**WATERFRONT METROPOLITAN DISTRICT**

**2025 ANNUAL REPORT**

Pursuant to § 32-1-207(3)(c), C.R.S. and the Service Plan for Waterfront Metropolitan District (the "**District**"), the District is required to provide an annual report to the City of Loveland, Colorado (the "**City**") the with regard to the following matters:

For the year ending December 31, 2025, the District makes the following report:

**§ 32-1-207(3) Statutory Requirements**

**1. Boundary changes made.**

None.

**2. Intergovernmental Agreements entered into or terminated.**

None.

**3. Access information to obtain a copy of rules and regulations adopted by the board.**

As of the reporting year, the District has not adopted any rules or regulations.

**4. A summary of litigation involving public improvements owned by the District.**

To our actual knowledge, based on review of the court records in Larimer County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District's public improvements as of December 31, 2025.

**5. Status of the construction of public improvements by the District.**

All public infrastructure projects have been constructed.

**6. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.**

All principal public infrastructure has been completed, dedicated, and accepted by the City.

**7. The final assessed valuation of the District as of December 31st of the reporting year.**

A copy of the 2025 Assessed Valuation is attached hereto as **Exhibit A.**

**8. A copy of the current year's budget.**

A copy of the 2026 Budget is attached hereto as **Exhibit B.**

**9. A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

The 2025 Audit is attached hereto as **Exhibit C.**

**10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.**

None.

**11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

None.

# EXHIBIT A
# 2025 Assessed Valuation

139 County Tax Entity Code

New Tax Entity? No

## CERTIFICATION OF VALUATION BY
## LARIMER COUNTY ASSESSOR
ON 11/24/2025

DOLA LGID/SID 65230/1

Date 11/24/2025

NAME OF TAX ENTITY: WATERFRONT METRO DISTRICT

### USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025 :

| | | | |
|---|---|---|---|
| 1. | PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | 1. | $ 11,644,325 |
| 2. | CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡ | 2. | $ 11,508,193 |
| 3. | LESS TOTAL TIF AREA INCREMENTS, IF ANY: | 3. | $ 0 |
| 4. | CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | 4. | $ 11,508,193 |
| 5. | NEW CONSTRUCTION: * | 5. | $ 28,003 |
| 6. | INCREASED PRODUCTION OF PRODUCING MINE: * | 6. | $ 0 |
| 7. | ANNEXATIONS/INCLUSIONS: | 7. | $ 0 |
| 8. | PREVIOUSLY EXEMPT FEDERAL PROPERTY: * | 8. | $ 0 |
| 9. | NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Φ | 9. | $ 0 |
| 10. | TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified: | 10. | $ 0.00 |
| 11. | TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.): | 11. | $ 0.00 |

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution
* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.
* Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

### USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2025 :

| | | | |
|---|---|---|---|
| 1. | CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶ | 1. | $ 182,722,380 |
| | ADDITIONS TO TAXABLE REAL PROPERTY | | |
| 2. | CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: * | 2. | $ 447,600 |
| 3. | ANNEXATIONS/INCLUSIONS: | 3. | $ 0 |
| 4. | INCREASED MINING PRODUCTION: § | 4. | $ 0 |
| 5. | PREVIOUSLY EXEMPT PROPERTY: | 5. | $ 0 |
| 6. | OIL OR GAS PRODUCTION FROM A NEW WELL: | 6. | $ 0 |
| 7. | TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.): | 7. | $ 0 |
| | DELETIONS FROM TAXABLE REAL PROPERTY | | |
| 8. | DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: | 8. | $ 0 |
| 9. | DISCONNECTIONS/EXCLUSIONS: | 9. | $ 0 |
| 10. | PREVIOUSLY TAXABLE PROPERTY: | 10. | $ 0 |

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
* Construction is defined as newly constructed taxable real property structures.
§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:
TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: $ 0

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:
HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** $ 0
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

DLG 57 (Rev. 9/25)

