

E-86 METROPOLITAN DISTRICT

c/o Public Alliance
7555 E. Hampden Avenue, Suite 501
Denver, CO 80231
(720) 213-6621
<https://www.e86md.org/>

2025 Annual Report

The E-86 Metropolitan District (the “District”) is a Title 32 Special District that was established on November 29, 2018 for the purpose of financing public improvements for the use and benefit of the residents and taxpayers of the District. The District is wholly located within the borders of the Town of Elizabeth, in Elbert County, CO.

As required by Section VII of the Amended and Restated Service Plan of the District, approved by the Town of Elizabeth on August 28, 2018, the following report is hereby submitted.

1. Boundary Changes - There have been no recent changes made or proposed to the District’s boundaries as of December 31, 2025.
2. Intergovernmental Agreements - The District executed an IGA with the Colorado Special Districts Property & Liability Pool on December 12, 2018.
3. Litigation Involving Public Improvements - The District is not currently involved in any legal actions or litigations, and management has no knowledge of any pending actions.
4. Public Improvements - The installation of infrastructure improvements, i.e., streets, stormwater, water delivery and wastewater collection was installed and completed in 2022 to support single family homes built within the boundaries of the District.
5. Facilities and Improvements Constructed – No facilities or improvements constructed by the District have been dedicated to and accepted by the Town as of December 31, 2025.
6. Assessed Valuation - The Current Assessed valuation of the District is \$6,945,030 and the District certified a mill levy of 77.559 mills for the 2026 Budget Year.
7. Copies of the following District documents are attached to this report:
 - 2026 Budget
 - 2025 Audit

8. Access information to obtain a copy of rules and regulations adopted: The District has not adopted any rules and regulations as of December 31, 2025. In the event the District adopts such in the future, they may be accessed on the District's website: <https://www.e86md.org/>.
9. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any debt instrument: To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.
10. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continues beyond a ninety (90) day period: To our knowledge, the District has been able to pay its obligations as they come due.

Please direct any questions regarding the District or this report to the District's Manager, Mr. Ryan Stevens, at ryan@publicalliancellc.com or (720) 213-6621.

E-86 METROPOLITAN DISTRICT

January 28, 2026

Division of Local Government
Via: E-Filing Portal

RE: E-86 Metropolitan District

LG ID# 67056

Attached is the 2026 Budget for the E-86 Metropolitan District in Elbert County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on October 23, 2025. If there are any questions on the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060 Ext. 6.

The mill levy certified to the County Commissioners of Elbert County is 13.986 mills for all general operating purposes subject to statutory and/or TABOR limitations; 63.573 mills for G.O. bonds; 0.000 mills for refund/abatement; and (0.000) mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$6,945,030, the total property tax revenue is \$538,649.58. A copy of the certification of mill levies sent to the County Commissioners for Elbert County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Elbert County, Colorado.

Sincerely,



Eric Weaver
District Accountant

Enclosure(s)

Financial Management Provided By Marchetti & Weaver, LLC

Mountain Office
28 Second Street, Suite 213
Edwards, CO 81632
(970) 926-6060

Website & Email
www.mwcpaa.com
Admin@mwcpaa.com

Front Range Office
245 Century Circle, Suite 103
Louisville, CO 80027
(720) 210-9136

RESOLUTION NO. 2025-10-02

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY
RESOLUTION OF THE BOARD OF DIRECTORS OF E-86 METROPOLITAN
DISTRICT, ELBERT COUNTY, COLORADO, PURSUANT TO SECTION 29-1-108,
C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND,
ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY FOR THE
BUDGET YEAR 2026**

A. The Board of Directors of E-86 Metropolitan District (the “**District**”) has appointed the Marchetti & Weaver, LLC to prepare and submit a proposed budget to said governing body at the proper time.

B. Marchetti & Weaver, LLC has submitted a proposed budget to this governing body for its consideration.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 23, 2025, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District.

E. Whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE E-86 METROPOLITAN DISTRICT, TOWN OF ELIZABETH, ELBERT COUNTY, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO RESOLUTION TO ADOPT
BUDGET AND APPROPRIATE SUMS OF MONEY]

RESOLUTION APPROVED AND ADOPTED on October 23, 2025.

E-86 METROPOLITAN DISTRICT

Signed by:
By: James Marshall
President

Attest:

DocuSigned by:
By: Terry Larrew
Secretary

EXHIBIT A

Budget

E-86 METROPOLITAN DISTRICT

2026

BUDGET MESSAGE

E-86 Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act.

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

The following budget is prepared using the modified accrual basis of accounting.

The District was formed to provide for all or part of the Public Improvements, as defined in the District's Service Plan, for the use and benefit of all inhabitants and taxpayers of the District. The primary purpose of the District is to finance the construction of these Public Improvements.

BUDGET STRATEGY

The District's strategy in preparing the 2026 budget is to strive to provide the scope of services defined in the service plan in the most economic manner possible.

REVENUES

The District certified a mill levy for 2026 collection comprised of 13.986 mills for operations (11 mills adjusted for legislative changes) and 63.573 mills for debt service (50 mills adjusted for legislative changes). The operating mill levy will be used to fund the operating costs of the District. The debt service taxes were levied to generate funding for repayment of bonds issued by the District on May 14, 2021.

EXPENDITURES

The District budgeted for operational expenses to be accounted for in the General Fund and debt service on bonds to be accounted for in the Debt Service fund.

E-86 Metropolitan District
Statement of Net Position
August 31, 2025

	General Fund	Debt Service Fund	Fixed Assets & LTD	Total
ASSETS				
CASH				
INBank Checking	50,075			50,075
Bond Payment Fund		282,476		282,476
UMB - Project Fund				-
Pooled Cash	-	-		-
TOTAL CASH	50,075	282,476	-	332,551
OTHER CURRENT ASSETS				
Due From County Treasurer	-	-		-
Due From Developer				-
Property Tax Receivable	3,142	14,282		17,424
Prepaid Expense	450			450
TOTAL OTHER CURRENT ASSETS	3,592	14,282	-	17,874
FIXED ASSETS				
Construction in Progress			13,431,844	13,431,844
Easements			35,318	35,318
TOTAL FIXED ASSETS	-	-	13,467,162	13,467,162
TOTAL ASSETS	53,667	296,759	13,467,162	13,817,587
LIABILITIES & DEFERED INFLOWS				
CURRENT LIABILITIES				
Accounts Payable	12,904			12,904
TOTAL CURRENT LIABILITIES	12,904	-	-	12,904
DEFERRED INFLOWS				
Deferred Property Taxes	3,142	14,282		17,424
TOTAL DEFERRED INFLOWS	3,142	14,282	-	17,424
LONG-TERM LIABILITIES				
Bonds Payable - Series 2021A(3)			7,120,000	7,120,000
Accrued Int - Series 2021A(3)			30,408	30,408
Accrued But Unpaid Interest - 2021A(3)			1,331,045	1,331,045
Bond Payable - Series 2025B				-
Accrued Int - Series 2025B				-
Accrued But Unpaid Interest - 2025B				-
Developer Payable- Operations			215,553	215,553
Developer Payable- Capital			6,763,024	6,763,024
Accrued Int- Developer Payable- Cap			461,104	461,104
Accrued Int- Developer Payable- Ops			42,340	42,340
TOTAL LONG-TERM LIABILITIES	-	-	15,963,474	15,963,474
TOTAL LIABILITIES & DEFERRED INFLOWS	16,046	14,282	15,963,474	15,993,802
NET POSITION				
Inv in Capital Assets			13,467,162	13,467,162
Amount to be Provided for Debt			(15,963,474)	(15,963,474)
Fund Balance- Non-Spendable	450			450
Fund Balance- Restricted	2,016	282,476		284,492
Fund Balance- Unassigned	35,156			35,156
TOTAL NET POSITION	37,621	282,476	(2,496,312)	(2,176,215)
	=	=	=	=

