

ADAMS EAST METROPOLITAN DISTRICT
Adams and Weld Counties, Colorado

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

**ADAMS EAST METROPOLITAN DISTRICT
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YEAR ENDED DECEMBER 31, 2025**

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INDEPENDENT AUDITORS' REPORT

Board of Directors
Adams East Metropolitan District
Adams and Weld Counties, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Adams East 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 for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

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

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the general fund budgetary comparison schedule be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

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

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 opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

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

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the schedule of debt service requirements to maturity and the schedule of assessed valuation, mill levy, and property taxes collected, but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

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

The Adams Group, LLC

Greenwood Village, Colorado
May 29, 2026

BASIC FINANCIAL STATEMENTS

**ADAMS EAST METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash and Cash Equivalents - Unrestricted	\$ 3,014,006
Cash and Cash Equivalents - Restricted	7,883,009
Prepaid insurance	2,821
Receivable from County Treasurer	2,770
Sales Tax Receivable	218,477
Due from other districts	3,511
Property Tax Receivable	856,074
Capital Assets:	
Capital Assets Not Being Depreciated	<u>303,052</u>
Total Assets	<u>12,283,720</u>
LIABILITIES	
Accounts Payable	167,855
Retainage Payable	15,334
Accrued Interest	95,417
Noncurrent Liabilities:	
Due Within One Year	95,000
Due in More Than One Year	<u>18,925,000</u>
Total Liabilities	<u>19,298,606</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred property tax	<u>856,074</u>
Total Deferred Inflows of Resources	<u>856,074</u>
NET POSITION	
Net investment in capital assets	287,718
Restricted for:	
Emergency Reserve	69,500
Capital Projects	7,690,972
Net Position - Unrestricted	<u>(15,919,150)</u>
Total Net Position	<u><u>\$ (7,870,960)</u></u>

See accompanying Notes to Basic Financial Statements.

**ADAMS EAST METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025**

		Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	\$ 16,557,541	\$ -	\$ 537,396	\$ 414,000	\$ (15,606,145)
Interest on Long-Term Debt and Related Costs	1,339,759	-	-	-	(1,339,759)
Total Governmental Activities	<u>\$ 17,897,300</u>	<u>\$ -</u>	<u>\$ 537,396</u>	<u>\$ 414,000</u>	(16,945,904)
GENERAL REVENUES					
Property taxes					762,428
Specific ownership taxes					38,081
Sales and Use Tax Revenue					955,943
Interest income					273,595
Total General Revenues					<u>2,030,047</u>
CHANGES IN NET POSITION					
Net Position - Beginning of Year					<u>7,044,897</u>
NET POSITION - END OF YEAR					
					<u>\$ (7,870,960)</u>

See accompanying Notes to Basic Financial Statements.

**ADAMS EAST METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Cash Equivalents - Unrestricted	\$ 3,014,006	\$ -	\$ -	\$ 3,014,006
Cash and Cash Equivalents - Restricted	69,500	6,820	7,806,689	7,883,009
Receivable from County Treasurer	2,770	-	-	2,770
Due from other districts	-	3,511	-	3,511
Prepaid insurance	2,821	-	-	2,821
Sales Tax Receivable	218,477	-	-	218,477
Property Tax Receivable	95,119	760,955	-	856,074
Total Assets	<u>\$ 3,402,693</u>	<u>\$ 771,286</u>	<u>\$ 7,806,689</u>	<u>\$ 11,980,668</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 67,472	\$ -	\$ 100,383	\$ 167,855
Retainage Payable	-	-	15,334	15,334
Total Liabilities	<u>67,472</u>	<u>-</u>	<u>115,717</u>	<u>183,189</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred property tax	95,119	760,955	-	856,074
Total Deferred Inflows of Resources	<u>95,119</u>	<u>760,955</u>	<u>-</u>	<u>856,074</u>
FUND BALANCES				
Nonspendable:				
Prepaid Expense	2,821	-	-	2,821
Restricted for:				
Emergency Reserves	69,500	-	-	69,500
Debt Service	-	10,331	-	10,331
Capital Projects	-	-	7,675,638	7,675,638
Committed:				
Capital Projects	-	-	15,334	15,334
Unassigned	3,167,781	-	-	3,167,781
Total Fund Balances	<u>3,240,102</u>	<u>10,331</u>	<u>7,690,972</u>	<u>10,941,405</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 3,402,693</u>	<u>\$ 771,286</u>	<u>\$ 7,806,689</u>	
Amounts reported for governmental activities in the statement of net position are different because:				
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.				303,052
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.				
Accrued Interest				(95,417)
Bonds payable				<u>(19,020,000)</u>
Net Position of Governmental Activities				<u>\$ (7,870,960)</u>

See accompanying Notes to Basic Financial Statements.

