2025 ANNUAL REPORT
ELORA METROPOLITAN DISTRICT
(f/k/a Sterling Crossing Residential Metropolitan District)

As required by Section 32-1-207(3)(c), C.R.S., and Section VII of the Amended and Restated Service Plan approved by the Board of County Commissioners of Elbert County, Colorado, on January 24, 2024, the following report of the activities of the Elora Metropolitan District (the **"District"**) from January 1, 2025 to December 31, 2025 is hereby submitted.

NOTE: The official name of the District was changed from "Sterling Crossing Residential Metropolitan District" to "Elora Metropolitan District" by an "Order Confirming Change of Name" issued by the Elbert County District Court on November 2, 2023, and recorded in the Elbert County Records on December 18, 2023 at Reception No. 631296.

A. Boundary changes made: The District included approximately 188.254 acres of property into its boundaries effective December 2, 2024. The District excluded approximately 167.677 acres of property from its boundaries effective December 3, 2024. Due to an error in the sequence of recording the above boundary change orders, the District then re-included approximately 188.254 acres of property into its boundaries effective January 28, 2025.

B. Intergovernmental Agreements entered into or terminated: The District entered into the following Intergovernmental Agreement during the report year:

- *Waterline Agreement* effective January 29, 2025 and recorded February 26, 2025 by and between the City of Aurora, Colorado, acting by and through its Utility Enterprise, MU Elora LLC, Elora Metropolitan District, Elora Commercial Metropolitan District, and the Board of County Commissioners of Douglas County, Colorado.

C. Access information to obtain a copy of rules and regulations adopted: As of the end of the report year, the District has not adopted any rules and regulations. If any rules and regulations are adopted, they can be obtained from: McGeady Becher Cortese Williams P.C., 450 E. 17th Ave., Suite 400, Denver, CO 80203-1254. Phone: 303-592-4380. Email: info@specialdistrictlaw.com.

D. Summary of litigation involving the District's public improvements: There was no litigation involving the District's public improvements during the report year.

E. Status of the District's construction of public improvements: The District did not construct any public improvements during the report year.

F. Conveyances or dedications of facilities or improvements, constructed by the District, to the County: There were no conveyances or dedications of facilities or improvements, constructed by the District, to the County during the report year.

G. Final assessed valuation of the District for the reporting year: $4,710.

H. Current year's budget: A copy of the District's 2026 budget is attached hereto as **Exhibit A**.

I. Audited financial statements for the reporting year (or application for exemption from audit): A copy of the District's Audit for 2025 is attached hereto as **Exhibit B**.

J. 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.

K. 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.

EXHIBIT A

2026 Budget

ELORA METROPOLITAN DISTRICT

December 30, 2025

Division of Local Government
Via: E-Filing Portal

RE: Elora Metropolitan District LG ID# 65432

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

The mill levy certified to the County Commissioners of Elbert County is 21.481 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 59.787 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 $4,710 the total property tax revenue is $382.78. Copies of the certification of mill levies sent to the County Commissioners for Elbert County are 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)

RESOLUTION NO. 2025-11-02

RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY

RESOLUTION OF THE BOARD OF DIRECTORS OF ELORA 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 the Elora Metropolitan District (the "**District**") has appointed 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 by October 15, 2025 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 November 6, 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 ELORA METROPOLITAN DISTRICT, 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.

RESOLUTION APPROVED AND ADOPTED on November 6, 2025.

ELORA METROPOLITAN DISTRICT

By: Daniel R. Sheldon
President

Attest:

By: Kenny Parrish
Secretary

EXHIBIT A

Budget

ELORA METROPOLITAN DISTRICT

2026

BUDGET MESSAGE

Elora 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 with the primary purposes to finance construction of public improvements as defined in the Service Plan for the district and to operate and maintain such public improvements that are not otherwise dedicated or conveyed to other governmental entities.

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.

REVENUE

The District has imposed a mill levy of 81.268 for 2026, of which 21.481 mills will be dedicated to the General Fund and the balance of 59.787 mills will be allocated to the Debt Service Fund. With General Fund property tax revenues of $101, the District will rely on developer and homebuilder advances to fund the remainder of operations expenses.

EXPENDITURES

The District budgeted for operational expenditures to be accounted for in the General Fund, debt service on bonds in the Debt Service Fund, and capital expenditures in the Capital Fund.

Elora Metropolitan District
Statement of Net Position
September 30, 2025

	General Fund	Debt Service Fund	Capital Fund	Fixed Assets & LTD	Total
ASSETS					
CASH					
Chase Checking	3,597	-	-	-	**3,597**
Series 2025A Bond Fund		-			**-**
Series 2025A Cap I Fund		2,449,348			**2,449,348**
Series 2025A COI Fund		30,261			**30,261**
Series 2025A Surplus Fund		1,195,519			**1,195,519**
Series 2025B Bond Fund		-			**-**
Series 2025A Project Fund			7,879,502		**7,879,502**
Series 2025B Project Fund			1,899,753		**1,899,753**
Pooled Cash	16,552	-	(16,552)	-	**-**
TOTAL CASH	**20,150**	**3,675,128**	**9,762,702**	**-**	**13,457,979**
OTHER CURRENT ASSETS					
Due From County Treasurer	-	-	-	-	**-**
Property Tax Receivable	0	-	-	-	**0**
Prepaid Expense	3,551	-	-	-	**3,551**
TOTAL OTHER CURRENT ASSETS	**3,551**	**-**	**-**	**-**	**3,551**
FIXED ASSETS					
Construction In Progress	-	-	-	-	**-**
TOTAL FIXED ASSETS	**-**	**-**	**-**	**-**	**-**
TOTAL ASSETS	**23,701**	**3,675,128**	**9,762,702**	**-**	**13,461,531**
LIABILITIES & DEFERRED INFLOWS					
CURRENT LIABILITIES					
Accounts Payable	17,386	-	-	-	**17,386**
Other Payables	-	-	-	-	
TOTAL CURRENT LIABILITIES	**17,386**	**-**	**-**	**-**	**17,386**
DEFERRED INFLOWS					
Deferred Property Taxes	0	-	-	-	**0**
TOTAL DEFERRED INFLOWS	**0**	**-**	**-**	**-**	**0**
LONG-TERM LIABILITIES					
Bonds Payable- Series 2025A				13,465,000	**13,465,000**
Bonds Payable- Series 2025B				1,938,000	**1,938,000**
Bonds Payable- Series 2025C				-	**-**
Developer Payable- Operations- Miller	-	-	-	133,431	**133,431**
Developer Payable- Operations- Pulte					**-**
Developer Payable- Capital				(1,392,007)	**(1,392,007)**
Accrued Int- Developer Payable- Ops- Miller	-	-	-	-	**-**
Accrued Int- Developer Payable- Ops- Pulte					**-**
TOTAL LONG-TERM LIABILITIES	**-**			**14,144,425**	**14,144,425**
TOTAL LIAB & DEF INFLOWS	**17,387**	**-**	**-**	**14,144,425**	**14,161,812**
NET POSITION					
Investment in Fixed Assets	-	-	-	-	
Amount to be Provided for Debt	-	-	-	(14,144,425)	**(14,144,425)**
Fund Balance- Non-Spendable	3,551	-	-	-	**3,551**
Fund Balance- Restricted	3,071	3,675,128	9,762,702	-	**13,440,901**
Fund Balance- Unassigned	(308)	-	-	-	**(308)**
TOTAL NET POSITION	**6,314**	**3,675,128**	**9,762,702**	**(14,144,425)**	**(700,281)**
	=	=	=	=	=

No assurance is provided on these financial statements;
substantially all disclosures required by GAAP omitted.