	2024 Audited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 08/31/25 Actual	YTD Thru 08/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Total Assessed Valuation	935,941	4,611,010	4,611,010	4,611,010				6,945,030	Final AV
Mill Levy - General Fund	12.000	13.622	13.622	13.622				13.986	11 Mills, Adjusted
Mill Levy - Debt Service Fund	54.545	61.920	61.920	61.920				63.573	50 Mills, Adjusted
Total Mill Levy	66.545	75.542	75.542	75.542				77.559	Total of 61 Mills, Adjusted
Property Tax Revenue - General Fund	11,231	62,811	62,811	62,811				97,133	11 Mills, Adjusted
Property Tax Revenue - Debt Service Fund	51,051	285,514	285,514	285,514				441,516	50 Mills, Adjusted
Total Property Taxes	62,282	348,325	348,325	348,325				538,650	Total of 61 Mills, Adjusted

Statement of Revenues, Expenditures, & Changes In Fund Balance

Modified Accrual Basis For the Period Indicated

	2024 Audited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 08/31/25 Actual	YTD Thru 08/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
COMBINED FUNDS									
REVENUE									
Property Taxes	62,281	348,325	348,325	334,051	330,900	348,325	(17,424)	538,650	Total of 61 Mills, Adjusted
State Property Tax Backfill	502	-	-	-	-	-	-	-	None Anticipated for 2026
Specific Ownership Taxes	8,019	34,832	34,832	38,316	22,340	20,319	2,021	59,251	11% of Property Taxes
Interest & Other Income	1,685	6,500	6,500	6,040	3,992	4,333	(342)	35,000	Budget High to Allow for Contingency
TOTAL REVENUE	72,486	389,657	389,657	378,407	357,232	372,977	(15,745)	632,901	
EXPENDITURES									
Administration									
Accounting, Legal, Management, & Audit	37,929	51,400	51,400	45,204	20,809	31,617	10,807	48,100	Per General Fund
Insurance, SDA Dues, Misc Other	5,676	7,900	7,900	7,742	6,155	6,700	545	8,400	Per General Fund
Treasurer's Fees	1,884	10,450	10,450	10,022	9,930	10,450	520	16,159	3% of Property Taxes
Contingency	-	25,000	25,000	-	-	16,667	16,667	25,000	Allowance For Unforeseen Needs
Debt Service									
Bond Interest	52,700	303,000	303,000	293,739	-	-	-	474,011	Net Available
Bond Principal	-	-	-	-	-	-	-	-	Cash Flow Bonds - Interest Paid First
Developer Repayment Principal	-	-	1,406,280	-	-	-	-	48,000	Available for Developer Repayment - Ops
Trustee Administrative Fee	4,079	4,000	4,000	4,300	4,168	4,000	(168)	4,300	Annual Fee
Debt Issuance Expense	-	-	165,720	8,782	8,782	-	(8,782)	-	
Contingency	-	5,000	255,000	-	-	3,333	3,333	5,000	Allowance for Unforeseen Needs
Capital Outlay	-	-	-	-	-	-	-	-	See Capital Fund
TOTAL EXPENDITURES	102,268	406,749	2,228,749	369,788	49,844	72,766	22,923	628,970	
REVENUE OVER / (UNDER) EXPENDITURES	(29,781)	(17,092)	(1,839,092)	8,618	307,388	300,211	7,177	3,931	
OTHER SOURCES / (USES)									
Developer Advances	29,000	18,000	18,000	9,000	9,000	16,400	(7,400)	-	No Need Anticipated
Bond Proceeds & Premium	-	-	1,822,000	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	29,000	18,000	1,840,000	9,000	9,000	16,400	(7,400)	-	
CHANGE IN FUND BALANCE	(781)	908	908	17,618	316,388	316,611	(223)	3,931	
BEGINNING FUND BALANCE	4,490	7,339	7,631	3,709	3,709	7,339	(3,630)	21,327	
ENDING FUND BALANCE	3,709	8,247	8,539	21,327	320,097	323,950	(3,853)	25,258	
COMPONENTS OF FUND BALANCE									
Non-Spendable	3,605	4,515	4,515	4,600	450			4,830	Prepaid Insurance
TABOR Emergency Reserve	1,319	2,586	2,586	2,016	2,016			2,532	3% of Operating Expenditures
Restricted For Debt Service	1,268	976	1,268	6,234	282,476			9,761	All funds used to pay interest
Restricted For Capital Projects	-	-	-	-	-			-	Project Fund Exhausted
Unassigned	(2,482)	171	171	8,477	35,156			8,134	
TOTAL ENDING FUND BALANCE	3,709	8,247	8,539	21,327	320,097			25,258	
=	=	=	=	=	=	=	=	=	