ADAMS EAST METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property taxes	\$ 762,428	\$ -	\$ -	\$ 762,428
Specific ownership taxes	38,081	-	-	38,081
Sales and Use Tax Revenue	955,943	-	-	955,943
Interest income	144,861	2,977	125,757	273,595
IGA revenue - BP5	-	537,396	-	537,396
IGA revenue - BP3	414,000	-	-	414,000
Total Revenues	2,315,313	540,373	125,757	2,981,443
EXPENDITURES				
Current:				
Accounting	43,818	-	-	43,818
Accounting consulting	151,720	-	-	151,720
Auditing	10,000	-	-	10,000
County Treasurer's fee	11,450	-	-	11,450
Directors' fees	4,100	-	-	4,100
District management	199,532	-	-	199,532
Dues and membership	1,238	-	-	1,238
Engineering	14,750	-	209,349	224,099
Insurance	2,814	-	-	2,814
Intergovernmental expenditures	-	15,505,539	-	15,505,539
Legal	157,169	-	-	157,169
Payroll taxes	314	-	-	314
Repairs and maintenance	3,189	-	-	3,189
Debt Service:				
Bond interest	-	544,722	-	544,722
Bond principal	-	255,000	-	255,000
Repay developer advance - principal	145,920	-	-	145,920
Bond issuance cost	-	695,620	-	695,620
Paying agent fees	-	4,000	-	4,000
Capital Projects:				
Capital outlay	159,360	-	361,355	520,715
Landscaping	-	-	24,896	24,896
Total Expenditures	905,374	17,004,881	595,600	18,505,855
EXCESS OF REVENUES OVER (UNDER)				
EXPENDITURES	1,409,939	(16,464,508)	(469,843)	(15,524,412)
OTHER FINANCING SOURCES (USES)				
Bonds proceeds	-	16,275,000	3,000,000	19,275,000
Developer advance	145,920	-	-	145,920
Transfers in/(out)	(5,360,654)	199,839	5,160,815	-
Total Other Financing Sources (Uses)	(5,214,734)	16,474,839	8,160,815	19,420,920
NET CHANGE IN FUND BALANCES	(3,804,795)	10,331	7,690,972	3,896,508
Fund Balances - Beginning of Year	7,044,897	-	-	7,044,897
FUND BALANCES - END OF YEAR	<u>\$ 3,240,102</u>	<u>\$ 10,331</u>	<u>\$ 7,690,972</u>	<u>\$ 10,941,405</u>

See accompanying Notes to Basic Financial Statements.

**ADAMS EAST METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025**

Net Change in Fund Balances - Total Governmental Funds	\$ 3,896,508
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay, depreciation and dedication of capital assets to other governments, in the current period.

Capital Outlay	303,052
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Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.

Note Proceeds	(19,275,000)
Bond Principal	255,000

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest Payable - Change in Liability	<u>(95,417)</u>
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Changes in Net Position of Governmental Activities	<u><u>(14,915,857)</u></u>
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**ADAMS EAST METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 1 DEFINITION OF REPORTING ENTITY

Adams East Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado was organized on November 10, 2010 and is governed pursuant to provisions of the Colorado Special District Act. The District's service area boundaries are located in Adams County, the City of Brighton and the Town of Lochbuie, Colorado.

The District was established principally to coordinate the construction, acquisition, financing, and maintenance of public improvements, including streets and safety control, landscaping, water, sewer, storm drainage, television relay and park and recreation improvements and facilities. Upon completion of construction and installation, it is the District's intent to dedicate all public improvements to the City, the Town, or the County or its designee for operation and maintenance. The District has the maintenance obligation, but not the ownership. Certain landscaping, park and recreation improvements and street lighting are maintained by the District or by an Owners' association.

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

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

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

**ADAMS EAST METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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

A separate financial statement is provided for the governmental funds. The major governmental funds are reported as separate columns in the fund financial statement.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property and sales taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

The District reports the following major governmental funds:

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

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

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

**ADAMS EAST METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Pooled Cash and Investments

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

Property Taxes

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

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

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

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

Net Investment in Capital Assets – Consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets.