Elora Metropolitan District Print Date: 12/1/25
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	**5,300**	**5,830**	**5,830**	**5,830**				**4,710**	Final AV
Mill Levy - Operations	40.000	83.116	83.116	83.116				21.481	20 Mills, Adjusted
Mill Levy - Debt Service	-	-	-	-				59.787	55.664 Mills, Adjusted
Total Mill Levy	**40.000**	**83.116**	**83.116**	**83.116**				**81.268**	20 Mills Ops & 55.664 Mills Debt, Adjusted
Property Tax Revenue - General Fund	212	485	485	485				101	20 Mills, Adjusted
Property Tax Revenue - Debt Service Fund	-	-	-	-				282	55.664 Mills, Adjusted
Total Property Taxes	**212**	**485**	**485**	**485**				**383**	20 Mills Ops & 55.664 Mills Debt, Adjusted

Statement of Revenues, Expenditures, & Changes In Fund Balance

Modified Accrual Basis For the Period Indicated

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
COMBINED FUNDS									
REVENUE									
Property Taxes	212	485	485	485	485	485	0	383	20 Mills Ops & 55.664 Mills Debt, Adjusted
Specific Ownership Taxes	30	48	48	48	27	32	(5)	38	10% of Property Taxes
Facility Fees	-	-	-	-	-	-	-	-	None Anticipated in 2026
Interest & Other Income	0	200,000	94,000	260,000	152,350	114,286	38,064	208,000	4% of Average Fund Balance
TOTAL REVENUE	**242**	**200,533**	**94,533**	**260,533**	**152,861**	**114,803**	**38,058**	**208,421**	
EXPENDITURES									
Administration									
Accounting, Audit, Management, & Legal	48,693	55,000	55,000	87,000	58,288	41,250	(17,038)	104,000	See Detail in General Fund
Insurance, Website, Elections & Other	692	16,850	16,850	15,342	13,926	16,013	2,086	8,375	See Detail in General Fund
Treasurer's Fees	6	15	15	15	15	15	(0)	11	3% of Property Taxes
Contingency	-	50,000	50,000	-	-	-	-	50,000	For Potential Unforeseen Needs
Operations									
Streets, Landscaping, & Other Maint.	-	-	-	-	-	-	-	-	None Anticipated For 2026
Debt Service									
Bond Interest	-	804,263	416,833	410,683	-	402,131	402,131	807,900	Per Debt Service Schedule
Bond Principal	-	-	-	-	-	-	-	-	Per Debt Service Schedule
Debt Issuance Expense & Trustee Fees	6,250	603,150	755,670	701,650	700,743	594,650	(106,093)	13,600	Annual and Monthly Fees
Contingency	-	10,000	1,000,000	-	-	7,500	7,500	10,000	For Potential Unforeseen Needs
Capital Outlay	-	13,735,008	13,833,030	4,415,051	1,416,777	11,938,710	10,521,933	16,169,809	See Capital Fund
TOTAL EXPENDITURES	**55,641**	**15,274,285**	**16,127,398**	**5,629,740**	**2,189,749**	**13,000,269**	**10,810,520**	**17,163,696**	
REVENUE OVER / (UNDER) EXPENDITURES	**(55,399)**	**(15,073,752)**	**(16,032,865)**	**(5,369,207)**	**(2,036,888)**	**(12,885,466)**	**10,848,578**	**(16,955,275)**	
OTHER SOURCES / (USES)									
Developer Advances	55,000	4,474,048	125,000	112,431	78,431	4,406,148	(4,327,717)	5,168,000	Operations Shortfall- Split Between Developer & Builder
Bond Proceeds & Premium	-	13,510,000	19,229,000	15,403,000	15,403,000	13,510,000	1,893,000	4,200,000	
TOTAL OTHER SOURCES / (USES)	**55,000**	**17,984,048**	**19,354,000**	**15,515,431**	**15,481,431**	**17,916,148**	**(2,434,717)**	**9,368,000**	
CHANGE IN FUND BALANCE	**(399)**	**2,910,296**	**3,321,135**	**10,146,224**	**13,444,544**	**5,030,682**	**8,413,862**	**(7,587,275)**	
BEGINNING FUND BALANCE	**-**	**5,677**	**5,677**	**(399)**	**(399)**	**5,677**	**(6,076)**	**10,145,825**	
ENDING FUND BALANCE	**(399)**	**2,915,973**	**3,326,812**	**10,145,825**	**13,444,144**	**5,036,359**	**8,407,785**	**2,558,550**	
	=	=	=	=	=	=	=	=	
COMPONENTS OF FUND BALANCE									
Non-Spendable	3,221	3,675	3,675	3,877	3,551			4,200	Prepaid Insurance & SDA Dues
TABOR Emergency Reserve	1,482	3,656	3,656	3,071	3,071			4,871	3% of Operating Expenditures
Restricted For Debt Service	-	2,906,628	3,317,467	3,301,808	3,675,128			2,542,609	See Debt Service Fund
Restricted For Capital Projects	-	-	-	6,833,809	9,762,702			-	
Unassigned	(5,102)	2,014	2,014	3,261	(308)			6,869	
TOTAL ENDING FUND BALANCE	**(399)**	**2,915,973**	**3,326,812**	**10,145,825**	**13,444,144**			**2,558,550**	
	=	=	=	=	=			=	

No assurance is provided on these financial statements;
substantially all disclosures required by GAAP omitted.

Elora Metropolitan District **Print Date: 12/1/25**

Statement of Revenues, Expenditures, & Changes In Fund Balance

Modified Accrual Basis For the Period Indicated

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property Taxes	212	485	485	485	485	485	0	101	20 Mills, Adjusted
Property Taxes- State Backfill		-	-	-		-	-	-	None Anticipated For 2026
Specific Ownership Taxes	30	48	48	48	27	32	(5)	10	10% of Property Taxes
Interest Income	-	-	-	-	-	-	-	-	
Miscellaneous Income	0	-	-	-	-	-	-	-	
TOTAL REVENUE	**242**	**533**	**533**	**533**	**511**	**517**	**(5)**	**111**	
EXPENDITURES									
Administration									
Accounting	13,442	25,000	25,000	25,000	16,039	18,750	2,711	32,000	Based on 2025 Forecast W/ Additional Activity & Audit
Audit	-	-	-	-	-	-	-	6,000	Audit Needed for 2026
Legal	35,251	30,000	30,000	40,000	27,139	22,500	(4,639)	40,000	Based on 2025 Forecast
Engineering	-	-	-	-	-	-	-	-	
Management	-	-	-	22,000	15,110	-	(15,110)	26,000	Per Pinnacle Consulting Group
Bank Fees	30	50	50	150	105	38	(68)	150	Based on 2025 Budget
Bill.com & Other Fees	439	1,300	1,300	1,300	801	975	174	1,500	Based on 2025 Forecast
Elections	222	10,000	10,000	8,200	8,153	10,000	1,847	1,000	Prep for 2027 Election
Insurance	-	3,500	3,500	3,692	3,692	3,500	(192)	4,000	Insurance, Agency Fee, & SDA Dues
Website	-	2,000	2,000	2,000	1,176	1,500	324	1,725	ADA Compliance & Document Remediation
Treasurer's Fees	6	15	15	15	15	15	(0)	3	3% of Property Taxes
Contingency		50,000	50,000	-		-	-	50,000	For Potential Unforeseen Needs
Operations									
Lift Station Operation & Maint	-	-	-	-	-	-	-		None Anticipated For 2026
Street Maintenance	-	-	-	-	-	-	-		None Anticipated For 2026
Snow Plowing	-	-	-	-	-	-	-		None Anticipated For 2026
Landscape Maintenance	-	-	-	-	-	-	-		None Anticipated For 2026
Water	-	-	-	-	-	-	-		None Anticipated For 2026
Electricity	-	-	-	-	-	-	-		None Anticipated For 2026
TOTAL EXPENDITURES	**49,391**	**121,865**	**121,865**	**102,357**	**72,229**	**57,277**	**(14,952)**	**162,378**	
REVENUE OVER / (UNDER) EXPENDITURES	**(49,149)**	**(121,332)**	**(121,332)**	**(101,824)**	**(71,718)**	**(56,760)**	**(14,958)**	**(162,267)**	
OTHER SOURCES / (USES)									
Developer Advance- Miller	55,000	100,000	100,000	95,431	78,431	57,100	21,331	84,000	To Cover Shortfall- Split 50/50 Since No Operations
Developer Advance- Pulte		25,000	25,000	17,000		-	-	84,000	To Cover Shortfall- Split 50/50 Since No Operations
Developer Repayment	-	-	-	-	-	-	-	-	
Interfund Transfers	(6,250)				-	-	-		
TOTAL OTHER SOURCES / (USES)	**48,750**	**125,000**	**125,000**	**112,431**	**78,431**	**57,100**	**21,331**	**168,000**	
CHANGE IN FUND BALANCE	**(399)**	**3,668**	**3,668**	**10,607**	**6,714**	**340**	**6,374**	**5,733**	
BEGINNING FUND BALANCE	**-**	**5,677**	**5,677**	**(399)**	**(399)**	**5,677**	**(6,076)**	**10,208**	
ENDING FUND BALANCE	**(399)**	**9,345**	**9,345**	**10,208**	**6,314**	**6,017**	**297**	**15,941**	
	=	=	=		=	=	=	=	