Statement of Revenues, Expenditures, & Changes In Fund Balance

Modified Accrual Basis For the Period Indicated

	2024 Audited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 08/31/25 Actual	YTD Thru 08/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property Taxes - Operations	11,231	62,811	62,811	60,237	59,669	62,811	(3,142)	97,133	11 Mills, Adjusted
State Property Tax Backfill	502	-	-	-	-	-	-	-	None Anticipated for 2026
Specific Ownership Taxes	1,446	6,281	6,281	6,909	4,028	3,664	364	10,685	11% of Property Taxes
Interest Income	0	-	-	40	19	-	19	25,000	Budget high for Contingency
TOTAL REVENUE	13,179	69,092	69,092	67,186	63,716	66,475	(2,759)	132,818	
EXPENDITURES									
Administration									
Accounting	17,513	23,000	23,000	21,000	11,826	14,950	3,124	22,000	Based on 2025 Forecast
Audit	5,100	5,400	5,400	5,400	-	-	-	5,600	Based on 2025 Forecast
District Management	2,584	5,000	5,000	4,200	2,245	3,333	1,089	6,000	Based on 2025 Forecast
Elections	-	4,000	4,000	1,604	1,604	4,000	2,396	500	2027 Election Prep
Engineering	500	-	-	-	-	-	-	-	None Expected
Legal	12,232	14,000	14,000	13,000	5,135	9,333	4,198	14,000	Based on 2025 Forecast
Insurance & SDA Dues	4,110	4,300	4,300	4,142	4,142	4,300	158	4,600	D&O, Liability, and other coverages + SDA Dues
Office Supplies, Bank & Bill.com Fees, Other	814	1,500	1,500	1,500	749	1,000	251	1,600	Checks, bill.com fees, misc. other
Website Maintenance	752	2,100	2,100	2,100	1,264	1,400	136	2,200	ADA Compliance & Document Remediation
Treasurer's fees	352	1,884	1,884	1,807	1,791	1,884	94	2,914	3% of Property Taxes
Emergency Reserve	-	-	-	-	-	-	-	-	Held in Reserve
Contingency	-	25,000	25,000	-	-	16,667	16,667	25,000	Allowance For Unforeseen Needs
TOTAL EXPENDITURES	43,957	86,184	86,184	54,753	28,755	56,868	28,113	84,414	
REVENUE OVER / (UNDER) EXPENDITURES	(30,778)	(17,092)	(17,092)	12,433	34,961	9,607	25,354	48,404	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	-	(8,782)	(8,782)	-	(8,782)	-	
Developer Advances	29,000	18,000	18,000	9,000	9,000	16,400	(7,400)	-	No Need Anticipated
Developer Advance Repayment - Principal	-	-	-	-	-	-	-	(48,000)	Available for Developer Repayment - Ops
Developer Advance Repayment - Interest	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	29,000	18,000	18,000	218	218	16,400	(16,182)	(48,000)	
CHANGE IN FUND BALANCE	(1,777.90)	908	908	12,651	35,180	26,007	9,172	404	
BEGINNING FUND BALANCE	4,220	6,363	6,363	2,442	2,442	6,363	(3,922)	15,093	
ENDING FUND BALANCE	2,442	7,271	7,271	15,093	37,621	32,371	5,250	15,497	
	=	=	=		=	=	=	=	

Statement of Revenues, Expenditures, & Changes In Fund Balance

Modified Accrual Basis For the Period Indicated

	2024 Audited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 08/31/25 Actual	YTD Thru 08/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
DEBT SERVICE FUND									
REVENUE									
Property Taxes	51,050	285,514	285,514	273,814	271,231	285,514	(14,282)	441,516	50 Mills, Adjusted
Specific Ownership Taxes	6,573	28,551	28,551	31,407	18,311	16,655	1,656	48,567	11% of Property Taxes
Interest Income	1,684	6,500	6,500	6,000	3,973	4,333	(360)	10,000	Budget High to Allow for Contingency
TOTAL REVENUE	59,307	320,565	320,565	311,220	293,516	306,502	(12,986)	500,083	
EXPENDITURES									
Treasurer's Fees	1,532	8,565	8,565	8,214	8,139	8,565	426	13,245	3% of Property Taxes
2021A(3) Bond Principal	-	-	-	-	-	-	-	-	Cash Flow Bonds - Interest Paid First
2021A(3) Bond Interest	52,700	303,000	303,000	293,739	-	-	-	474,011	Net Available
Paying Agent / Trustee Fees	4,079	4,000	4,000	4,000	4,000	4,000	-	4,000	Annual Fee
Bank Charges	-	-	-	300	168	-	(168)	300	
Debt Issuance Expense	-	-	165,720	8,782	8,782	-	(8,782)	-	
Developer Repayment- Principal			1,406,280	-					
Contingency		5,000	255,000	-		3,333	3,333	5,000	Allowance for Unforeseen Needs
TOTAL EXPENDITURES	58,310	320,565	2,142,565	315,035	21,089	15,899	(5,190)	496,556	
REVENUE OVER / (UNDER) EXPENDITURES	997	-	(1,822,000)	(3,815)	272,427	290,603	(18,177)	3,527	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	-	8,782	8,782	-	8,782	-	
Bond Proceeds	-	-	1,572,000	-	-	-	-	-	
Bond Premium	-	-	250,000	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	1,822,000	8,782	8,782	-	8,782	-	
CHANGE IN FUND BALANCE	996.63	-	-	4,967	281,209	290,603	(9,395)	3,527	
BEGINNING FUND BALANCE	271	976	1,268	1,268	1,268	976	292	6,234	
ENDING FUND BALANCE	1,268	976	1,268	6,234	282,476	291,579	(9,103)	9,761	
COMPONENTS OF FUND BALANCE:									
Capitalized Interest Fund		-	-	-				-	
Surplus Fund		-	-	-				-	
Cost of Issuance		-	-	-				-	
Bond Payment / Surplus Fund	767	976	1,268	6,234	282,476			9,761	
Other / Internal Balances	501			-	-				
TOTAL ENDING FUND BALANCE	1,268	976	1,268	6,234	282,476			9,761	
=	=	=	=	=	=			=	

I, Tery Larrew, hereby certify that I am the duly appointed Secretary of the E-86 Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2026, duly adopted at a meeting of the Board of Directors of the E-86 Metropolitan District held on October 23, 2025.

DocuSigned by:

Tery Larrew

EEB4589F1AAA4CB...
Secretary

CERTIFICATION OF TAX LEVIES for NON-SCHOOL GovernmentsTO: County Commissioners¹ of Elbert County, Colorado.On behalf of the E-86 Metropolitan District(taxing entity)^Athe Board of Directors(governing body)^Bof the E-86 Metropolitan District(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of:

\$ 6,945,030

(Gross^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of:

\$ 6,945,030

(NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted:

12/4/2025

(not later than Dec 15)

(mm/dd/yyyy)

for budget/fiscal year 2026

(yyyy)

PURPOSE (see end notes for definitions and examples)**LEVY²****REVENUE²**

1. General Operating Expenses ^H	<u>13.986</u>	mills	\$ <u>97,133.19</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>(0.000)</u>	mills	\$ <u>-</u>
SUBTOTAL FOR GENERAL OPERATING:	<u>13.986</u>	mills	\$ <u>97,133.19</u>
3. General Obligation Bonds and Interest ^J	<u>63.573</u>	mills	\$ <u>441,516.39</u>
4. Contractual Obligations ^K	<u>0.000</u>	mills	\$ <u>-</u>
5. Capital Expenditures ^L	<u>0.000</u>	mills	\$ <u>-</u>
6. Refunds/Abatements ^M	<u>0.000</u>	mills	\$ <u>-</u>
7. Other ^N (specify): _____	<u>0.000</u>	mills	\$ <u>-</u>
	<u>0.000</u>	mills	\$ <u>-</u>
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>77.559</u>	mills	\$ <u>538,649.58</u>

