall be increased or decreased to reflect such changes, as determined in good faith by the Board of Directors of District No. 3, so that, to the extent possible, the actual tax revenues generated by the levy are neither diminished nor enhanced as a result of such changes. For this purpose, a change in the ratio of actual valuation will be deemed a change in the method of calculating assessed valuation.

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

$49,280,000 Series 2025A Limited Tax Supported Revenue Bonds and $20,475,000 Series 2025C Second Subordinate Limited Tax Supported Revenue Bonds (Continued)

Required Mill Levy (Continued)

(d) On and after the District No. 4 Debt Service Mill Levy Imposition Date, District No. 4 shall impose an ad valorem mill levy on all taxable property within the District each year in an amount sufficient to pay the Bonds as they become due. This levy shall not exceed 40.597 mills, less the number of mills necessary to pay any unlimited mill levy debt, and shall not be less than 40.597 mills, less the number of mills necessary to pay any unlimited debt, unless a lower mill levy would still be sufficient to fund the Series 2025A Bond Fund for the applicable Bond year, pay the Series 2025A Senior Bonds as they become due, fund the Series 2025A Surplus Fund up to the Series 2025A Maximum Surplus Amount, pay in full the principal and interest on the Series 2025C Second Subordinate Bonds and pay any other Additional Obligations as they become due. However, if on or after January 1, 2025, changes are made in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy provided herein shall be increased or decreased to reflect such changes, as determined in good faith by the Board of Directors of District No. 4, so that, to the extent possible, the actual tax revenues generated by the levy are neither diminished nor enhanced as a result of such changes. For this purpose, a change in the ratio of actual valuation will be deemed a change in the method of calculating assessed valuation.

(e) On and after the District No. 7 Debt Service Mill Levy Imposition Date, District No. 7 shall impose an ad valorem mill levy on all taxable property within the District each year in an amount sufficient to pay the Bonds as they become due. This levy shall not exceed 40.597 mills, less the number of mills necessary to pay any unlimited mill levy debt, and shall not be less than 40.597 mills, less the number of mills necessary to pay any unlimited debt, unless a lower mill levy would still be sufficient to fund the Series 2025A Bond Fund for the applicable Bond year, pay the Series 2025A Senior Bonds as they become due, fund the Series 2025A Surplus Fund up to the Series 2025A Maximum Surplus Amount, pay in full the principal and interest on the Series 2025C Second Subordinate Bonds and pay any other Additional Obligations as they become due. However, if on or after January 1, 2025, changes are made in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy provided herein shall be increased or decreased to reflect such changes, as determined in good faith by the Board of Directors of District No. 7, so that, to the extent possible, the actual tax revenues generated by the levy are neither diminished nor enhanced as a result of such changes. For this purpose, a change in the ratio of actual valuation will be deemed a change in the method of calculating assessed valuation.

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

$49,280,000 Series 2025A Limited Tax Supported Revenue Bonds and $20,475,000 Series 2025C Second Subordinate Limited Tax Supported Revenue Bonds (Continued)

Required Mill Levy (Continued)

(f) Notwithstanding anything herein to the contrary, in no event may the Required Mill Levy be established at a mill levy which would cause a Pledge District to derive tax revenue in any year in excess of the maximum tax increases permitted by the respective Pledge District's electoral authorization, and if the Required Mill Levy as calculated pursuant to the foregoing would cause the amount of taxes collected in any year to exceed the maximum tax increase permitted by a Pledge District's electoral authorization, which is $10,000,000 annually, or the Maximum Debt Mill Levy Imposition Term to the extent limited by the Service Plan, which is 40 years after the initial imposition of the Debt Mill Levy, the Required Mill Levy shall be reduced to the point that such maximum tax increase is not exceeded. For further avoidance of doubt, each Pledge District may take into account Required Mill Levy revenues generated by each of the other Pledge Districts in the determination of its respective Required Mill Levy.

Public Finance Agreement Revenues

In accordance with the Public Finance Agreement, the Wheat Ridge Urban Renewal Authority, dba Renewal Wheat Ridge, irrevocably pledges the Property Tax Increment Revenue to the Authority for payment of the Bonds.

"Property Tax Increment Revenue" is defined in the Public Finance Agreement as all of the property tax revenue calculated, produced, allocated and paid to RWR as a result of all ad valorem property tax levies of each taxing body levying a mill levy within the Urban Renewal Area upon taxable property within the Urban Renewal Law that RWR is authorized to retain and expend pursuant to Overlapping Taxing Entity Cooperation Agreements for the duration of the Urban Renewal Plan.