No assurance is provided on these financial statements;
substantially all disclosures required by GAAP omitted.

Elora Metropolitan District Print Date: 12/1/25

Statement of Revenues, Expenditures, & Changes In Fund Balance

Modified Accrual Basis For the Period Indicated

DEBT SERVICE FUND	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
REVENUE									
Property Taxes	-	-	-	-	-	-	-	282	55.664 Mills, Adjusted
Specific Ownership Taxes	-	-	-	-	-	-	-	28	10% of Property Taxes
Facility Fees	-	-	-	-	-	-	-	-	None Anticipated in 2026
Interest Income	-	200,000	94,000	80,000	41,730	114,286	(72,555)	72,000	4% of Average Fund Balance
TOTAL REVENUE	**-**	**200,000**	**94,000**	**80,000**	**41,730**	**114,286**	**(72,555)**	**72,310**	
EXPENDITURES									
Treasurer's Fees	-	-	-	-	-	-	-	8	3% of Property Taxes
Bond Interest- Series 2025A	-	804,263	416,833	410,683	-	402,131	402,131	807,900	Per Debt Service Schedule
Bond Principal- Series 2025A	-	-	-	-	-	-	-	-	Per Debt Service Schedule
Bond Interest- Series 2025B	-	-	-	-	-	-	-	-	No Funds Available
Bond Principal- Series 2025B	-	-	-	-	-	-	-	-	No Funds Available
Bank/Trustee Fees	-	17,000	4,700	4,000	3,093	8,500	5,407	13,600	Annual and Monthly Fees
Debt Issuance Expense	6,250	586,150	750,970	697,650	697,650	586,150	(111,500)	-	
Contingency	-	10,000	1,000,000	-	-	7,500	7,500	10,000	For Potential Unforeseen Needs
TOTAL EXPENDITURES	**6,250**	**1,417,413**	**2,172,503**	**1,112,333**	**700,743**	**1,004,281**	**303,539**	**831,508**	
REVENUE OVER / (UNDER) EXPENDITURES	**(6,250)**	**(1,217,413)**	**(2,078,503)**	**(1,032,333)**	**(659,012)**	**(889,996)**	**230,983**	**(759,199)**	
OTHER SOURCES / (USES)									
Transfers (To)/From General Fund	6,250	-	-	-		-	-	-	
Transfers (To)/From Capital Fund	-	(9,385,960)	(13,833,030)	(11,068,860)	(11,068,860)	-	(11,068,860)		
Bond Proceeds	-	13,510,000	18,229,000	15,403,000	15,403,000	13,510,000	1,893,000		
Bond Premium			1,000,000						
TOTAL OTHER SOURCES / (USES)	**6,250**	**4,124,040**	**5,395,970**	**4,334,140**	**4,334,140**	**13,510,000**	**(9,175,860)**	**-**	
CHANGE IN FUND BALANCE	**-**	**2,906,628**	**3,317,467**	**3,301,808**	**3,675,128**	**12,620,004**	**(8,944,877)**	**(759,199)**	
BEGINNING FUND BALANCE	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**3,301,808**	
ENDING FUND BALANCE	**-**	**2,906,628**	**3,317,467**	**3,301,808**	**3,675,128**	**12,620,004**	**(8,944,877)**	**2,542,609**	
	=	=	=		=	=	=	=	
COMPONENTS OF FUND BALANCE:									
Capitalized Interest Fund	-	1,591,526	2,043,167	2,013,018	2,449,348			1,205,118	Reserve for 2025A Interest Payments
Surplus Fund (Max $2,366,000)	-	1,315,102	1,274,300	1,288,790	1,195,519			1,337,491	Fill to $2.366M Maximum Amount
Bond Payment Fund	-	-	-	-	-			-	
Other/ Internal Balances	-	-	-	-	30,261			-	
TOTAL ENDING FUND BALANCE	**-**	**2,906,628**	**3,317,467**	**3,301,808**	**3,675,128**			**2,542,609**	
	=	=	=	=	=			=	

No assurance is provided on these financial statements;
substantially all disclosures required by GAAP omitted.

Statement of Revenues, Expenditures, & Changes In Fund Balance

Modified Accrual Basis For the Period Indicated

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
CAPITAL FUND									
REVENUE									
Interest Income	-	-	-	180,000	110,619	-	110,619	136,000	4% of Average Fund Balance
TOTAL REVENUE	**-**	**-**	**-**	**180,000**	**110,619**	**-**	**110,619**	**136,000**	
EXPENDITURES									
Accounting		5,000	5,000	4,000	2,825	2,857	33	10,000	Cost Certification & Infrastructure Related Work
Legal		5,000	5,000	1,000	123	2,857	2,734	5,000	Cost Certification & Infrastructure Related Work
Engineering		15,000	15,000	15,000	13,605	11,250	(2,355)	20,000	Cost Certifications
Bank Fees-CP				9,000	8,218	-	(8,218)	6,800	Based on 2025 Forecast
Streets		4,745,312	4,745,312	2,027,381	422,889	4,745,312	4,322,423	-	Breakdown of Certified Costs TBD
Storm Sewer		1,621,117	1,621,117	409,366	282,455	1,621,117	1,338,662	-	Breakdown of Certified Costs TBD
Sanitary Sewer		2,961,402	2,961,402	777,861	353,128	2,961,402	2,608,274	-	Breakdown of Certified Costs TBD
Water		2,593,915	2,593,915	473,942	218,659	2,593,915	2,375,256	-	Breakdown of Certified Costs TBD
Parks and Recreation		-	-	697,501	114,876	-	(114,876)	-	Breakdown of Certified Costs TBD
Additional Certified Costs				-				11,128,009	Estimated Available Funds
Contingency	-	1,788,262	1,886,284		-	-	-	5,000,000	Additional Potential Costs Above Bonding Capacity
TOTAL EXPENDITURES	**-**	**13,735,008**	**13,833,030**	**4,415,051**	**1,416,777**	**11,938,710**	**10,521,933**	**16,169,809**	
REVENUE OVER / (UNDER) EXPENDITURES	**-**	**(13,735,008)**	**(13,833,030)**	**(4,235,051)**	**(1,306,158)**	**(11,938,710)**	**10,632,552**	**(16,033,809)**	
OTHER SOURCES / (USES)									
Transfers (To) / From General Fund	-	-	-	-	-	-	-	-	
Transfers (To) / From Debt Fund	-	9,385,960	13,833,030	11,068,860	11,068,860	-	11,068,860	-	
Developer Advances	-	4,349,048	-	1,392,007	1,392,007	4,349,048	(2,957,041)	5,000,000	Additional Potential Costs Above Bonding Capacity
Developer Repayment (CP)				(1,392,007)	(1,392,007)	-	(1,392,007)		
Bond Proceeds (2025C)				-	-	-	-	4,200,000	Fill Up C Bonds Once Series A & B Project Funds Exhausted
TOTAL OTHER SOURCES / (USES)	**-**	**13,735,008**	**13,833,030**	**11,068,860**	**11,068,860**	**4,349,048**	**6,719,812**	**9,200,000**	
CHANGE IN FUND BALANCE	**-**	**-**	**-**	**6,833,809**	**9,762,702**	**(7,589,662)**	**17,352,365**	**(6,833,809)**	
BEGINNING FUND BALANCE	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**6,833,809**	
ENDING FUND BALANCE	**-**	**-**	**-**	**6,833,809**	**9,762,702**	**(7,589,662)**	**17,352,365**	**-**	
	=	=	=		=	=	=	=	