Contact person:
(print)Eric WeaverDaytime
phone:(970) 926-6060 x6

Signed:

Eric Weaver

Title:

District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S. with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, Colorado 80203. Questions? Call DLG (303) 864-7720.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenue to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

1.	Purpose of Issue:	Finance Public Improvements related to the Development.
	Series:	General Obligation Limited Tax Cash Flow Bonds, Series 2021A ₍₃₎
	Date of Issue:	May 14, 2021
	Coupon rate:	5.125%
	Maturity Date:	December 1, 2051
	Levy:	63.573
	Revenue:	\$441,516.39
2.	Purpose of Issue:	_____
	Series:	_____
	Date of Issue:	_____
	Coupon rate:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

CONTRACTS^K:

3.	Purpose of Contract:	_____
	Title:	_____
	Date:	_____
	Principal Amount:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____
4.	Purpose of Contract:	_____
	Title:	_____
	Date:	_____
	Principal Amount:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

E-86 METROPOLITAN DISTRICT

Elbert County, Colorado

Financial Statements

December 31, 2025

E-86 METROPOLITAN DISTRICT

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Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
E-86 Metropolitan District
Elbert County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the E-86 Metropolitan District, (the "District") as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of December 31, 2025, and the respective changes in financial position and the 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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's 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 generally accepted auditing standards 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 generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

Supplementary Information

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

Other Information

Management is responsible for the other information included in the annual 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 opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

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.

Duggio & Associates, P.C.

April 14, 2026

BASIC FINANCIAL STATEMENTS

E-86 METROPOLITAN DISTRICT

STATEMENT OF NET POSITION

December 31, 2025

	Governmental Activities
Assets	
Cash and Investments	\$ 20,047
Cash and Investments - Restricted	3,361
Receivable from County Treasurer	3,590
Property Taxes Receivable	538,649
Prepaid Expense	3,616
Capital Assets Not Being Depreciated	35,318
Total Assets	604,581
Liabilities	
Accounts Payable	3,057
Accrued Interest Payable	30,408
Noncurrent Liabilities	
Due In More Than One Year	16,358,454
Total Liabilities	16,391,919
Deferred Inflows of Resources	
Unearned Property Taxes	538,649
Net Position	
Net Investment In Capital Assets	35,318
Restricted:	
Emergencies	2,020
Unrestricted	(16,363,325)
Total Net Position	\$ (16,325,987)

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

E-86 METROPOLITAN DISTRICT

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2025

Function/Program Activities	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental Activities					
General Government	\$ 48,713	\$ -	\$ -	\$ -	\$ (48,713)
Interest and Related Costs on Long-term Debt	742,096	-	-	-	(742,096)
Dedication of Capital Assets to Other Entities	13,431,844	-	-	-	(13,431,844)
Total Governmental Activities	<u>\$ 14,222,653</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(14,222,653)</u>
General Revenues:					
					330,900
					42,176
					7,192
					<u>380,268</u>
					(13,842,385)
					<u>(2,483,602)</u>
					<u>\$ (16,325,987)</u>

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

E-86 METROPOLITAN DISTRICT

**BALANCE SHEET
GOVERNMENTAL FUNDS**

December 31, 2025

	General	Debt Service	Total
Assets			
Cash and Investments	\$ 20,047	\$ -	\$ 20,047
Cash and Investments - Restricted	-	3,361	3,361
Receivable from County Treasurer	647	2,943	3,590
Property Taxes Receivable	97,133	441,516	538,649
Prepaid Expenditures	3,616	-	3,616
Total Assets	\$ 121,443	\$ 447,820	\$ 569,263
Liabilities			
Accounts Payable	\$ 3,057	\$ -	\$ 3,057
Deferred Inflows of Resources			
Unearned Property Taxes	97,133	441,516	538,649
Fund Balances			
Nonspendable			
Prepaid Expenses	3,616	-	3,616
Restricted			
Emergencies	2,020	-	2,020
Debt Service	-	6,304	6,304
Unassigned	15,617	-	15,617
Total Fund Balances	21,253	6,304	27,557
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 121,443	\$ 447,820	\$ 569,263

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

E-86 METROPOLITAN DISTRICT

**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION**

December 31, 2025

Total Fund Balances - Governmental Funds	\$	27,557
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Total net position reported for governmental activities in the statement of net position is different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Those assets consist of:

Capital Assets Not Being Depreciated	35,318
--------------------------------------	--------

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. All liabilities - both current and long-term - are reported in the statement of net position.

Balances at year end are:

General Obligation Bonds Payable	\$ (7,120,000)	
Matured Interest Payable	(1,468,782)	
Accrued Interest Payable	(30,408)	
Developer Advance - Operations	(215,553)	
Developer Advance - Operations - Accrued Interest	(59,470)	
Developer Advance - Capital	(6,763,024)	
Developer Advance - Capital - Accrued Interest	<u>(731,625)</u>	<u>(16,388,862)</u>

Net Position - Governmental Activities	\$	<u><u>(16,325,987)</u></u>
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The notes to the financial statements are an integral part of this statement.

E-86 METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS

For the Year Ended December 31, 2025

	General	Debt Service	Total
Revenues			
Property Taxes	\$ 59,669	\$ 271,231	\$ 330,900
Specific Ownership Tax	7,605	34,571	42,176
Net Investment Income	32	7,160	7,192
Total Revenues	<u>67,306</u>	<u>312,962</u>	<u>380,268</u>
Expenditures			
Current			
Accounting	19,167	-	19,167
Audit	5,300	-	5,300
Bank Fees	-	407	407
District Management	4,874	-	4,874
Office Supplies	858	-	858
Election	1,604	-	1,604
Insurance and Dues	4,142	-	4,142
Legal	9,108	-	9,108
Website Maintenance	1,869	-	1,869
Engineering	-	-	-
Treasurer's Fees	1,791	8,139	9,930
Paying Agent Fees	-	4,000	4,000
Debt Service			
Bond Interest	-	295,380	295,380
Bond Issue Costs	-	8,782	8,782
Total Expenditures	<u>48,713</u>	<u>316,708</u>	<u>365,421</u>
Excess Revenues Over (Under)			
Expenditures	18,593	(3,746)	14,847
Other Financing Sources			
Developer Advances	9,000	-	9,000
Transfer In (Out)	(8,782)	8,782	-
Total Other Financing Sources (Uses)	<u>218</u>	<u>8,782</u>	<u>9,000</u>
Net Change in Fund Balances	18,811	5,036	23,847
Fund Balances - Beginning	2,442	1,268	3,710
Fund Balances - Ending	<u>\$ 21,253</u>	<u>\$ 6,304</u>	<u>\$ 27,557</u>