## USE FOR STATUTORY PROPERTY TAX LIMIT CALCULATION ("5.25% LIMIT") 29-1-1703, C.R.S.

139 County Tax Entity Code

IN ACCORDANCE WITH §§ 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025 :

| | | | |
|---|---|---|---|
| 1. | CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: | 1. | $ 11,508,193 |
| 2. | LESS TOTAL TIF AREA INCREMENTS, IF ANY: | 2. | $ 0 |
| 3. | CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | 3. | $ 11,508,193 |
| 4. | NEW CONSTRUCTION: | 4. | $ 28,003 |
| 5. | ANNEXATIONS/INCLUSIONS: | 5. | $ 0 |
| 6. | PREVIOUSLY EXEMPT PROPERTY: | 6. | $ 0 |
| 7. | TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.): Includes all revenue collected on valuation not previously certified: | 7. | $ 0.00 |
| 8. | INCREASED VALUATION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION* (29-1-306(3)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.): | 8. | $ 0 |
| 9. | TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.): | 9. | $ 0.00 |
| 10. | TOTAL VALUATION FOR ASSESSMENT FROM PRODUCING MINES OR LANDS OR LEASEHOLDS PRODUCING OIL OR GAS | 10. | $ 0 |
| 11. | REVENUE INCREASE FROM EXPIRED TIF: | 11. | $ 0 |

* Change in law for property tax classification does not include changes in classification due to property use changes.

Notes:
The property tax limit will apply to all property taxing entities with the exception of school districts and any county, city and county, city, or town that has adopted a home rule charter (29-1-306(1)(b), C.R.S.). The revenue limit applies to any property taxing entities that have authority to exceed current 5.5% and the TABOR limit.

The Division of Local Government ("the Division") has developed technical assistance resources to assist taxing entities with the calculation of the property tax limit available online here (https://dlg.colorado.gov/budget-information-and-resources). Please understand that the Division has no statutory or administrative role in calculating or enforcing the property tax limit, and each taxing entity's revenue limits and voter approval history may be unique. The technical assistance resources provided by the Division with regard to the property tax limit are not definitive and not legal advice. Taxing entities may choose to calculate the property tax limit with a methodology that is different from the methodology presented in the Division's technical assistance resources. The Division always recommends that taxing entities consult with an attorney in order to understand and apply the various statutory and constitutional revenue limits that may apply to that taxing entity.

# EXHIBIT B
# 2026 Budget

## WATERFRONT METROPOLITAN DISTRICT
## 2026
## BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for the Waterfront Metropolitan District.

The Waterfront Metropolitan District has adopted a budget for two separate funds, a General Fund to provide for the payment of general operating and maintenance expenditures; and a Debt Service Fund to provide for the payments on the outstanding general obligation debt.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications, and public hearing.

The primary source of revenue for the district in 2026 will be specific ownership taxes and property taxes from the imposition of a 26.762 mill levy on property within the district., of which 2.420 mill will be dedicated to the General Fund and the balance of 24.342 mills will be allocated to the Debt Service Fund.

**Waterfront Metropolitan District**
**Adopted Budget**
**General Fund**
**For the Year ended December 31, 2026**

| | Actual 2024 | Adopted Budget 2025 | Actual 6/30/2025 | Estimate 2025 | Adopted Budget 2026 |
|---|---|---|---|---|---|
| Beginning fund balance | $ 62,569 | $ 60,411 | $ 71,411 | $ 71,411 | $ 66,521 |
| Revenues: | | | | | |
| Property taxes | 28,171 | 28,179 | 27,712 | 28,175 | 27,850 |
| Specific ownership taxes | 1,765 | 1,832 | 867 | 1,700 | 1,810 |
| Interest Income | 17,153 | - | 6,239 | 10,000 | 2,500 |
| Other income | 1,043 | - | - | - | - |
| Total revenues | 48,132 | 30,011 | 34,818 | 39,875 | 32,160 |
| Total funds available | 110,701 | 90,422 | 106,229 | 111,286 | 98,681 |
| Expenditures: | | | | | |
| Accounting and audit | 13,338 | 15,000 | 4,303 | 15,000 | 16,000 |
| Insurance | 3,543 | 4,000 | 3,402 | 3,500 | 4,000 |
| Legal | 19,604 | 20,000 | 3,570 | 20,000 | 21,000 |
| Election | 110 | 4,000 | 2,997 | 3,500 | - |
| Website | 1,200 | 2,500 | 800 | 1,500 | 2,500 |
| Miscellaneous | 131 | 200 | 31 | 200 | 200 |
| Directors fees | 800 | 1,200 | - | 500 | 1,200 |
| Treasurer's fees | 564 | 564 | 554 | 565 | 557 |
| Landscaping | - | 20,000 | - | - | 20,000 |
| Emergency reserve (3%) | - | 2,024 | - | - | 1,964 |
| Contingency | - | 20,934 | - | - | 31,260 |
| Total expenditures | 39,290 | 90,422 | 15,657 | 44,765 | 98,681 |
| Ending fund balance | $ 71,411 | $ - | $ 90,572 | $ 66,521 | $ - |
| Assessed Valuation | | $ 11,644,325 | | | $ 11,508,193 |
| Mill levy | | 2.420 | | | 2.420 |