I, Kenny Parrish, hereby certify that I am the duly appointed Secretary of the Elora 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 Elora Metropolitan District held on November 6, 2025.

Kenny Parrish

Secretary

RESOLUTION NO. 2025-11-04

RESOLUTION OF THE BOARD OF DIRECTORS OF ELORA METROPOLITAN DISTRICT AUTHORIZING ADJUSTMENT OF THE DISTRICT MILL LEVY IN ACCORDANCE WITH THE SERVICE PLAN

A. Elora Metropolitan District (the "**District**") is a quasi-municipal corporation and political subdivision of the State of Colorado pursuant to Title 32, Colorado Revised Statutes.

B. The District operates pursuant to its Amended and Restated Service Plan approved by the Elbert County Board of County Commissioners, on January 24, 2024, (the "**Service Plan**"), which provides the District with the authority to impose mill levies on taxable property. Such mill levies will be the primary source of revenue for repayment of debt service, public improvements, and operations and maintenance costs of the District.

C. The Service Plan authorizes a maximum mill levy for debt service of 55.664 mills ("**Maximum Debt Mill Levy**")

D. The Service Plan authorizes adjustment of the Maximum Debt Mill Levy in the event that the method of calculating assessed valuation is changed after 2019 (the "**Baseline Year**"), by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut, or abatement. The Maximum Debt Mill Levy may be increased or decreased to reflect such changes. Such increases or decreases shall be determined by the Board of Directors (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.

E. The Service Plan provides that, for purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation.

F. The history of the residential assessment ratio in Colorado since property tax assessment year 1995, as set by the Colorado General Assembly (the "**General Assembly**"), or as voted by the electors of the State of Colorado, is set forth in **<u>Exhibit A</u>**, attached hereto and incorporated herein by this reference.

G. At the time of the Baseline Year, the residential assessment ratio set by the General Assembly was 7.20%.

H. In 2024, the General Assembly passed Senate Bill 24-233 and House Bill 24B-1001 (collectively, the "**2024 Legislation**"), which amended Section 39-1-104.2, C.R.S., among other things, by reducing the residential assessment ratio for property tax assessment year 2025 for local governments that are not a school district, as follows:

1. If the increase in statewide value of growth between property tax year 2024 and property tax year 2025, as determined by the State Board of Equalization (the "**SBOE**"), is <u>greater than</u> five percent (5%) then residential real property will be assessed at 6.15%; or

2. If the increase in statewide value of growth between property tax year 2024 and property tax year 2025, as determined by the SBOE, is <u>less than or equal to</u> five percent (5%) then residential real property will be assessed at 6.25%.

I. On October 10, 2025, the SBOE certified the statewide actual value of growth between property tax year 2024 and property tax year 2025 at less than five percent (5%). As a result, and in accordance with the 2024 Legislation, residential real property will be assessed at 6.25% for property tax assessment year 2025 for local governments that are not a school district, including the District.

J. In compliance with the Service Plan, to mitigate the effect of the reduction in the assessment ratio for residential real property set by the 2024 Legislation for property tax assessment year 2025 (for collection year 2026), the Board determines it to be in the best interest of the District, its residents, users, property owners, and the public, to adjust the Maximum Debt Mill Levy, so that the actual tax revenues to be received by the District are neither diminished nor enhanced as a result of the change in the ratio of valuation for assessment since the Baseline Year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Elora Metropolitan District, Elbert County, Colorado:

1. The Board hereby authorizes the adjustment of the Maximum Debt Mill Levy to reflect that, in accordance with the 2024 Legislation, the assessment ratio applicable to residential real property is 6.25% for property tax assessment year 2025, which is a change from the 7.20% assessment ratio applicable to residential property as of the Baseline Year.

2. The Service Plan allows for a total mill levy imposition of 59.787 mills (the "**Adjusted Debt Mill Levy**") so that District revenues shall be neither diminished nor enhanced as a result of the changes in the residential assessment ratio for collection year 2026.

3. The Adjusted Debt Mill Levy shall be reflected in the District's Certification of Tax Levies to be submitted to the Elbert County Board of County Commissioners on or before December 15, 2025, for collection in 2026.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO RESOLUTION AUTHORIZING ADJUSTMENT OF THE DISTRICT MILL LEVY IN ACCORDANCE WITH THE SERVICE PLAN]

RESOLUTION APPROVED AND ADOPTED ON NOVEMBER 6, 2025.

ELORA METROPOLITAN DISTRICT

Daniel R. Sheldon
____
President

Attest:

Kenny Parrish
____
Secretary

EXHIBIT 1

Certification of Tax Levies

4370 County Tax entity code DOLA LGID/SID 65432

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners[1] of Elbert County, Colorado.

On behalf of the Elora Metropolitan District
(taxing entity)[A]

the Board of Directors
(governing body)[B]

of the Elora Metropolitan District
(local government)[C]

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 4,710
(Gross[D] assessed valuation, Line 2 of the Certification of Valuation From 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: $ 4,710
(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: *12/1/2025* for budget/fiscal year *2026* .
(not later than Dec 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	**LEVY**[2]		**REVENUE**[2]
1. General Operating Expenses[H]	21.481	mills	101.18
2. **<Minus>** Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	0.000	mills	-
SUBTOTAL FOR GENERAL OPERATING:	21.481	**mills**	101.18
3. General Obligation Bonds and Interest[J]	59.787	mills	281.60
4. Contractual Obligations[K]	0.000	mills	-
5. Capital Expenditures[L]	0.000	mills	-
6. Refunds/Abatements[M]	0.000	mills	-
7. Other[N] (specify):	0.000	mills	-
	0.000	mills	-
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	81.268	**mills**	382.78

Contact person: (print) Eric Weaver Daytime 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).

I, Kenny Parrish, hereby certify that I am the duly appointed Secretary of the Elora Metropolitan District, and that they foregoing is a true and correct copy of the Certification of Tax Levies for the budget year 2026, duly adopted at a meeting of the Board of Directors of the Elora Metropolitan District held on November 4, 2025.

Kenny Parrish

Secretary

EXHIBIT B

Audit for 2025

Elora Metropolitan District

Financial Statements

December 31, 2025

Elora Metropolitan District
Financial Statements
December 31, 2025

Table of Contents

McMahan and Associates, L.L.C.
Certified Public Accountants and Consultants
Web Site: www.McMahanCPA.com Main Office: (970) 845-8800

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Elora Metropolitan District
Elbert County, Colorado

Report on the Audit of the Financial Statements

Opinions

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of December 31, 2025 and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP").