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

E-86 METROPOLITAN DISTRICT

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2025

Net Change in Fund Balances - Total Governmental Funds	\$	23,847
Amounts reported for governmental activities in the statement of activities are different because:		
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to increase net position.		
Dedication of capital assets to other entities		(13,431,844)
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 governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.		
Developer Advance - Operations	\$	(9,000)
Developer Advance - Operations - Accrued Interest		(17,130)
Developer Advance - Capital - Accrued Interest		(270,521)
		<u>(296,651)</u>
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:		
Change in accrued interest on bonds payable		<u>(137,737)</u>
Change in Net Position - Governmental Activities	\$	<u><u>(13,842,385)</u></u>

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

E-86 METROPOLITAN DISTRICT

GENERAL FUND

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL**

For the Year Ended December 31, 2025

(With Comparative Totals for the Year Ended December 31, 2024)

	Original and Final Budget	Actual Amounts	Variance with Final Budget	2024 Actual
Revenues				
Property Taxes	\$ 62,811	\$ 59,669	\$ (3,142)	\$ 11,733
Specific Ownership Tax	6,281	7,605	1,324	1,446
Net investment income	-	32	32	-
Total Revenues	69,092	67,306	(1,786)	13,179
Expenditures				
Current				
Accounting	23,000	19,167	3,833	17,513
Audit	5,400	5,300	100	5,100
District Management	5,000	4,874	126	2,584
Election	4,000	1,604	2,396	-
Insurance and Dues	4,300	4,142	158	4,110
Legal	14,000	9,108	4,892	12,232
Office Supplies	1,500	858	642	814
Website Maintenance	2,100	1,869	231	752
Engineering	-	-	-	500
Treasurer's Fees	1,884	1,791	93	352
Contingency	25,000	-	25,000	-
Total Expenditures	86,184	48,713	37,471	43,957
Excess Revenues Over (Under) Expenditures	(17,092)	18,593	35,685	(30,778)
Other Financing Sources (Uses)				
Developer Advances	18,000	9,000	(9,000)	29,000
Transfers Out	-	(8,782)	(8,782)	-
Total Other Financing Sources (Uses)	18,000	218	(17,782)	29,000
Net Change in Fund Balance	908	18,811	17,903	(1,778)
Fund Balance - Beginning	6,363	2,442	(3,921)	4,220
Fund Balance - Ending	\$ 7,271	\$ 21,253	\$ 13,982	\$ 2,442

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

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2025

Note 1 – Definition of Reporting Entity

The E-86 Metropolitan District (the “District”), was originally organized by recorded Order and Decree of the District Court for the County of Elbert on November 29, 2018 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

The District operates under a Service Plan approved by the Town of Elizabeth (the “Town”) on August 28, 2018. The District’s service boundaries are located entirely within the Town.

Pursuant to the Service Plan, the District has the power to provide for the design, acquisition, construction, installation, relocating, redeveloping and financing of certain water, sanitation, storm drainage, street, safety protection, park and recreation, transportation, television relay and translation, mosquito control, and fire protection improvements and services.

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

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

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

Note 2 – Summary of Significant Accounting Policies

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. For the most part, the effect of interfund activity has been removed from these statements.

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2025

Governmental activities are normally supported by property taxes and intergovernmental revenues.

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

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenue* 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 revenue are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported in 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*. Revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation, if any, is computed and recorded as an operating expense. Expenditures for property and equipment are shown as increases in assets and redemption of bonds and notes are 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 considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenue to be available if they are collected within 60 days of the end of the current fiscal period. The major source of revenue susceptible to accrual are developer advances. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures other than interest on long-term obligations are recorded when the liability is incurred or the long-term obligation is due.

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS December 31, 2025

The District reports the following major governmental funds:

General Fund – This fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

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

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year end. The District 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 District has amended its annual budget for the year ended December 31, 2025.

Pooled Cash and Investments

The District 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.

Cash and investments are presented on the balance sheet in the basic financial statements at fair value.

Restricted Assets

Certain assets whose use is restricted for bonded debt service by debt indentures and capital projects are segregated on the government-wide statement of net position and the fund balance sheet.

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2025

Property Taxes

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

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

Capital Assets

Capital assets, which include property and equipment, are reported in the government-wide financial statements. Capital assets defined by the District as assets include improvements to buildings and equipment with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market 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 assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources until then.

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2025

In addition to liabilities, the statement of net position and the governmental funds balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, one item, unavailable revenue – property tax, is reported in both the government-wide statement of net position and the governmental funds balance sheet. This amount is deferred and recognized as inflow of resources in the period that the amounts become available.

Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Bonds payable are reported net of the applicable bond premiums and discounts. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method and charged to interest expense.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Issuance costs, even if withheld from the actual new proceeds received, are reported as debt services expenditures, in both the government-wide statements and fund financial statements.

Net Position and Fund Equity

Net Position

The government-wide financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted and unrestricted.

Net investment 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.

Restricted net position is subject to restrictions by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provision or enabling legislation.

Unrestricted net position represents assets that do not have any third-party limitations on their use.

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2025

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

Fund Balances

Generally, the fund balance represents the difference between the current assets and current liabilities. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned and unassigned. Due to circumstances which differ amongst 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 legally or contractually required to be maintained intact.

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

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

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

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

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

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS December 31, 2025

Note 3 – Cash and Investments

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

Statement of Net Position:

Cash and Investments	\$ 20,047
Cash and Investments - Restricted	3,361
Total Cash and Investments	<u>\$ 23,408</u>

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

Deposits with Financial Institutions	\$ 17,803
Investments	5,605
Total Cash and Investments	<u>\$ 23,408</u>

Cash Deposits

Custodial credit risk

Custodial risk for deposits is the risk that, in the event of a failure of a depository financial institution, the District will not be able to recover its deposits or will not be able to recover collateral securities that are in possession of an outside party. The Colorado Public Deposit Protection Act ("PDPA") governs the investment of public funds. PDPA requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels (\$250,000) must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The institution's internal records identify the collateral by depositor and as such, these deposits are considered to be uninsured but collateralized. The State Regulatory Commissions 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 District's cash deposits had a bank balance and carrying balance of \$17,803.

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2025

Investments

The District has adopted an investment policy by which it follows state statutes regarding investments.

The District generally limits its concentration of investments to obligations of the United States, certain U.S. government agency securities and Local Government Investment Pools, which are believed to have minimal credit risk; minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk disclosure requirements or subject to investment custodial credit risk 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 Revised 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 US 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

At December 31, 2025, the District had the following investments:

Investment	Maturity	Amount
Colorado Government Liquid Asset Trust (COLOTRUST PLUS+)	Weighted Average under 60 Days	<u>\$ 5,605</u>

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS December 31, 2025

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (“COLOTRUST”) (the “Trust”), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

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

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, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under Section 24-75-601, C.R.S.