**ADAMS EAST METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Net Position (Continued)

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

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

Fund Balance

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

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

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

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

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

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

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

**ADAMS EAST METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Adoption of New Accounting Standards

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

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

NOTE 3 CASH AND INVESTMENTS

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

Statement of Net Position:

Cash and Investments	\$ 3,014,006
Cash and Investments - Restricted	<u>7,883,009</u>
Total Cash and Investments	<u><u>\$ 10,897,015</u></u>

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

Deposits with Financial Institutions	\$ 3,123,943
Investments	<u>7,773,072</u>
Total Cash and Investments	<u><u>\$ 10,897,015</u></u>

Deposits with Financial Institutions

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

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

At December 31, 2025, the District had a bank balance and carrying balance of \$3,123,943.

**ADAMS EAST METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

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

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

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

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

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

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	<u>\$ 7,773,072</u>

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

**ADAMS EAST METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE (Continued)

CSAFE CASH FUND operations similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under Section 24-75-601.1, C.R.S.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at net asset value. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

NOTE 4 CAPITAL ASSETS

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

	Balance at December 31, 2024	Increases	Decreases	Balance at December 31, 2025
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ -	\$ 303,052	\$ -	\$ 303,052
Governmental Activities Capital Assets, Net	<u>\$ -</u>	<u>\$ 303,052</u>	<u>\$ -</u>	<u>\$ 303,052</u>

In accordance with the District's service plan, it is anticipated that, except for certain landscaping, water, street lighting and public, park and recreation improvements, the District will dedicate the improvements and facilities to the City or County. Upon acceptance by the City or County for maintenance and ownership, the capital assets will be removed from the District's property records. Depreciation expense is charged to the general government function/program in the statement of activities.

**ADAMS EAST METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Bonds Payable					
General Obligation Bonds					
Series 2025	\$ -	\$ 13,790,000	\$ -	\$ 13,790,000	\$ -
Subordinate Limited Tax Supported Revenue Bonds					
Series 2025	-	5,485,000	255,000	5,230,000	95,000
Subtotal Bonds Payable	<u>-</u>	<u>19,275,000</u>	<u>255,000</u>	<u>19,020,000</u>	<u>95,000</u>
Total Long-Term Obligations	<u>\$ -</u>	<u>\$ 19,275,000</u>	<u>\$ 255,000</u>	<u>\$ 19,020,000</u>	<u>\$ 95,000</u>

General Obligation Refunding and Improvement Bonds, Series 2025A and 2025B

On June 12, 2025, the Adams East Metropolitan District (the District) issued \$13,790,000 Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding and Improvement Bonds, Series 2025A, and \$5,485,000 Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding and Improvement Bonds, Series 2025B (collectively, the Bonds). The Bonds were issued for the purpose of refunding prior obligations of Bromley Park Metropolitan District No. 5 (Bromley 5), funding public improvements within the District, and paying costs of issuance.

The Series 2025A Bonds bear interest at 6.020% and mature on December 1, 2055. The Series 2025B Bonds also bear interest at 6.020% and mature on December 1, 2050. Interest is payable annually beginning December 1, 2025, and on each subsequent Payment Date. Principal is subject to redemption annually on each Payment Date. The Bonds are optionally redeemable beginning December 1, 2031, at par without premium.

The Bonds are secured by and payable solely from pledged revenue, which includes: (i) ad valorem property taxes levied by the District at a rate of up to 40 mills (subject to adjustment), (ii) specific ownership taxes derived from the District's required mill levy, (iii) revenues pledged by Bromley 5 under a Capital Pledge Agreement, including up to a 26-mill Mandatory Capital Levy (Subject to adjustment), specific ownership taxes derived from the Mandatory Capital Levy, and certain PILOT revenues equivalent to 25 mills from properties outside the District, and (iv) any other legally available moneys transferred at the District's discretion. The Bonds constitute an irrevocable but not exclusive lien on the pledged revenue. Any unpaid principal or interest remaining on the Bonds will be deemed discharged on June 12, 2065.

Significant events of default under the Series 2025 Bonds include (i) failure to impose required mill levy or apply required pledged revenues, (ii) failure to meet financial or custodial agreement covenants and (iii) filing of a petition for bankruptcy.