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with U.S. GAAS, we:

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

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

Required Supplementary Information

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

The budgetary comparison information in section E is not a required part of the basic financial statements but is supplementary information required by U.S. GAAP. The budgetary comparison information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The individual fund budgetary comparison in Section F is presented for purposes of additional analysis and are not a required part of the basic financial statements.

The budgetary comparison found in Section F is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

McMahan and Associates, L.L.C.

McMahan and Associates, L.L.C.
Avon, Colorado
July 20, 2026

GOVERNMENT-WIDE FINANCIAL STATEMENTS

Elora Metropolitan District
Statement of Net Position
December 31, 2025

Assets:	
Cash and equivalents - Unrestricted	4,517,942
Cash and equivalents - Restricted	3,312,254
Property taxes receivable	383
Prepaid expenses	4,061
Capital assets, net	6,789,747
Total Assets	14,624,404
Liabilities:	
Current liabilities due in less than one year:	
Accounts payable	18,101
Accrued interest payable	173,886
Non-current liabilities due in excess of one year:	
Bonds payable	15,403,000
Developer advances	167,431
Total Liabilities	15,762,418
Deferred Inflow of Resources:	
Property tax revenue	383
Total Deferred Inflow of Resources	383
Net Position:	
Net investment in capital assets	(4,128,053)
Restricted for debt service	3,312,254
Restricted for emergencies	3,389
Unrestricted	(4,811,187)
Total Net Position	(1,138,397)

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

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

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Net (Expense) Revenue
Functions/Programs:					
Governmental activities:					
General government	808,363	-	-	-	(808,363)
Interest on long-term debt	582,919	-	-	-	(582,919)
Total primary government	1,391,282	-	-	-	(1,391,282)
	General revenues:				
	Taxes:				
	Property tax				485
	Specific ownership tax				61
	Interest income				309,388
	Total General Revenues				309,934
	Change in Net Position				(1,081,348)
	Net Position - Beginning				(57,049)
	Net Position - Ending				(1,138,397)

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

FUND FINANCIAL STATEMENTS

Elora Metropolitan District
Balance Sheet
Governmental Funds
December 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
Assets:				
Cash and equivalents - Unrestricted	32,742	-	4,485,200	4,517,942
Cash and equivalents - Restricted	-	3,312,254	-	3,312,254
Amounts due from County	17	-	-	17
Property taxes receivable	101	282	-	383
Prepaid expenditures	4,061	-	-	4,061
Total Assets	36,921	3,312,536	4,485,200	7,834,657
Liabilities:				
Accounts payable	18,101	-	-	18,101
Total Liabilities	18,101	-	-	18,101
Deferred Inflow of Resources:				
Unavailable property tax revenue	101	282	-	383
Total Deferred Inflow of Resources	101	282	-	383
Fund Balances:				
Nonspendable	4,061	-	-	4,061
Restricted for debt service	-	3,312,254	-	3,312,254
Restricted for capital projects	-	-	4,485,200	4,485,200
Restricted for emergencies	3,389	-	-	3,389
Unassigned	11,269	-	-	11,269
Total Fund Balances	18,719	3,312,254	4,485,200	7,816,173
Total Liabilities, Deferred Inflow of Resources, and Fund Balances	36,921	3,312,536	4,485,200	7,834,657

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

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

Governmental Funds Total Fund Balance		7,816,173
Capital assets used in governmental activities are not considered current financial resources and, therefore, are not reported in the funds. Details of these amounts are as follows:		
Capital assets	6,789,747	
Accumulated depreciation	-	
		6,789,747
Long-term liabilities, including bonds payable and leases payable, are not due and payable in the current period and, therefore, are not reported in the funds. This is the amount of District long-term liabilities. Details of these amounts are as follows:		
Bonds payable	(15,403,000)	
Developer advances	(167,431)	
Accrued interest payable	(173,886)	
		(15,744,317)
Net Position of Governmental Activities		(1,138,397)

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

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
Revenues:				
Property taxes	485	-	-	485
Specific ownership taxes	61	-	-	61
Interest income	-	91,756	217,632	309,388
Total Revenues	546	91,756	217,632	309,934
Expenditures:				
General government	93,859	5,309	19,723	118,891
Debt service				
Developer repayments	-	-	1,392,007	1,392,007
Interest payments	-	410,683	-	410,683
Cost of issuance	-	689,472	-	689,472
Capital outlay	-	-	6,789,747	6,789,747
Total Expenditures	93,859	1,105,464	8,201,477	9,400,800
Excess (Deficiency) of Revenues over Expenditures	(93,313)	(1,013,708)	(7,983,845)	(9,090,866)
Other Financial Sources (Uses):				
Bond proceeds	-	15,403,000	-	15,403,000
Developer advances	112,431	-	1,392,007	1,504,438
Transfers in	-	-	11,077,038	11,077,038
Transfers (out)	-	(11,077,038)	-	(11,077,038)
Total Other Financing Sources (Uses)	112,431	4,325,962	12,469,045	16,907,438
Net Change in Fund Balances	19,118	3,312,254	4,485,200	7,816,572
Fund Balances - Beginning	(399)	-	-	(399)
Fund Balances - Ending	18,719	3,312,254	4,485,200	7,816,173

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

Elora Metropolitan District
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities
For the Year Ended December 31, 2025

Net change in fund balances for total governmental funds		7,816,572
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of the assets is allocated over their estimated useful lives as depreciation expense. This is the net difference between depreciation and capital additions during the year. Details of these differences are as follows:		
Capital additions	6,789,747	
Depreciation expense	-	
		6,789,747
The repayment of the principal of long-term debt consumes current financial resources of governmental funds. This transaction, however, has no effect on net position. This amount is the net effect of these differences in the treatement of long-term debt repayments.		
Principal payments - Developer advances	1,392,007	
Bond proceeds	(15,403,000)	
Developer advances	(1,504,438)	
		(15,515,431)
The change in accrued interest reported in the Statement of Activities does not require the use of current financial resources and, therefore, is not reported as an expenditure in governmental funds.		(172,236)
Change in Net Position of Governmental Activities		(1,081,348)

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

NOTES TO THE FINANCIAL STATEMENTS

I. Summary of Significant Accounting Policies

The Elora Metropolitan District (formerly known as the Sterling Crossing Residential Metropolitan District was established on January 12, 2005, as a quasi-municipal corporation and public subdivision of the State of Colorado. The District was originally formed to serve the public improvement needs of the Sterling Crossing Development.

The District operates pursuant to its Amended and Restated Service Plan, approved by the Board of County Commissioners of Elbert County, Colorado on January 24, 2024. The District has the authority to finance, design, construct, and install street, water, sanitation, traffic/safety, storm drainage, and park and recreation facilities and improvements within an area of approximately 188 acres located in Elbert County, Colorado.

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

A. Reporting Entity

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

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

B. Government-wide and Fund Financial Statements

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

1. Government-wide Financial Statements

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

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

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

I. Summary of Significant Accounting Policies (continued)

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

2. Fund Financial Statements

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

The District reports the following governmental funds:

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

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

The *Capital Projects Fund* accounts for revenues that are required to be used for capital projects.

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

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

1. Long-term Economic Focus and Accrual Basis

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

2. Current Financial Focus and Modified Accrual Basis

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

I. Summary of Significant Accounting Policies (continued)

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

3. Financial Statement Presentation

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

D. Financial Statement Accounts

1. Cash and Cash Equivalents

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

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

2. Receivables

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

3. Prepaid Expenses

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

4. Property Taxes

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

5. Capital Assets

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

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

5. Capital Assets (continued)

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

Assets	Years
Roads	40
Parks and recreation	25
Potable Water	5-40
Sewer and Storm Sewer	5-40

6. Deferred Outflows and Inflows of Resources

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items to report under this category.

In addition to liabilities, the Statement of Net Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Unavailable property tax revenue is deferred and recognized as an inflow of resources in the period that the amounts become available and earned.