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 FitchRatings. 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.

E-86 METROPOLITAN DISTRICT

NOTES TO THE 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:

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated				
Easements	\$ 35,318	\$ -	\$ -	\$ 35,318
Construction in progress	13,431,844	-	13,431,844	-
	<u>\$ 13,467,162</u>	<u>\$ -</u>	<u>\$ 13,431,844</u>	<u>\$ 35,318</u>

During 2025, the Town accepted a significant portion of capital assets. As a result, the District removed the cost of those improvements from its capital assets.

Note 5 – Long-Term Obligations

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

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Direct Borrowings and Direct Placements:					
General Obligation Limited Tax Cash Flow Bonds, Series 2021A ₍₃₎					
Principal	\$ 7,120,000	\$ -	\$ -	\$ 7,120,000	\$ -
Matured Unpaid Interest	1,331,045	433,117	295,380	1,468,782	-
Subtotal of Direct Borrowings and Direct Placements	<u>8,451,045</u>	<u>433,117</u>	<u>295,380</u>	<u>8,588,782</u>	<u>-</u>
Other Debts					
Developer Advance - 2018-2019 OFA					
Principal	32,700	-	-	32,700	-
Accrued Interest	13,443	2,616	-	16,059	-
Developer Advance - MYOFA					
Principal	173,853	9,000	-	182,853	-
Accrued Interest	28,897	14,514	-	43,411	-
Developer Advance - Capital					
Principal	6,763,024	-	-	6,763,024	-
Accrued Interest	461,104	270,521	-	731,625	-
Subtotal of Other Debts	<u>7,473,021</u>	<u>296,651</u>	<u>-</u>	<u>7,769,672</u>	<u>-</u>
	<u>\$ 15,924,066</u>	<u>\$ 729,768</u>	<u>\$ 295,380</u>	<u>\$ 16,358,454</u>	<u>\$ -</u>

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2025

General Obligation Bonds

The District issued General Obligation Limited Tax Cash Flow Bonds, Series 2021A₍₃₎, on May 14, 2021, in the amount of \$7,120,000 (the “2021 Bonds”).

Use of Proceeds

Proceeds from the sale of the Bonds will be used for: (a) reimbursing a portion of the costs of acquiring, constructing, and/or installing certain public infrastructure; and (b) paying other costs incurred in connection with the issuance of the 2021 Bonds.

Bond Details

The 2021 Bonds bear interest at 5.125%, payable annually from Pledged Revenue on December 1, beginning on December 1, 2021. The 2021 Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal prior to the final maturity date. The Bonds mature December 1, 2051.

To the extent principal of any Bond is not paid when due, such principal shall remain outstanding until the earlier of its payment or December 2, 2061 and shall continue to bear interest at the rate then borne on the Bond. To the extent interest on any Bond is not paid when due, such interest shall compound on each Interest Payment Date, at the rate then borne by the Bonds; provided however, that notwithstanding anything in the Indenture to the contrary, the District will not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Bonds.

The 2021 Bonds are subject to redemption prior to maturity, at the option of the District, on June 1, 2026, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium of 3%, declining to 2% on June 1, 2027, and then declining to 1% on June 1, 2028, and no redemption premium June 1, 2029, and thereafter.

Notwithstanding anything herein to the contrary, the 2021 Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on December 2, 2061 (the “Termination Date”), regardless of the amount of principal and interest paid prior to the Termination Date.

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2025

Pledged Revenue

Pledged Revenue are those revenues derived from the Required Mill Levy, the portion of the Specific Ownership Tax which is collected as a result of imposition of the Required Mill Levy and any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund.

Required Mill Levy

Pursuant to the Indenture, the District covenanted to impose a Required Mill Levy, net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County on all taxable property of the District each year in an amount sufficient to fund the Bond Fund and pay the Bonds when due, but not in excess of 50.000 mills less the number of mills necessary to pay any unlimited mill levy debt, or such lesser mill levy which will fund the Bond Fund in an amount sufficient to pay all of the principal of and interest on the Bonds in full; provided however, that in the event the method of calculating assessed valuation is or was changed after January 1, 2008, the minimum mill levy provided herein shall be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Debt Authorization Limit

The limit on the District's ability to issue Debt is set forth in its Service Plan as \$25,000,000 (the "Service Plan Debt Issuance Limit"). In no event is the District authorized to issue Debt in excess of the Service Plan Debt Issuance Limit; provided, however, that refunding Debt does not count against the Service Plan Debt Issuance Limit.

The District has voter authorization in excess of the Service Plan Debt Issuance Limit as at the time of the election or elections, the actual costs of construction were not known. Without knowing the costs of construction it is not possible to allocate the Service Plan Debt Issuance Limit by power (such as water, sewer or streets). Therefore, the Service Plan Debt Issuance Limit was voted in every power.

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2025

With that understanding, on November 6, 2018, the District electors voted to authorize debt issuance, by power, as follows:

	Authorized on November 6, 2018	Series 2021 General Obligation Bonds	Remaining Unissued Authorized Debt
Steets	\$25,000,000	\$5,070,000	\$19,930,000
Parks and Recreation	\$25,000,000	\$350,000	\$24,650,000
Water	\$25,000,000	\$850,000	\$24,150,000
Sanitation	\$25,000,000	\$850,000	\$24,150,000
Transportation	\$25,000,000	-	\$25,000,000
Mosquito Control	\$25,000,000	-	\$25,000,000
Safety Protection	\$25,000,000	-	\$25,000,000
Fire Protection	\$25,000,000	-	\$25,000,000
Television Relay and Translation	\$25,000,000	-	\$25,000,000
Security	\$25,000,000	-	\$25,000,000
Operations and Maintenance Debt	\$25,000,000	-	\$25,000,000
Refunding Debt	\$25,000,000	-	\$25,000,000
Intergovernmental Agreements as Debt	\$25,000,000	-	\$25,000,000
TOTAL		\$7,120,000	\$17,880,000 ¹

¹ The total remaining unissued, authorized debt for the District is equal to the Service Plan Debt Issuance Limit (\$25,000,000) minus the debt issued to date by the District (\$7,120,000).

Developer Advances

2018 - 2019 Operation Funding Agreement

On December 12, 2018, with an effective date of November 29, 2018, the District entered into an Operation Funding Agreement (the "2018-2019 OFA") with E 86 J.V., LLC. (the "Developer").