Senior Surplus Fund

The Series 2025A Senior Bonds are additionally secured by the Senior Surplus Fund. Apart from the $4,673,000 deposit at closing, the Senior Surplus Fund will be required to be funded with available Pledged Revenue, if any, up to the Maximum Surplus Amount of $9,346,000. The Authority has acknowledged that State Law places certain restrictions on the use of bond proceeds and debt service mill levies which may be credited to the Surplus Fund. It is projected that the Senior Surplus Fund will reach the Maximum Surplus Amount in 2031.

Additional Security for the Bonds

The Series 2025A Senior Bonds are additionally secured by capitalized interest which were funded from proceeds of the Bonds in the amount of $9,395,490.

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

$49,280,000 Series 2025A Limited Tax Supported Revenue Bonds and $20,475,000 Series 2025C Second Subordinate Limited Tax Supported Revenue Bonds (Continued)

Optional Redemption

The Series 2025A Senior Bonds are subject to redemption prior to maturity, at the option of the Authority, on December 1, 2030, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

Date of Redemption	Redemption Premium
December 1, 2030, to November 30, 2031	3.00%
December 1, 2031, to November 30, 2032	2.00
December 1, 2032, to November 30, 2033	1.00
December 1, 2033, and thereafter	0.00

The Series 2025C Second Subordinate Bonds are subject to redemption prior to maturity, at the option of the Authority, as a whole or in integral multiples of $1,000, on any date, upon payment of par and accrued interest, with no redemption premium.

Events of Default

Events of default occur if the Districts fail to impose the Required Mill Levies, or if the Authority fail to apply the Pledged Revenues as required by the Indentures and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indenture.

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

Year Ending	Series 2025A Bonds		
December 31,	Principal	Interest	Total
2026	$ -	$ 3,123,120	$ 3,123,120
2027	-	3,326,400	3,326,400
2028	-	3,326,400	3,326,400
2029	-	3,326,400	3,326,400
2030	345,000	3,326,400	3,671,400
2031-2035	3,680,000	16,075,800	19,755,800
2036-2040	6,250,000	14,510,813	20,760,813
2041-2045	9,765,000	11,959,312	21,724,312
2046-2050	14,805,000	8,028,450	22,833,450
2051-2055	14,435,000	3,656,475	18,091,475
Total	$ 49,280,000	$ 70,659,570	$ 119,939,570

A schedule for the 2025C Second Subordinate Bonds is not presented as the repayment of those bonds are subject to cash availability.

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Debt Authorization

The Service Plan limits the aggregate outstanding principal amount of Debt that the Districts may issue to $110,000,000 (exclusive of refundings, refinancings, and the pledge from a district pursuant to an intergovernmental agreement). At elections held on May 6, 2025, the Districts' eligible electors authorized the issuance of debt in accordance with State Law. As of December 31, 2025, the Districts had $40,245,000 of Debt outstanding under those authorizations.

NOTE 5 NET POSITION

The Authority has a deficit in unrestricted net position. The deficit at December 31, 2025 was primarily due to the costs of issuing the 2025A Senior Bonds and Series 2025C Second Subordinate Bonds.

NOTE 6 AGREEMENTS

Cooperation Agreement

On September 16, 2025, the Wheat Ridge Urban Renewal Authority, dba Renewal Wheat Ridge (RWR) and Legacy Metropolitan Districts Nos. 1-12 (the Districts) entered into a Cooperation Agreement related to the Lutheran Legacy Campus Urban Renewal Area. Under the Agreement, RWR collects property tax increment revenues (TIF) generated from the Districts' mill levies within the urban renewal area and remits such revenues to the Districts semiannually for use in furtherance of the urban renewal plan, including payment of eligible project costs and debt service. On December 2, 2025, RWR and the Districts entered into a First Amendment to the Cooperation Agreement, extending the term of the agreement through collection year 2051.

Public Finance Agreement

On December 2, 2025, the Authority, RWR, and the Developer, The LLC, LLC entered into a Public Finance Agreement related to the Luthern Legacy Campus Urban Renewal Plan. Under the Agreement, the Authority irrevocably pledges property tax increment revenues (TIF) generated within the urban renewal area to the Authority to finance and reimburse eligible project costs, including public infrastructure and related improvements, through the issuance of bonds. RWR's obligation to remit TIF revenues is limited to revenues received and is subject to a maximum aggregate reimbursement of $75,000,000. Such revenues are deposited into a special fund and transferred to the Authority periodically for payment of eligible costs and related debt service.