**Waterfront Metropolitan District**
**Adopted Budget**
**Debt Service Fund**
**For the Year ended December 31, 2026**

| | Actual 2024 | Adopted Budget 2025 | Actual 6/30/2025 | Estimate 2025 | Adopted Budget 2026 |
|---|---|---|---|---|---|
| Beginning fund balance | $ 140,803 | $ 141,146 | $ 141,241 | $ 141,241 | $ 141,882 |
| Revenues: | | | | | |
| Property taxes | 283,361 | 283,446 | 278,746 | 283,450 | 280,132 |
| Specific ownership taxes | 17,756 | 18,412 | 8,724 | 17,500 | 18,197 |
| Interest income | 192 | - | 50 | 100 | - |
| Total revenues | 301,309 | 301,858 | 287,520 | 301,050 | 298,329 |
| Total funds available | 442,112 | 443,004 | 428,761 | 442,291 | 440,211 |
| Expenditures: | | | | | |
| Bond principal | 195,000 | 200,000 | - | 200,000 | 210,000 |
| Bond interest | 99,400 | 93,940 | 46,970 | 93,940 | 88,340 |
| Paying agent fees | 800 | 2,000 | - | 800 | 2,000 |
| Treasurer fees | 5,671 | 5,669 | 5,576 | 5,669 | 5,603 |
| Total expenditures | 300,871 | 301,609 | 52,546 | 300,409 | 305,943 |
| Ending fund balance | $ 141,241 | $ 141,395 | $ 376,215 | $ 141,882 | $ 134,268 |
| Assessed Valuation | | $ 11,644,325 | | | $ 11,508,193 |
| Mill Levy | | 24.342 | | | 24.342 |
| Total Mill Levy | | 26.762 | | | 26.762 |

**EXHIBIT C**
**2025 Audit**

Waterfront Metropolitan District

Financial Statements

Year Ended December 31, 2025

with

Independent Auditor's Report

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HIRATSUKA & ASSOCIATES, L.L.P.

CERTIFIED PUBLIC ACCOUNTANTS & BUSINESS ADVISORS

# INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Waterfront Metropolitan District
Larimer County, Colorado

## Opinion

We have audited the accompanying financial statements of the governmental activities and each major fund of the Waterfront 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 Opinion

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 opinion.

## 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 opinion. 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 not presented Management's Discussion and Analysis. Such missing information, although not a part of the basic financial statements, is required by GASB, 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 the missing information.

**Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The Supplemental Information as listed in the table of contents is presented for the purpose of additional analysis and was not a required part of the financial statements.

The Supplemental Information is the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the 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 the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