7. Long-term Obligations

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

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

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

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

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

8. Fund Balance

The District classifies governmental fund balances as follows:

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

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

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

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

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

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

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

E. Use of Estimates

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

II. Stewardship, Compliance, and Accountability

A. Budgetary Information

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

The District followed the following timetable in approving and enacting a budget for 2025:

(1) A public hearing on the proposed budget and capital program was held by the Board.
(2) For the 2025 budget, prior to December 15, 2024, the District computed and certified to the County Commissioners a rate of levy that derived the necessary property taxes as computed in the proposed budget.
(3) For the 2025 budget, the final budget and appropriating resolution was adopted prior to December 31, 2024.

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

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

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

II. Stewardship, Compliance, and Accountability (continued)

B. TABOR Amendment

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

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

TABOR also requires local governments to establish an emergency reserve to be used for declared emergencies only. The reserve is calculated at 3% of fiscal year spending. Fiscal year spending excludes bonded debt service and enterprise spending. The District has reserved $3,389, which is the approximate required reserve, at December 31, 2025.

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

On November 2, 2004, the District's electorate approved the following:

SHALL STERLING CROSSING RESIDENTIAL METROPOLITAN DISTRICT BE AUTHORIZED TO COLLECT, RETAIN AND SPEND ANY AND ALL AMOUNTS ANNUALLY FROM ANY REVENUE SOURCES WHATSOEVER OTHER THAN AD VALOREM TAXES, INCLUDING BUT NOT LIMITED TO TAP FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS, OR ANY OTHER FEE, RATE, TOLL, PENALTY, INCOME OR CHARGE IMPOSED, COLLECTED OR AUTHORIZED BY LAW TO BE IMPOSED OR COLLECTED BY THE DISTRICT AND SHALL SUCH REVENUES BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

II. Stewardship, Compliance, and Accountability (continued)

B. TABOR Amendment (continued)

On November 4, 2014, the District's electorate approved the following:

SHALL STERLING CROSSING RESIDENTIAL METROPOLITAN DISTRICT BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ANY AND ALL AMOUNTS ANNUALLY FROM ANY REVENUE SOURCES WHATSOEVER OTHER THAN AD VALOREM TAXES, INCLUDING BUT NOT LIMITED TO TAP FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS, OR ANY OTHER FEE, RATE, TOLL, PENALTY, INCOME, OR CHARGE IMPOSED, COLLECTED, OR AUTHORIZED BY LAW TO BE IMPOSED OR COLLECTED BY THE DISTRICT, AND SHALL SUCH REVENUES BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

On November 3, 2020, the District's electorate approved the following:

SHALL STERLING CROSSING RESIDENTIAL METROPOLITAN DISTRICT BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ANY AND ALL AMOUNTS ANNUALLY FROM ANY REVENUE SOURCES WHATSOEVER OTHER THAN AD VALOREM TAXES, INCLUDING BUT NOT LIMITED TO TAP FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS, OR ANY OTHER FEE, RATE, TOLL, PENALTY, INCOME, OR CHARGE IMPOSED, COLLECTED, OR AUTHORIZED BY LAW TO BE IMPOSED OR COLLECTED BY THE DISTRICT, AND SHALL SUCH REVENUES BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

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

C. Authorized But Unissued Debt

Pursuant to C.R.S. 32-1-1101(2) a District is only authorized to issue bonds for a period up to twenty years following the date of the election at which such bonds were authorized by the District's voters.

The limit on the District's ability to issue Debt is set forth in its Service Plan as $37,355,000 (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. The District has issued $19,603,000 in debt leaving $17,752,000 available in the District's Service Plan Debt Issuance Limit.

III. Detailed Notes on all Funds

A. Deposits and Investments

The District's deposits are entirely covered by federal depository insurance ("FDIC") or by collateral held under Colorado's Public Deposit Protection Act ("PDPA"). The FDIC insures the first $250,000 of the District's deposits at each financial institution. Deposit balances over $250,000 are collateralized as required by PDPA. The carrying amount of the District's demand deposits was $30,089 at year end.

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

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

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

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

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

III. Detailed Notes on all Funds (continued)

A. Deposits and Investments (continued)

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

	Standard & Poors Rating	Carrying Amounts	Term to Maturity Less than one year	Term to Maturity More than one year
Deposits:				
Checking and savings	Not rated	30,089	30,089	-
Investments:				
Investment pool	AAAm	7,800,107	7,800,107	-
		7,830,196	7,830,196	-

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

Investments Measured at Net Asset Value	Total
Colotrust Plus+	7,800,107
	7,800,107

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

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

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

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

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

III. Detailed Notes on all Funds (continued)

A. Deposits and Investments (continued)

At December 31, 2025, District had invested $7,800,107 in the Colorado Local Government Liquid Asset Trust (the “Trust”) an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commission administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to $1. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. COLOTRUST PRIME invests only in U.S. Treasury and government agencies. COLOTRUST PLUS+ can invest in U.S. Treasury, government agencies, and in the highest-rate commercial paper. A designated custodial bank serves as custodian for the Trust’s portfolios pursuant to a custodian agreement. The custodian acts as a safekeeping agent for the Trust’s investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian’s internal records segregate investments owned by the Trust. The Trust is rated AAAm by Standard and Poor’s and is measured at net asset value. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

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

Capitalized Interest Fund	2,070,144
Cost of Issuance	30,665
Surplus Fund	1,211,445
	3,312,254

III. Detailed Notes on all Funds (continued)

B. Capital Assets

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

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Construction in progress	-	6,789,747	-	6,789,747
Capital assets, being depreciated:				
Infrastructure	-	-	-	-
Total capital assets	-	6,789,747	-	6,789,747
Less accumulated depreciation for:				
Infrastructure	-	-	-	-
Total accumulated depreciation	-	-	-	-
Net Capital Assets	-	6,789,747	-	6,789,747

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

	Capital Outlay	Depreciation Expense
General Government	6,789,747	-
	6,789,747	-

C. Long-term Obligations

1. Limited Tax General Obligation Bonds, Series 2025

On May 28, 2025, the District issued the following bonds to finance the acquisition, construction, and installation of public infrastructure improvements within the District:

- $13,465,000 General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2025A ("Series 2025A Senior Bonds")
- $1,938,000 Subordinate Limited Tax General Obligation Bonds, Series 2025B ("Series 2025B Subordinate Bonds")
- $4,200,000 Junior Lien Limited Tax General Obligation Draw Down Bonds, Series 2025C (“Series 2025 C Junior Lien Bonds”)

III. Detailed Notes on all Funds (continued)

C. Long-term Obligations (continued)

1. Limited Tax General Obligation Bonds, Series 2025 (continued)

Series 2025A Senior Bonds - The Series 2025A Senior Bonds mature on December 1, 2055, and bear interest at 6.00% per annum, payable semiannually on June 1 and December 1 of each year, commencing December 1, 2025. The bonds are subject to mandatory sinking fund redemption beginning December 1, 2030, and are subject to optional redemption at the District's discretion beginning June 1, 2030, at redemption premiums declining from 3.00% to par on or after June 1, 2033.

The Series 2025A Senior Bonds constitute limited tax general obligations of the District, initially subject to a mill levy not to exceed 55.664 mills, convertible to unlimited tax obligations upon the occurrence of the Conversion Date (defined as the date on which the general obligation debt-to-assessed valuation ratio is 50% or less and no principal or interest is past due). The bonds are secured by and payable from the Senior Pledged Revenue, which consists of:

(i) all Senior Property Tax Revenues derived from the District's imposition of the Senior Required Mill Levy;
(ii) all Senior Specific Ownership Tax Revenues; and
(iii) any other legally available moneys the District, in its absolute discretion, transfers to the Trustee for credit to the Senior Bond Fund.