The District anticipated a shortfall in operations revenues of \$100,000 (the "Shortfall Amount") for the fiscal years 2018 through 2019. The Developer advances funds necessary to fund, or directly pay, the District's operations and maintenance expenses on a periodic basis as needed for fiscal years 2018 through 2019 up to the Shortfall Amount. The agreement was amended on October 29, 2019, to increase the Shortfall Amount for fiscal years 2018 through 2020 to \$150,000. The agreement was further amended on October 29, 2020, to increase the term through 2024.

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS December 31, 2025

The advances accrue simple interest at a rate of 8.0% per annum from the date of deposit in the District's account. The repayment obligations do not constitute a multiple fiscal year financial obligation and are subject to annual appropriation. The obligation of the Developer to advance funds under the 2018–2019 OFA expire on March 15, 2025. In the event the District has not reimbursed the Developer for any Developer Advance(s) made pursuant to the 2018–2019 OFA on or before December 31, 2064, any amount of principal and accrued interest outstanding on such date shall be deemed to be forever discharged and satisfied in full.

The District intends to repay amounts advanced by the Developer pursuant to the 2018–2019 OFA, to the extent it has funds available from the imposition of its taxes, fees, rates, tolls, penalties, and charges and from any other revenue legally available, after the payment of its annual debt service obligations and annual operations and maintenance expenses, which repayment is subject to annual budget and appropriation.

At December 31, 2025, outstanding advances under the 2018-2019 OFA totaled \$32,700 and accrued interest totaled \$16,059.

Amended and Restated Operation Funding Agreement

On April 21, 2021, the District entered into an Amended and Restated Operation Funding Agreement (the "MYOFA") with the Developer.

The District anticipates a shortfall in operations revenues of \$196,000 (the "Shortfall Amount") for the fiscal years 2021 through 2025. The Developer advances funds necessary to fund, or directly pay, the District's operations and maintenance expenses on a periodic basis as needed for fiscal years 2021 through 2025 up to the Shortfall Amount. The agreement was amended on October 29, 2021, with an effective date of April 21, 2021, to increase the Shortfall Amount for fiscal years 2021 through 2025 to \$250,000.

The District shall be required to impose on a yearly basis during the term of this Agreement a mill levy of at least 11 mills, as adjusted from January 1, 2008, (the "Operations Mill Levy") for the operations and maintenance expenses (the "Operations Expenses") of the District. The revenue generated from the Operations Mill Levy plus specific ownership taxes generated as a result of the Operations Mill Levy shall be the "Operations Revenue." Each year during the term of this Agreement, the District shall prepare a proposed overhead and administrative expenses budget for the following fiscal year, including the estimated Shortfall Amount for the applicable fiscal year (the "Assumed Annual Budget Amount"). The MYOFA provides that the Developer will advance funds to the District in an amount equal to the difference between the Assumed Annual Budget Amount and the Operations Revenue. It is projected that in the 2025 fiscal year, the Operations Revenue will equal or exceed the Assumed Annual Budget Amount.

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2025

If the District imposes an Operations Mill Levy of less than 11 mills, the Developer is not obligated under this Agreement to fund any difference between the Operations Revenue that would be generated from the 11 mills Operations Mill Levy plus specific ownership taxes generated as a result of the Operations Mill Levy and the revenue generated from the Operations Mill Levy actually imposed in the applicable year.

The advances accrue simple interest at a rate of 8.0% per annum from the date of deposit in the District's account. The repayment obligations do not constitute a multiple fiscal year financial obligation and are subject to annual appropriation. The obligation of the Developer to advance funds under the MYOFA expire on December 31, 2061. In the event the District has not reimbursed the Developer for any Developer Advance(s) made pursuant to the MYOFA on or before December 31, 2061, any amount of principal and accrued interest outstanding on such date shall be deemed to be forever discharged and satisfied in full.

The District intends to repay amounts advanced by the Developer pursuant to the MYOFA, to the extent it has funds available from the imposition of its taxes, fees, rates, tolls, penalties, and charges and from any other revenue legally available, after the payment of its annual debt service obligations and annual operations and maintenance expenses, which repayment is subject to annual budget and appropriation.

This MYOFA may be terminated unilaterally after December 31, 2024. This MYOFA terminates automatically if the Operations Revenue for the prior year was equal to or more than the Assumed Annual Budget Amount during such period.

At December 31, 2025, outstanding advances under the MYOFA totaled \$182,853 and accrued interest totaled \$43,411.

Priority of Payments Made Pursuant to Operation Funding Agreements

Payments to reimburse the Developer shall be made on December 2 of each year and shall be applied as follows: (a) first to accrued and unpaid interest and then principal on amounts received on the 2018-2019 OFA, but which remain outstanding, and then (b) first to the accrued and unpaid interest and then to the principal amount due pursuant to the MYOFA.

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2025

Facilities Funding and Acquisition Agreement

On October 29, 2019, with an effective date of November 29, 2018, the District entered into a Facilities Funding and Acquisition Agreement (the “FFAA”) with the Developer.

The FFAA provided that the District would reimburse the Developer for any advances made to the District for organization expenses (the “Organization Expenses”) and construction related expenses (the “Construction Expenses”) associated with the costs of improvements to be provided by the District for the period commencing January 1, 2018, through December 31, 2022, up to the Shortfall Amount. The total estimated cost to complete construction of the Improvements, including contingencies, is \$14,377,000 (the “Shortfall Amount”). However, no capital advances were ever made under the FFAA, and in 2021, the District, Developer, and Lennar Colorado, LLC (“Lennar”) entered into a Facilities Acquisition and Reimbursement Agreement.

Facilities Acquisition and Reimbursement Agreement

On April 29, 2021, the District entered into a Facilities Funding and Acquisition Agreement, as amended and restated by that certain First Amended and Restated Facilities Acquisition and Reimbursement Agreement, dated January 1, 2022, with an effective date of April 29, 2021, and further amended by the First Amendment to the First Amended and Restated Facilities Acquisition and Reimbursement Agreement dated November 22, 2022 (as so amended and restated, the “FARA”) with the Developer and Lennar. The FARA provides that the FFAA was terminated and that the FARA supersedes the FFAA in its entirety.

In order to carry out the design, construction, and/or acquisition of improvements, the District anticipates incurring certain costs associated with: (i) the design, construction, and/or acquisition of such Improvements (the “Capital Expenses”), and (ii) the general organization of the District, including, without limitation, certain legal, accounting, management, and engineering costs associated with the Improvements (the “Organization Expenses” and together with the Capital Expenses, the “Capital and Organization Expenses”).

In order for the Property to be developed responsibly, efficiently, and in a timely manner, the Developer agreed to advance certain Capital and Organization Expenses under the FARA (respectively, the “E 86 J.V. Capital Advances” and the “E 86 J.V. Organization Advances,” and collectively, the “E 86 J.V. Advances”).