**ADAMS EAST METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG TERM OBLIGATIONS (CONTINUED)

**General Obligation Refunding and Improvement Bonds, Series 2025A and 2025B
(Continued)**

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

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 95,000	\$ 1,145,004	\$ 1,240,004
2027	100,000	1,139,285	1,239,285
2028	105,000	1,133,265	1,238,265
2029	115,000	1,126,944	1,241,944
2030	120,000	1,120,021	1,240,021
2031-2035	720,000	5,481,812	6,201,812
2036-2040	2,655,000	5,055,596	7,710,596
2041-2045	3,055,000	3,381,133	6,436,133
2046-2050	6,645,000	3,432,303	10,077,303
2051-2055	5,410,000	1,014,972	6,424,972
Total	<u>\$ 19,020,000</u>	<u>\$ 24,030,335</u>	<u>\$ 43,050,335</u>

Authorized Debt

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$39,600,000 of which \$26,957,910 is remaining (Service Plan Debt Issuance Limit). In no event is the District authorized to issue debt in excess of the Service Plan Debt Issuance Limit, with the exception that such limit is not applicable to refundings of the debt authorized to be issued under the Service Plan.

The District has voter authorization in excess of the Service Plan Debt Issuance Limit as at the time of the election, the actual costs of construction were not known. Without knowing the costs of construction, it is not possible to allocate the Service Plan Debt Issuance Limit by power (such as water, sewer or streets). Therefore, the Service Plan Debt Issuance Limit was voted in every power relative to debt for public improvements. With that understanding, on November 5, 2024, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$594,000,000 at an interest rate not to exceed 18% per annum. At December 31, 2025, the District had authorized but unissued indebtedness of \$590,455,427.

NOTE 6 NET POSITION

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

The net investment in capital assets consists of capital assets that are recorded by the District, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets. As of December 31, 2025, the District had a net investment in capital assets in the amount of \$287,718.

**ADAMS EAST METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 6 NET POSITION (CONTINUED)

Restricted net position includes amounts that are restricted for use either externally by creditors, grantors, contributors, or laws and regulations of other governments, or as imposed by law through constitutional provisions or enabling legislation. The District's restricted net position at December 31, 2025, consists of \$69,500 for emergency reserves and \$7,690,972 restricted for capital projects. As of December 31, 2025, the District had restricted net position as follows:

	<u>Governmental Activities</u>
Restricted Net Position:	
Emergencies	\$ 69,500
Capital Projects Reserve	<u>7,690,972</u>
Total Restricted Net Position	<u><u>\$ 7,760,472</u></u>

As of December 31, 2025, the District had a deficit unrestricted net position, primarily attributable to the issuance of debt for infrastructure development and the conveyance of related assets to other governmental entities.

NOTE 7 RELATED PARTIES

The members of the Board of Directors of the District are employees of, owners of, or otherwise associated with S3L Holdings, LLC, SPL Commercial, LLC, WCD Corporation, and Flywheel Holdings, LLC and may have conflicts of interest in dealing with the District.

Infrastructure Acquisition Agreement

On January 1, 2025 the District entered into an Infrastructure Acquisition Agreement with WCD CORP (the Developer). As part of the agreement the District shall acquire public improvements from the Developer. The District Cost for improvements shall be equal to the amount certified by the District's engineer and approved by the Board as reasonable and appropriate for reimbursement. Soft cost shall not exceed 7% of the actual cost of the construction cost of the improvements. Interest on unreimbursed District Cost shall accrue at the lesser rate, seven days prior to the board's acceptance of (i) the Secured Overnight Financing Rate published at www.sofrate.com, plus 250 basis points; (ii) the Municipal Market Data "AAA" General Obligation, 30-Year Constant Maturity, plus 400 basis Points; or (iii) the Bond Buyer 20-Bond GO Index, plus 400 basis Points. During 2025, the District was advanced and reimbursed \$145,920 in principal under the agreement.

**ADAMS EAST METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 8 INTERGOVERNMENTAL AGREEMENTS

Cost Sharing Infrastructure Agreement

Effective January 1, 2019, the District and Bromley Park Metropolitan District No. 3 (BPMD3) entered into a Cost Sharing Intergovernmental Agreement (CSIA) to designate funds and allocate responsibilities for the financing and construction of public improvements for certain projects to provide efficiencies of scale and cost by collaborating and sharing costs for those certain projects which benefit both districts. On December 10, 2024, the District and BPMD3 entered into a Statement of Work (SOW#2 – Traffic Signal Project) that involves the design and construction of a traffic signal at the intersection of 50th Avenue and Bridge Street. The public improvements are to be designed and constructed by the District for the benefit of BPMD3, and it is anticipated that the District, BPMD3, or the City of Brighton will acquire such improvements upon their completion. During 2024, BPMD3 remitted \$850,000 to the District pursuant to the agreement.