The Series 2025A Senior Bonds are additionally secured by:

(i) capitalized interest of $2,423,700 deposited to the Senior Bond Fund from bond proceeds; and
(ii) the Senior Surplus Fund, initially funded from bond proceeds in the amount of the Minimum Surplus Amount ($1,183,000), and thereafter to be funded from excess Senior Pledged Revenue up to the Maximum Surplus Amount ($2,366,000).

Upon the Surplus Fund Partial Release Date (defined as the date on which the senior debt-to-assessed valuation ratio is 50% or less), amounts in the Senior Surplus Fund in excess of the Minimum Surplus Amount are to be released and applied as Subordinate Pledged Revenue toward the Series 2025B Subordinate Bonds.

The Series 2025A Senior Bonds shall be deemed paid and fully satisfied, and the indenture discharged, on the Senior Termination Date of December 2, 2065, regardless of the amount of principal and interest paid prior to that date. Following discharge, holders of the Series 2025A Senior Bonds will have no recourse to the District or its property for any amounts remaining unpaid. To the extent principal or interest is not paid when due prior to the Senior Termination Date, unpaid amounts will remain outstanding and continue to accrue interest at the stated rate, compounding semiannually.

III. Detailed Notes on all Funds (continued)

C. Long-term Obligations (continued)

1. Limited Tax General Obligation Bonds, Series 2025 (continued)

Series 2025B Subordinate Bonds - The Series 2025B Subordinate Bonds mature on December 15, 2055, and bear interest at 8.25% per annum, payable annually on December 15 of each year from available Subordinate Pledged Revenue, commencing December 15, 2025. These bonds are structured as "cash flow" bonds; accordingly, no scheduled principal payments are required prior to maturity. Instead, principal is payable on each December 15 from available Subordinate Pledged Revenue pursuant to mandatory redemption. Based on the District's financial forecast, Subordinate Pledged Revenue is not anticipated to be sufficient to pay accrued interest until 2033, nor to support any principal payment until 2048.

The Series 2025B Subordinate Bonds are limited tax general obligations of the District secured by and payable from the Subordinate Pledged Revenue, which consists of:

(i) all Subordinate Property Tax Revenues derived from the District's imposition of the Subordinate Required Mill Levy (capped at 55.664 mills minus the Senior Bond Mill Levy for the same levy year);
(ii) all Subordinate Specific Ownership Tax Revenues;
(iii) any Senior Pledged Revenue available after satisfaction of all Senior Bond obligations under the Senior Indenture;
(iv) any amounts constituting Surplus Fund Released Moneys from the Senior Surplus Fund; and
(v) any other legally available moneys the District, in its absolute discretion, transfers to the Trustee for credit to the Subordinate Bond Fund.

Payment of principal and interest on the Series 2025B Subordinate Bonds is subordinate in all respects to the Series 2025A Senior Bonds. Payments on the subordinate bonds may only be made after all current-year obligations related to the Series 2025A Senior Bonds have been satisfied. The failure to pay principal or interest on the Series 2025B Subordinate Bonds when due does not, of itself, constitute an event of default under the 2025B Subordinate Indenture.

The Series 2025B Subordinate Bonds shall be deemed paid and fully satisfied, and the indenture discharged, on the Subordinate Termination Date of December 16, 2065, regardless of the amount of principal and interest paid prior to that date. Following discharge, holders of the Series 2025B Subordinate Bonds will have no recourse to the District or its property for any amounts remaining unpaid. To the extent interest is not paid when due, such interest accrues and compounds annually at the stated rate.

III. Detailed Notes on all Funds (continued)

C. Long-term Obligations (continued)

2. Junior Lien Limited Tax General Obligation Draw Down Bonds, Series 2025C

Concurrent with the issuance of the above bonds, the District issued its Limited Tax General Obligation Junior Lien Bonds, Series 2025C.

The Series 2025C Junior Lien Bonds mature on December 15, 2055, and bear simple interest at 7.50% per annum, payable annually on December 15 of each year from available Junior Lien Pledged Revenue, commencing December 15, 2025. These bonds are structured as "draw down" bonds; accordingly, no proceeds were received at closing and the initial principal balance was zero. Principal is drawn incrementally over time in connection with amounts due under the District's Facilities Acquisition Agreement with the Developer, subject to a maximum aggregate principal amount of $4,200,000 and a draw deadline of May 27, 2028. Principal is payable on each December 15 from available Junior Lien Pledged Revenue pursuant to mandatory redemption.

The Series 2025C Junior Lien Bonds are limited tax general obligations of the District secured by and payable from the Junior Lien Pledged Revenue, which consists of:

(i) all Junior Lien Property Tax Revenues derived from the District's imposition of the Junior Lien Required Mill Levy (capped at 55.664 mills minus the Senior Bond Mill Levy and the Subordinate Bond Mill Levy for the same levy year);
(ii) all Junior Lien Specific Ownership Tax Revenues;
(iii) any Senior Pledged Revenue available after satisfaction of all Senior Bond obligations under the Senior Indenture;
(iv) any Subordinate Pledged Revenue available after satisfaction of all Subordinate Bond obligations under the Subordinate Indenture; and
(v) any other legally available moneys the District, in its absolute discretion, transfers to the Trustee for credit to the Junior Lien Bond Fund.

Payment of principal and interest on the Series 2025C Junior Lien Bonds is subordinate in all respects to both the Series 2025A Senior Bonds and the Series 2025B Subordinate Bonds. Payments on the Junior Lien Bonds may only be made after all current-year obligations related to the Series 2025A Senior Bonds and the Series 2025B Subordinate Bonds have been satisfied.

The Series 2025C Junior Lien Bonds shall be deemed paid and fully satisfied, and the indenture discharged, on the Termination Date of December 16, 2065, regardless of the amount of principal and interest paid prior to that date. Following discharge, holders of the Series 2025C Junior Lien Bonds will have no recourse to the District or its property for any amounts remaining unpaid. Unlike the Series 2025B Subordinate Bonds, interest on the Series 2025C Junior Lien Bonds accrues on a simple, non-compounding basis; to the extent interest is not paid when due, such interest remains outstanding but does not compound.

III. Detailed Notes on all Funds (continued)

C. Long-term Obligations (continued)

3. Developer Advances

Operating Advances –

The Developer MU Elora LLC has advanced funds to the District pursuant to the 2024–2025 Operation Funding Agreement dated February 28, 2024, to fund operations, maintenance, and administrative expenses. The advances bear simple interest at a rate of 8.00% per annum and accrue from the date of advance or payment of expenses on behalf of the District. Repayment is subject to the availability of legally available revenues and annual appropriation by the District. The Agreement evidences an intent to reimburse the Developer but does not constitute a debt or multiple-fiscal year financial obligation of the District. Any unpaid amounts, including accrued interest, are subject to termination provisions and may be deemed satisfied if not repaid by December 31, 2065.

There is no fixed amortization schedule for repayment; therefore, these advances are not included in the following amortization schedule.

The Developer Pulte Home Company, LLC and the Developer MU Elora, LLC have agreed to advance funds to the District pursuant to the Operation Funding Agreement dated May 15, 2025, to fund administrative and operations expenses in periods of revenue shortfall. Advances may be made either directly to the District or paid on behalf of the District for eligible costs. The advances bear simple interest at a rate of 8.00% per annum and accrue from the date funds are advanced or expenses are paid on behalf of the District. Repayment of the advances is subject to the availability of legally available revenues and annual appropriation by the District, after payment of debt service and other required expenditures.

The Agreement does not constitute a multiple-fiscal year obligation or debt of the District. There is no fixed amortization schedule for repayment, and repayment is expected to occur from available revenues, including future bond proceeds. Accordingly, the advances are not included in the following amortization schedule.