Additionally, the FARA acknowledges Lennar has expended Capital Expenses and will continue to expend Capital Expenses and costs for Unanticipated Offsite Improvements (collectively, the “Lennar Advances”, and together with the E 86 J.V. Advances, the “Advances”).

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2025

It is the intent of the Parties that all Advances under the FARA be reimbursed from the 2021 Bond Proceeds in accordance with the terms of this Agreement, provided that such Advances are Verified Costs.

The District shall reimburse the Advances in the following manner:

1. First, the District shall reimburse the E. 86 J.V. Advances in an amount not to exceed \$650,000 (the "First E 86 J.V. Reimbursement")
2. Second, the District shall reimburse the Lennar Capital Advances in an amount equal to \$4,000,000 and the Unanticipated Offsite Improvements in an amount not to exceed \$550,000 (the "Lennar Reimbursement")
3. Third, the District shall reimburse any remaining E. 86 J.V. Advances (the "Second E 86 J.V. Reimbursement")

During the year ended December 31, 2021, the District paid \$560,182 towards the First E 86 J.V. Reimbursement.

During the year ended December 31, 2023, the District paid the Lennar Reimbursement in its entirety.

Simple interest shall accrue on all Advances that are Verified Costs at the rate of four percent (4%) per annum as follows:

- a) On all E 86 J.V. Organization Advances, from the Organization Date of November 29, 2018 until the date of payment.
- b) On all E 86 J.V. Capital Advances made prior to the Organization Date, from the Organization Date until the date of payment.
- c) On all E 86 J.V. Capital Advances made after the Organization Date, from the date of deposit into the District's account or the date otherwise advanced on behalf of the District, or actually paid by E 86 J.V., until the date of payment.
- d) On all Lennar Advances, beginning sixty (60) days following the date upon which the related Application for Acceptance of Capital Costs is submitted by Lennar until the date of payment.

The Parties agree that payments by the District to the Developer and Lennar shall credit first against accrued and unpaid interest and then to the principal amount.

The FARA does not constitute a debt or indebtedness of the District within the meaning of any constitutional or statutory provision, nor shall it constitute a multiple fiscal year financial obligation for the purposes of Article X, Section 20 of the Colorado Constitution, and subject to § 29-1-110(2), C.R.S.

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2025

At December 31, 2025, outstanding advances under the FARA totaled \$6,763,024 and accrued interest totaled \$731,625.

Note 6 – Net Position

The District's net position consists of three components: net investment in capital assets, restricted and unrestricted.

Net investment 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.

The restricted component of net position consists of 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 District had restricted net position as of December 31, 2025, as follows:

	Governmental Activities
Restricted Net Position:	
Emergencies	\$ 2,020
Total Restricted Net Position:	<u>\$ 2,020</u>

In the government-wide financial statements, the District has an unrestricted net position deficit of as a result of capital improvements that were funded with long-term debt that have been dedicated to other entities, while the long-term debt remains an obligation of the District.

Note 7 – Related Party

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

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS December 31, 2025

Note 8 – Risk Management

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets, errors or omissions, injuries to employees, or natural disasters.

The District is a member of the Colorado Special Districts Property and Liability Pool (the “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 District pays annual premiums to the Pool for general and public officials’ liability, property and workers compensation coverage. In the event aggregate losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds, which the Pool determines are not needed for purposes of the Pool, may be returned to the members pursuant to a distribution formula.

Note 9 – Tax, Spending and Debt Limitations

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

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue. TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

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

On November 6, 2018, a majority of the District’s electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

E-86 METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2025

Section 29-1-1702, C.R.S., contains limitations on revenues generated from property tax revenues that apply to certain local governments within the State of Colorado.

Annual operating property tax revenue is limited to a 5.25% increase (or 10.50% over a two-year period), such increase is determined based on a prior assessment period and adjusted for allowable exclusions and exemptions from qualified property tax revenues.

The District's management believes it is in compliance with the provisions of Section 29-1-1702, C.R.S. However, this section of the C.R.S. is complex and subject to interpretation.

SUPPLEMENTARY INFORMATION

E-86 METROPOLITAN DISTRICT

DEBT SERVICE FUND

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL**

For the Year Ended December 31, 2025

(With Comparative Totals for the Year Ended December 31, 2024)

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget	2024 Actual
Revenues					
Property Taxes	\$ 285,514	\$ 285,514	\$ 271,231	\$ (14,283)	\$ 51,050
Specific Ownership Tax	28,551	28,551	34,571	6,020	6,573
Net Investment Income	6,500	6,500	7,160	660	1,684
Total Revenues	320,565	320,565	312,962	(7,603)	59,307
Expenditures					
Debt Service					
Bond Interest	303,000	303,000	295,380	7,620	52,700
Bond Issue Costs	-	165,720	8,782	156,938	-
Treasurer's Fees	8,565	8,565	8,139	426	1,531
Paying Agent Fees	4,000	4,000	4,000	-	4,000
Bank Fees	-	-	407	(407)	79
Contingency	5,000	255,000	-	255,000	-
Total Expenditures	320,565	736,285	316,708	419,577	58,310
Excess Revenues Over (Under)					
Expenditures	-	(415,720)	(3,746)	411,974	997
Other Financing Sources (Uses)					
Bond Proceeds	-	1,572,000	-	(1,572,000)	-
Bond Premium	-	250,000	-	(250,000)	-
Developer Repayment - Principal	-	(1,406,280)	-	1,406,280	-
Transfers In	-	-	8,782	8,782	-
Total Other Financing Sources (Uses)	-	415,720	8,782	(406,938)	-
Net Change in Fund Balance	-	-	5,036	5,036	997
Fund Balance - Beginning	976	1,268	1,268	-	271
Fund Balance - Ending	\$ 976	\$ 1,268	\$ 6,304	\$ 5,036	\$ 1,268

See the Accompanying Independent Auditor's Report

OTHER INFORMATION

E-86 METROPOLITAN DISTRICT

SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED

Levy Year	Collection Year	Assessed Valuation	Mill Levy			Total Levy	Current Collection	Collection Rate
			General	Debt	Total			
2020	2021	\$ 1,700	66.664	0.000	66.664	\$ 113	\$ 113	100.00%
2021	2022	\$ 2,390	11.000	50.000	61.000	\$ 146	\$ 146	100.00%
2022	2023	\$ 2,000	12.083	54.924	67.007	\$ 134	\$ 134	100.00%
2023	2024	\$ 935,941	12.000	54.545	66.545	\$ 62,282	\$ 62,783	100.80%
2024	2025	\$ 4,611,010	13.622	61.920	75.542	\$ 348,325	\$ 330,900	95.00%

Estimated for
year ending
December 31,
2026

\$ 6,945,030 13.986 63.573 77.559 \$ 538,649

Note:

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.