The agreement remains in effect for the duration of the tax increment period established under the urban renewal plan (with a base year of 2025 and collection of increment revenues extending through approximately 2051), unless earlier terminated in accordance with its terms.

NOTE 6 AGREEMENTS (CONTINUED)

Capital Pledge Agreement

On December 23, 2025, the Authority and the Pledge Districts entered into a Capital Pledge Agreement with BOKF, NA, as trustee, to provide for the repayment of the Series 2025A Senior Bonds and Series 2025C Second Subordinate Bonds issued by the Authority.

Pursuant to the Agreement, the Pledge Districts have pledged certain revenues to the payment of the Bonds, consisting primarily of ad valorem property taxes derived from a required debt service mill levy (the “Required Mill Levy”), together with certain other legally available revenues. The Pledge Districts covenant to impose and collect the Required Mill Levy in amounts sufficient to pay debt service on the Bonds, subject to limitations set forth in the respective service plans and approved voter authorization. The Required Mill Levy is subject to maximum mill levy caps established for each District and is generally expected to be imposed for a period not to exceed 40 years from the initial imposition date for each District, and in no event beyond the final termination date of December 16, 2067.

The Pledge Districts may not issue additional parity or senior obligations secured by the pledged revenues without the consent of the bondholders.

NOTE 7 RELATED PARTIES

The Developer of the property within the Districts is The LLC, LLC. All members of the Board of Directors are employees of, owners of, or otherwise associated with the Developer, and may have conflicts of interest in dealing with the Authority and the Districts.

Infrastructure Acquisition and Reimbursement Agreement with The LLC, LLC (IARA)

The Authority, along with Legacy Metropolitan District No. 12, a non-Member District, entered into an Infrastructure Acquisition and Reimbursement Agreement (the IARA) with The LLC, LLC (the Developer) on November 19, 2025, establishing the terms for the acquisitions of certain public improvements financed or constructed by the Developer that are to be owned by District No 12, or such other applicable governmental entity, and the reimbursement by the Authority of Certified Authority Eligible Costs incurred by the Developer. Eligible costs include expenditures related to public infrastructure improvements and related capital services, subject to engineering and accounting certifications, and approval by the Authority through adoption of an Authority Acceptance Resolution.

Reimbursement is contingent upon availability of funds and may be made from bond proceeds, other legally available funds, or through the issuance of reimbursement obligations. Prior to issuance of formal reimbursement obligations, unpaid Certified Authority Eligible Costs shall accrue at a simple interest rate of 5.0% per annum.

NOTE 7 RELATED PARTIES (CONTINUED)

Infrastructure Acquisition and Reimbursement Agreement with The LLC, LLC (IARA) (Continued)

Pursuant to the IARA, the obligations of the Authority are subject to annual appropriation and shall not be deemed to be multiple fiscal year obligations for the purposes of Article X, Section 20 of the Colorado Constitution, and may not exceed amounts permitted by District 12's electoral authorization and Service Plan. The Authority's obligations under the IARA shall terminate at the earlier of the repayment in full of the Certified Authority Eligible Costs, twenty (20) years from the execution date, or after certain dissolution or similar events affecting the Developer, at which time any unpaid amounts not converted to Reimbursement Obligations are forgiven and treated as a contribution to the Authority.

As of December 31, 2025, no amounts were incurred or reimbursed under the IARA.

NOTE 8 TRANSFERS

The Authority transferred $14,068,490 from the Capital Projects Fund to the Debt Service Fund, representing an initial deposit into the Capitalized Interest account of the Bond Fund and Surplus Fund, and $75,000 from the Capital Projects Fund to the General Fund, representing the initial operations & maintenance deposit from proceeds of the Series 2025A Bonds.

NOTE 9 RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S., the Authority may be exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The 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, property, workers compensation, 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 10 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 limit must be refunded unless the voters approve retention of such revenue.

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

The 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.

The Authority is a separate legal entity created by intergovernmental agreement of its Members pursuant to Sections 29-1-203 and 29-1-203.5, C.R.S., and has no electors of its own. Accordingly, the Authority's obligations are not subject to a debt-authorization election held directly by the Authority; rather, the Bonds are supported by revenues pledged to the Authority by its Members pursuant to elections held by the Members and the terms of the Establishment Agreement and the Capital Pledge Agreement.