Also on December 10, 2024 the District and BPMD3 entered into and Intergovernmental Agreement (Silver Peaks Mixed Use Project) which involves the design, construction, and funding of public improvements. The public improvements are to be designed and constructed by the District for the benefit of BPMD3, and it is anticipated that the District, BPMD3, or the Town of Lochbuie will acquire such improvements upon their completion. During 2024, BPMD3 remitted \$3,750,000 to the District pursuant to the agreement.

The District finalized a Project Statement of Work No. 3 (SOW3) with Bromley Park Metropolitan District No. 3 (BPMD3) for the Brighton Crossings development project on February 25, 2025. This agreement involves funding the construction, repair, asphalt mill and overlay, crack sealing, and striping for roadways at the project location. The total estimated cost of the project is \$414,000, with BPMD3 funding the design and construction and the District providing project management services.

All agreements shall remain in effect until the earlier of the date on which: (i) the project fund is exhausted; (ii) the improvements are complete and fully funded from the project fund, and any remaining amounts in the project fund have been returned to BPMD3 from the District; or (iii) the Districts mutually agree to terminate the agreements.

**ADAMS EAST METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 8 INTERGOVERNMENTAL AGREEMENTS (CONTINUED)

Capital Pledge Agreement

The District and Bromley Park MD No. 5 (BP5) have independently and cooperatively provided for the financing construction, acquisition, installation, operation and maintenance of public facilities and improvements that have benefited and will continue to benefit the development within both Districts, including without limitation storm drainage, sanitary sewer facilities and improvements, safety protection, streets, and water improvements in the vicinities of 50th avenue and East 160th Avenue in the City of Brighton, and 1-76 and 168th Avenue in the Town of Lochbuie. On June 12, 2025 The District entered into a capital pledge agreement with the BP5 a related entity pursuant to Section 150 of the Internal Revenue Code and BOK as a part of the Districts Series 2025 bonds. The bonds were issued, in part to repay BP5's long term obligations and to finance public improvements. Proceeds of the Series 2025 Bonds were used, in part, to pay all BP5's long term obligations and are reflected as intergovernmental expenditures to BP5. The agreement requires BP5 to levy 26.000 mills as adjusted for changes in the method of calculating assessed valuation, the portion of specific ownership taxes applicable to property within the District, and a certain portion of PILOT revenues as pledged revenue on the Districts series 2025 bonds.

NOTE 9 RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, the District may be exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets, errors or omissions, injuries to employees or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers compensation coverage to its members.

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

NOTE 10 TAX, SPENDING, AND DEBT LIMITATION

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

**ADAMS EAST METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 10 TAX, SPENDING, AND DEBT LIMITATION (CONTINUED)

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

TABOR requires local governments to establish emergency reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

On November 5, 2024, a majority of the District's electors authorized the District to collect, retain or spend ad valorem property taxes of \$3,000,000 annually generated from a mill levy of not more than 99 mills for District operations and Maintenance. The electors also authorized the District to collect, retain, and spend any revenue from sources other than ad valorem taxes annually without regard to any limitations imposed by TABOR or Section 29-1-301, C.R.S. Additionally, electors waived the 5.25% property tax limit established in Section 29-1-1702, C.R.S., for 2025 and all future property tax years. The electors also approved mill levy increases for 2025 and subsequent years pursuant to Section 29-1-1705(2)(a), C.R.S. and the exclusion of tax revenue attributable to such increases from any applicable property tax limits in accordance with Section 29-1-1701(3)(i), C.R.S., as it currently exists or may be amended in the future.

On November 4, 2025, a majority of the District's electors authorized the District to increase the total number of mills for 2026 and each fiscal year after as a voter-approved mill levy increase pursuant to section 29-1-1705(2), C.R.S and any property tax revenue attributable to any such increase be excluded from any applicable property tax limit in accordance with section 29-1-1701(3)(i), C.R.S. Additionally, electors waived the 5.25% property tax limit established in Section 29-1-1702, C.R.S., for 2026 and all future property tax years.