Capital Advances – On May 15, 2025, the District entered into a Facilities Acquisition Agreement (the "Agreement") with MU Elora LLC ("MU Elora"), JEN Colorado 24 LLC ("JEN"), and Pulte Home Company, LLC ("Pulte") for the design, construction, acquisition, and reimbursement of public infrastructure improvements (the "Improvements") to be constructed within the boundaries of the District in connection with the Elora residential development.

Subject to the availability of bond proceeds and annual appropriation by the District's Board of Directors, the District is obligated to reimburse MU Elora, on behalf of Pulte and JEN, for all Verified Costs, together with simple interest accruing at 8.00% per annum from the date such costs were incurred. Payments are applied first to accrued and unpaid interest and then to the outstanding principal balance.

Reimbursements under the Agreement are to be made first to MU Elora, up to the maximum par amount of bonds issued by the District in 2025. Following full disbursement of 2025 Bond proceeds, including draws on the Series 2025C Junior Lien Bonds to their maximum par amount of $4,200,000, any remaining reimbursement obligations are to be satisfied to Pulte or JEN, as applicable, from other legally available, unencumbered District moneys.

III. Detailed Notes on all Funds (continued)

D. Long-term Obligations (continued)

4. Changes in Long-term Obligations

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

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Limited Tax G.O. Bonds, Series 2025A	-	13,465,000	-	13,465,000	-
Limited Tax G.O. Bonds, Series 2025B	-	1,938,000	-	1,938,000	-
Total bonds payable:	-	15,403,000	-	15,403,000	-
Developer advances:					
Operating advances - MU Elora	55,000	100,931	-	155,931	-
Operating advances - Pulte	-	11,500	-	11,500	-
Capital advances	-	1,392,007	(1,392,007)	-	-
Total developer advances:	55,000	1,504,438	(1,392,007)	167,431	-
Total	55,000	16,907,438	(1,392,007)	15,570,431	-

5. Annual Debt Service Requirements

Annual debt service requirements to maturity for the Series 2025A Bonds are as follows:

	Principal	Interest	Total
2026	-	807,900	807,900
2027	-	807,900	807,900
2028	-	807,900	807,900
2029	-	807,900	807,900
2030	60,000	807,900	867,900
2031 - 2035	840,000	3,932,400	4,772,400
2036 - 2040	1,410,000	3,615,900	5,025,900
2041 - 2045	2,160,000	3,108,600	5,268,600
2046 - 2050	3,210,000	2,341,800	5,551,800
2051 - 2055	5,785,000	1,222,500	7,007,500
Total	13,465,000	18,260,700	31,725,700

The Series 2025B Bonds are structured as cash flow bonds and are not included in the above table.

IV. Other Information

A. Risk Management

Colorado Special Districts Property and Liability Pool

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

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

B. Commitments and Contingencies

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

C. Related Parties

The Developers' representatives make up the majority of the members of the Board of Directors. The Developer operating and capital advances through December 31, 2025 aggregated $167,431.

V. Agreements

A. Intergovernmental Agreement for Extraterritorial Water and Sanitary Sewer Services

On September 26, 2023, the District entered into an Intergovernmental Agreement for Extraterritorial Water and Sanitary Sewer Services with the City of Aurora, Colorado, acting by and through its Utility Enterprise (Aurora Water). Under the Agreement, Aurora Water has committed to provide extraterritorial potable water, sanitary sewer, and irrigation services to support the full build-out of up to 308 single-family residential units and 25,000 gross leasable square feet of commercial uses within the District. The Districts and/or Developers are responsible for designing, constructing, and conveying all required water and sewer infrastructure to Aurora Water in accordance with City specifications.

V. Agreements (continued)

B. Waterline Agreement

The District is a party to that certain Waterline Agreement by and between Aurora Water, Douglas County, the District, Elora Commercial District, and MU Elora LLC effective as of January 29, 2025 and recorded in the real property records of Douglas County on February 26, 2025 at reception no. 2025007872. Under the Agreement, MU Elora agreed to construct a waterline in accordance with City specifications, which upon final acceptance by Aurora Water will be owned by Aurora Water in perpetuity. In addition, the District agreed to pay and all costs related to the widening of Delbert Road.

REQUIRED SUPPLEMENTARY INFORMATION

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

	Original & Final Budget	Actual	Final Budget Variance Positive (Negative)
Revenues:			
Property taxes	485	485	-
Specific ownership taxes	48	61	13
Total Revenues	533	546	13
Expenditures:			
General government:			
Insurance	3,500	3,692	(192)
Accounting and auditing	25,000	25,389	(389)
Legal	30,000	32,386	(2,386)
Management	-	22,018	(22,018)
Elections	10,000	8,153	1,847
Treasurer fees	15	14	1
Administration - Other	50	150	(100)
Other	3,300	2,057	1,243
Public works:			
Contingency	50,000	-	50,000
Total Expenditures	121,865	93,859	28,006
Excess (deficiency) of Revenues over Expenditures	(121,332)	(93,313)	(27,993)
Other Financing Sources (Uses):			
Developer advances	125,000	112,431	(12,569)
Total Other Financing Sources (Uses)	125,000	112,431	(12,569)
Net Change in Fund Balance	3,668	19,118	15,450
Fund Balance - Beginning	5,677	(399)	(6,076)
Fund Balance - Ending	9,345	18,719	9,374

SUPPLEMENTARY INFORMATION

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

	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)
Revenues:				
Interest income	200,000	94,000	91,756	(2,244)
Total Revenues	200,000	94,000	91,756	(2,244)
Expenditures:				
General government:				
Bank and trustee fees	17,000	4,700	5,309	(609)
Contingency	10,000	1,000,000	-	1,000,000
Debt service:				
Interest payments	804,262	416,833	410,683	6,150
Cost of issuance	586,150	750,970	689,472	61,498
Total Expenditures	1,417,412	2,172,503	1,105,464	1,067,039
Excess (deficiency) of Revenues over Expenditures	(1,217,412)	(2,078,503)	(1,013,708)	(1,069,283)
Other Financing Sources (Uses):				
Bond proceeds	13,510,000	18,229,000	15,403,000	(2,826,000)
Bond premium	-	1,000,000	-	(1,000,000)
Transfers (out)	(9,385,960)	(13,833,030)	(11,077,038)	2,755,992
Total Other Financing Sources (Uses)	4,124,040	5,395,970	4,325,962	(1,070,008)
Net Change in Fund Balance	2,906,628	3,317,467	3,312,254	(5,213)
Fund Balance - Beginning	-	-	-	-
Fund Balance - Ending	2,906,628	3,317,467	3,312,254	(5,213)

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

	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)
Revenues:				
Interest income	-	-	217,632	217,632
Total Revenues	-	-	217,632	217,632
Expenditures:				
General government:				
Accounting and auditing	5,000	5,000	6,384	(1,384)
Legal	5,000	5,000	123	4,877
Administration - Other	-	-	13,216	(13,216)
Contingency	1,788,262	1,886,284	-	1,886,284
Capital Projects Fund:				
Developer repayments	-	-	1,392,007	(1,392,007)
Capital outlay	11,936,746	11,936,746	6,789,747	5,146,999
Total Expenditures	13,735,008	13,833,030	8,201,477	5,631,553
Excess (deficiency) of Revenues over Expenditures	(13,735,008)	(13,833,030)	(7,983,845)	(5,413,921)
Other Financing Sources (Uses):				
Developer advances	4,349,048	-	1,392,007	1,392,007
Transfers in	9,385,960	13,833,030	11,077,038	(2,755,992)
Total Other Financing Sources (Uses)	13,735,008	13,833,030	12,469,045	(1,363,985)
Net Change in Fund Balance	-	-	4,485,200	4,485,200
Fund Balance - Beginning	-	-	-	-
Fund Balance - Ending	-	-	4,485,200	4,485,200