*Hiratsuka & Associates, LLP*

July 28, 2026
Wheat Ridge, Colorado

## Waterfront Metropolitan District

BALANCE SHEET/STATEMENT OF NET POSITION -
GOVERNMENTAL FUNDS
December 31, 2025

| | General | Debt Service | Total | Adjustments | Statement of Net Position |
|---|---|---|---|---|---|
| ASSETS | | | | | |
| Cash and investments | $ 76,830 | $ - | $ 76,830 | $ - | $ 76,830 |
| Cash and investments restricted | 1,964 | 141,168 | 143,132 | - | 143,132 |
| Receivable County Treasurer | 145 | 1,456 | 1,601 | - | 1,601 |
| Property taxes receivable | 27,850 | 280,132 | 307,982 | - | 307,982 |
| Prepaid Expenses | 1,145 | - | 1,145 | - | 1,145 |
| Total Assets | 107,934 | 422,756 | 530,690 | - | 530,690 |
| DEFERRED OUTFLOWS OF RESOURCES | | | | | |
| Deferred loss on refunding | - | - | - | 94,644 | 94,644 |
| Total Deferred Outflows of Resources | - | - | - | 94,644 | 94,644 |
| Total Assets and Deferred Outflows of Resources | $ 107,934 | $ 422,756 | $ 530,690 | | |
| LIABILITIES | | | | | |
| Accounts payable | $ 2,149 | $ - | $ 2,149 | - | 2,149 |
| Accrued interest on bonds | - | - | - | 7,362 | 7,362 |
| Long-term liabilities | | | | | |
| Due within one year | - | - | - | 210,000 | 210,000 |
| Due in more than one year | - | - | - | 2,945,000 | 2,945,000 |
| Total Liabilities | 2,149 | - | 2,149 | 3,162,362 | 3,164,511 |
| DEFERRED INFLOWS OF RESOURCES | | | | | |
| Deferred property taxes | 27,850 | 280,132 | 307,982 | - | 307,982 |
| Total Deferred Inflows of Resources | 27,850 | 280,132 | 307,982 | - | 307,982 |
| FUND BALANCE | | | | | |
| Nonspendable: | | | | | |
| Prepaids | 1,145 | - | 1,145 | (1,145) | - |
| Restricted: | | | | | |
| Emergencies | 1,964 | - | 1,964 | (1,964) | - |
| Debt service | - | 142,624 | 142,624 | (142,624) | - |
| Unassigned | 74,826 | - | 74,826 | (74,826) | - |
| Total Fund Balances | 77,935 | 142,624 | 220,559 | (220,559) | - |
| Total Liabilities, Deferred Inflows of Resources and Fund Balances | $ 107,934 | $ 422,756 | $ 530,690 | | |
| NET POSITION | | | | | |
| Restricted for: | | | | | |
| Emergencies | | | | 1,964 | 1,964 |
| Debt service | | | | 135,262 | 135,262 |
| Unrestricted | | | | (2,984,385) | (2,984,385) |
| Total Net Position (Deficit) | | | | $ (2,847,159) | $ (2,847,159) |

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

## Waterfront Metropolitan District

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES -
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2024

| | General | Debt Service | Total | Adjustments | Statement of Activities |
|---|---|---|---|---|---|
| EXPENDITURES | | | | | |
| Accounting and audit | $ 14,062 | $ - | $ 14,062 | $ - | $ 14,062 |
| Election expense | 2,997 | - | 2,997 | - | 2,997 |
| Insurance | 3,402 | - | 3,402 | - | 3,402 |
| Legal | 15,804 | - | 15,804 | - | 15,804 |
| Website | 800 | - | 800 | - | 800 |
| Directors' Fees | 500 | - | 500 | - | 500 |
| Miscellaneous expenses | 88 | - | 88 | - | 88 |
| Treasurer's fees | 564 | 5,674 | 6,238 | - | 6,238 |
| Bond principal | - | 200,000 | 200,000 | (200,000) | - |
| Bond interest | - | 93,940 | 93,940 | 8,471 | 102,411 |
| Paying agent fees | - | 400 | 400 | - | 400 |
| Total Expenditures | 38,217 | 300,014 | 338,231 | (191,529) | 146,702 |
| GENERAL REVENUES | | | | | |
| Property taxes | 28,179 | 283,446 | 311,625 | - | 311,625 |
| Specific ownership taxes | 1,762 | 17,722 | 19,484 | - | 19,484 |
| Interest income | 14,800 | 229 | 15,029 | - | 15,029 |
| Total General Revenues | 44,741 | 301,397 | 346,138 | - | 346,138 |
| CHANGE IN FUND BALANCE | 6,524 | 1,383 | 7,907 | (7,907) | |
| CHANGE IN NET POSITION | | | | 199,436 | 199,436 |
| FUND BALANCE/NET POSITION: | | | | | |
| BEGINNING OF YEAR | 71,411 | 141,241 | 212,652 | (3,259,247) | (3,046,595) |
| END OF YEAR | $ 77,935 | $ 142,624 | $ 220,559 | $ (3,067,718) | $ (2,847,159) |