SUPPLEMENTARY INFORMATION

LEGACY COMMUNITY AUTHORITY
DEBT SERVICE 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	$ -	$ 11,709	$ 11,709
Total Revenues	-	11,709	11,709
EXPENDITURES			
Total Expenditures	-	-	-
EXCESS OF REVENUES OVER EXPENDITURES	-	11,709	11,709
OTHER FINANCING SOURCES (USES)			
Transfers From Other Funds	14,000,000	14,068,490	68,490
Total Other Financing Sources	14,000,000	14,068,490	68,490
NET CHANGE IN FUND BALANCE	14,000,000	14,080,199	80,199
Fund Balance - Beginning of Year	-	-	-
FUND BALANCE - END OF YEAR	$ 14,000,000	$ 14,080,199	$ 80,199

LEGACY COMMUNITY AUTHORITY
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budget Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Interest Income	$ -	$ -	$ 25,567	$ 25,567
Total Revenues	-	-	25,567	25,567
EXPENDITURES				
Capital Outlay	25,000,000	25,000,000	-	25,000,000
Bond Issue Costs	2,000,000	1,925,000	1,830,851	94,149
Contingency	500,000	21,745,000	-	21,745,000
Total Expenditures	27,500,000	48,670,000	1,830,851	46,839,149
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(27,500,000)	(48,670,000)	(1,805,284)	46,864,716
OTHER FINANCING SOURCES (USES)				
Bond Issuance - Series 2025A	49,000,000	49,280,000	49,280,000	-
Bond Issuance - Series 2025B	9,000,000	9,000,000	-	(9,000,000)
Bond Issuance - Series 2025C	19,000,000	20,475,000	-	(20,475,000)
Developer Advance	25,000,000	25,000,000	-	(25,000,000)
Repay Developer Advance	(25,000,000)	(26,475,000)	-	26,475,000
Transfers To Other Funds	(14,000,000)	(14,855,000)	(14,143,490)	711,510
Total Other Financing Sources (Uses)	63,000,000	62,425,000	35,136,510	(27,288,490)
NET CHANGE IN FUND BALANCE	35,500,000	13,755,000	33,331,226	19,576,226
Fund Balance - Beginning of Year	-	-	-	-
FUND BALANCE - END OF YEAR	$ 35,500,000	$ 13,755,000	$ 33,331,226	$ 19,576,226

OTHER INFORMATION

LEGACY COMMUNITY AUTHORITY
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

Year Ending December 31,	$49,280,000 General Obligation & Tax Increment Revenue Bonds Series 2025A, Dated December 23, 2025 Interest Rate 6.75% Interest Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total
2026	$ -	$ 3,123,120	$ 3,123,120
2027	-	3,326,400	3,326,400
2028	-	3,326,400	3,326,400
2029	-	3,326,400	3,326,400
2030	345,000	3,326,400	3,671,400
2031	555,000	3,303,113	3,858,113
2032	675,000	3,265,650	3,940,650
2033	715,000	3,220,087	3,935,087
2034	840,000	3,171,825	4,011,825
2035	895,000	3,115,125	4,010,125
2036	1,035,000	3,054,713	4,089,713
2037	1,100,000	2,984,850	4,084,850
2038	1,260,000	2,910,600	4,170,600
2039	1,340,000	2,825,550	4,165,550
2040	1,515,000	2,735,100	4,250,100
2041	1,610,000	2,632,837	4,242,837
2042	1,805,000	2,524,163	4,329,163
2043	1,925,000	2,402,325	4,327,325
2044	2,145,000	2,272,387	4,417,387
2045	2,280,000	2,127,600	4,407,600
2046	2,525,000	1,973,700	4,498,700
2047	2,690,000	1,803,263	4,493,263
2048	2,965,000	1,621,687	4,586,687
2049	3,160,000	1,421,550	4,581,550
2050	3,465,000	1,208,250	4,673,250
2051	1,650,000	974,363	2,624,363
2052	1,810,000	862,987	2,672,987
2053	1,930,000	740,813	2,670,813
2054	2,115,000	610,537	2,725,537
2055	6,930,000	467,775	7,397,775
Total	$ 49,280,000	$ 70,659,570	$ 119,939,570