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

## Waterfront Metropolitan District

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL FUND
For the Year Ended December 31, 2024

| | Original & Final Budget | Actual | Variance Favorable (Unfavorable) |
|---|---|---|---|
| REVENUES | | | |
| Property taxes | $ 28,179 | $ 28,179 | $ - |
| Specific ownership taxes | 1,832 | 1,762 | (70) |
| Interest income | - | 14,800 | 14,800 |
| Total Revenues | 30,011 | 44,741 | 14,730 |
| EXPENDITURES | | | |
| Accounting and audit | 15,000 | 14,062 | 938 |
| Election expense | 4,000 | 2,997 | 1,003 |
| Insurance | 4,000 | 3,402 | 598 |
| Legal | 20,000 | 15,804 | 4,196 |
| Directors' Fees | 1,200 | 500 | 700 |
| Miscellaneous expenses | 200 | 88 | 112 |
| Treasurers fees | 564 | 564 | - |
| Landscaping | 20,000 | - | 20,000 |
| Website | 2,500 | 800 | 1,700 |
| Contingency | 20,934 | - | 20,934 |
| Emergency reserve | 2,024 | - | 2,024 |
| Total Expenditures | 90,422 | 38,217 | 52,205 |
| NET CHANGE IN FUND BALANCE | (60,411) | 6,524 | 66,935 |
| FUND BALANCE - BEGINNING OF YEAR | 60,411 | 71,411 | 11,000 |
| FUND BALANCE - END OF YEAR | $ - | $ 77,935 | $ 77,935 |

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

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Waterfront Metropolitan District (the "District"), located in Larimer County, Colorado, conform to the accounting principles generally accepted in the United States of America ("GAAP") as applicable to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized in 2003 as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established to provide sanitation, water, streets, traffic and safety controls, television relay and translator, transportation, parks and recreation, and other related improvements for the benefit of the taxpayers and service users within the District's boundaries. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets 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 pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

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

Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the statement of governmental funds revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

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

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 the related cash flows. Property taxes are recognized as revenues in the year in which they are collected.

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 District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Budgetary Accounting

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

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

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

Deposits and Investments

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

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

Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Long-Term Obligations
In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial 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 position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position 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. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

Deferred Loss on Refunding
Deferred loss on refunding from the Series 2017 Bonds is being amortized over the terms of the bonds using the effective interest method. Accumulated amortization amounted to $74,483 at December 31, 2025, see note 3.

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 30 or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally 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 inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

The nonspendable fund balance in the General Fund represents prepaid expenditures.

Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of $1,964 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of $142,624 is restricted for the payment of the debt service costs associated with the Series 2017 Loan (see Note 3).

Committed Fund Balance

The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a 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

Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all funds can report negative amounts.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District can report three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows or resources related to those assets. At December 31, 2025, the District did not have any amount to report in this category.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

## Note 2: Cash and Investments

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

| | |
|---|---|
| Statement of Net Position: | |
| Cash and investments | $ 76,830 |
| Cash and investments – Restricted | 143,132 |
| Total | $ 219,962 |

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

| | |
|---|---|
| Deposits with financial institutions | $ 5,384 |
| Investments – COLOTRUST | 214,578 |
| | $ 219,962 |

Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act (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 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 is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

The District does not have a formal policy for deposits. None of the District's deposits were exposed to custodial credit risk.

Investments

Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investment is not required to be categorized within the fair value hierarchy. This investment's value is calculated using the net asset value method (NAV) per share.

Credit Risk

The District has not adopted a formal investment policy; however the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

None of the District's investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

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

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST") is rated AAAm by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint ventures established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. The trusts operate similarly to a money market fund with each share maintaining a value of $1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes 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 repurchase agreements collateralized by certain obligations of U.S. government agencies. Designated custodian banks provide safekeeping and depository services to the trusts. Substantially all securities owned by the trusts are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians' internal records identify the investments owned by COLOTRUST. At December 31, 2025, the District had $214,578 invested in COLOTRUST.

Note 3: Long Term Debt

A description of the long-term obligations as of December 31, 2025, is as follows:

$4,695,000 of General Obligation Refunding Bonds, Series 2017

On October 10, 2017, the District issued $4,695,000 General Obligation Refunding Bonds, Series 2017 ("Series 2017 Bonds"). The Series 2017 Bonds bear interest at the rate of 2.8% calculated on the basis of 360 day year of twelve 30-day months payable semi-annually on each June 1 and December 1, commencing on December 1, 2017 and maturing on December 1, 2037. The Series 2017 Bonds are subject to mandatory sinking fund redemption requirements beginning December 1, 2017 and are subject to redemption prior to maturity at the option of the District, as a whole, or in amounts not less than $500,000 and in integral multiples of $1,000 in excess thereof, upon written notice to the Lender identifying the amount to be redeemed at a price of par and accrued interest to the date of redemption, plus the applicable repayment fee. The Series 2017 Bonds are payable from property taxes with an unlimited mill levy and specific ownership taxes. Proceeds of the Series 2017 Bonds were used to refund all of the District's Limited Tax (Convertible to Unlimited) General Obligation Refunding and Improvement Bonds Series 2007 ("Series 2007 Bonds") and pay the costs of issuing the Series 2017 Bonds.

As a result of the issuance of the Series 2017 Bonds, the Series 2007 Bonds were considered to be defeased and the liabilities were removed from the governmental activities column of the Statement of Net Position. The reacquisition price of the old debt exceeded the net carrying value by $169,128. This amount is recorded as a deferred outflow and is being amortized over the original remaining life of the refunded bonds. The refunding resulted in an economic gain of $631,173 due to the average interest rate of the Series 2017 Bonds being lower than the refunded bonds.

The following is an analysis of changes in long-term debt for the period ending December 31, 2025:

| | Balance 1/1/2025 | Additions | Deletions | Balance 12/31/2025 | Current Portion |
|---|---|---|---|---|---|
| Series 2017 Bonds | $ 3,355,000 | $ - | $ 200,000 | $ 3,155,000 | $ 210,000 |
| Total long-term debt | $ 3,355,000 | $ - | $ 200,000 | $ 3,155,000 | $ 210,000 |

The following is a summary of the annual long-term debt principal and interest requirements:

| | Principal | Interest | Total |
|---|---|---|---|
| 2026 | $ 210,000 | $ 88,340 | $ 298,340 |
| 2027 | 215,000 | 82,460 | 297,460 |
| 2028 | 230,000 | 76,440 | 306,440 |
| 2029 | 235,000 | 70,000 | 305,000 |
| 2030 | 250,000 | 63,420 | 313,420 |
| 2031-2035 | 1,385,000 | 207,340 | 1,592,340 |
| 2036-2037 | 630,000 | 25,331 | 655,331 |
| | $ 3,155,000 | $ 613,331 | $ 3,768,331 |

Debt Authorization

In 2003, the electors of the District authorized the issuance of indebtedness of $62,080,000 for improvements projects and refunding bonds. As of December 31, 2020, the District had remaining voted debt authorization of approximately $56,615,000. The District has not budgeted to issue additional debt in 2025. The District's service plan limits the amount of debt the District can issue to $7,000,000. On July 18, 2017 the District's Service Plan was amended to allow the District to issue the Series 2017 Bonds with a pledge of ad valorem taxes without limits.

Note 4: Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer 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 will require judicial interpretation.

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.

Note 5: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The Colorado Special Districts Property and Liability Pool (the Pool) is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public official's liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other 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 6: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Government Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments may have the following elements:

1) Deferred loss on refunding is not a current resource and, therefore is not in the funds, it is amortized over the life of the debt; and,

2) long-term liabilities such as bonds payable, accrued bond interest payable, are not due and payable in the current period and, therefore, are not in the funds.

The Statement of Governmental Fund Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments may have the following elements:

1) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities; and,

2) governmental funds report the repayment of long-term debt (bonds) as an expenditure, however, in the statement of activities the repayment of long-term is reported as a decrease in the long-term debt.

SUPPLEMENTAL INFORMATION

## Waterfront Metropolitan District

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
DEBT SERVICE FUND
For the Year Ended December 31, 2024

| | Original & Final Budget | Actual | Variance Favorable (Unfavorable) |
|---|---|---|---|
| REVENUES | | | |
| Property taxes | $ 283,446 | $ 283,446 | $ - |
| Specific ownership taxes | 18,412 | 17,722 | (690) |
| Interest income | - | 229 | 229 |
| Total Revenues | 301,858 | 301,397 | (461) |
| EXPENDITURES | | | |
| Bond interest | 93,940 | 93,940 | - |
| Paying agent fees | 2,000 | 400 | 1,600 |
| Bond Principal | 200,000 | 200,000 | - |
| Treasurer's fees | 5,669 | 5,674 | (5) |
| Total Expenditures | 301,609 | 300,014 | 1,595 |
| NET CHANGE IN FUND BALANCE | 249 | 1,383 | 1,134 |
| FUND BALANCE - BEGINNING OF YEAR | 141,146 | 141,241 | 95 |
| FUND BALANCE - END OF YEAR | $ 141,395 | $ 142,624 | $ 1,229 |

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