REQUIRED SUPPLEMENTARY INFORMATION

**ADAMS EAST METROPOLITAN DISTRICT
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Budget		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive (Negative)
REVENUES				
Property taxes	\$ 760,740	\$ 760,740	\$ 762,428	\$ 1,688
Specific ownership taxes	38,037	38,037	38,081	44
Sales and Use Tax Revenue	750,000	750,000	955,943	205,943
Interest income	1,000	1,000	144,861	143,861
IGA revenue - BP3	-	-	414,000	414,000
Total Revenues	1,549,777	1,549,777	2,315,313	765,536
EXPENDITURES				
Accounting	40,000	40,000	43,818	(3,818)
Accounting consulting	36,960	36,960	151,720	(114,760)
Auditing	10,000	10,000	10,000	-
Capital outlay	3,240,000	965,000	159,360	805,640
Contingency	10,323	4,507	-	4,507
County Treasurer's fee	11,411	11,411	11,450	(39)
Directors' fees	4,000	4,000	4,100	(100)
District management	25,000	25,000	199,532	(174,532)
Dues and membership	2,000	2,000	1,238	762
Engineering	-	20,000	14,750	5,250
Insurance	5,000	5,000	2,814	2,186
Legal	50,000	50,000	157,169	(107,169)
Payroll taxes	306	306	314	(8)
Repairs and maintenance	15,000	15,000	3,189	11,811
Total Expenditures	3,450,000	1,189,184	759,454	429,730
EXCESS OF REVENUES OVER EXPENDITURES	(1,900,223)	360,593	1,555,859	1,195,266
OTHER FINANCING SOURCES (USES)				
Developer advance	-	-	145,920	145,920
Repay developer advance - principal	-	(150,000)	(145,920)	4,080
Transfers from other funds	-	-	70,000	70,000
Transfers to other fund	-	(5,160,816)	(5,430,654)	(269,838)
Total Other Financing Uses	-	(5,310,816)	(5,360,654)	(49,838)
NET CHANGE IN FUND BALANCE	(1,900,223)	(4,950,223)	(3,804,795)	1,145,428
Fund Balance - Beginning of Year	2,690,916	7,044,897	7,044,897	-
FUND BALANCE - END OF YEAR	<u>\$ 790,693</u>	<u>\$ 2,094,674</u>	<u>\$ 3,240,102</u>	<u>\$ 1,145,428</u>

**ADAMS EAST METROPOLITAN DISTRICT
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION
DECEMBER 31, 2025**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Budgets

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

SUPPLEMENTARY INFORMATION

**ADAMS EAST METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Budget		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive (Negative)
REVENUES				
Property taxes	\$ -	\$ 500	\$ -	\$ (500)
Interest income	-	-	2,977	2,977
IGA revenue - BP5	-	1,725,000	537,396	(1,187,604)
Total Revenues	-	1,725,500	540,373	(1,185,127)
EXPENDITURES				
Paying agent fees	-	4,000	4,000	-
Bond principal	-	245,000	255,000	(10,000)
Bond interest	-	545,000	544,722	278
Bond issuance cost	-	367,500	695,620	(328,120)
Bond discount	-	328,210	-	328,210
Intergovernmental expenditures	-	15,510,000	15,505,539	4,461
Total Expenditures	-	16,999,710	17,004,881	(5,171)
EXCESS OF REVENUES UNDER EXPENDITURES	-	(15,274,210)	(16,464,508)	(1,190,298)
OTHER FINANCING SOURCES (USES)				
Bonds proceeds	-	16,275,000	16,275,000	-
Transfers from other funds	-	-	269,839	269,839
Transfers to other fund	-	(1,000,290)	(70,000)	930,290
Total Other Financing Sources	-	15,274,710	16,474,839	1,200,129
NET CHANGE IN FUND BALANCE	-	500	10,331	9,831
Fund Balance - Beginning of Year	-	-	-	-
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 500</u>	<u>\$ 10,331</u>	<u>\$ 9,831</u>

**ADAMS EAST METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Budget		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive (Negative)
REVENUES				
Interest income	\$ -	\$ 75,000	\$ 125,757	\$ 50,757
Total Revenues	-	75,000	125,757	50,757
EXPENDITURES				
Capital outlay	4,600,000	9,850,000	361,355	9,488,645
Engineering	-	150,000	209,349	(59,349)
Landscaping	-	-	24,896	(24,896)
Total Expenditures	4,600,000	10,000,000	595,600	9,404,400
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(4,600,000)	(9,925,000)	(469,843)	9,455,157
OTHER FINANCING SOURCES (USES)				
Bonds proceeds	-	3,000,000	3,000,000	-
Transfers from other funds	-	6,925,000	5,160,815	(1,764,185)
Total Other Financing Sources (Uses)	-	9,925,000	8,160,815	(1,764,185)
NET CHANGE IN FUND BALANCE	(4,600,000)	-	7,690,972	7,690,972
Fund Balance - Beginning of Year	4,600,000	-	-	-
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,690,972</u>	<u>\$ 7,690,972</u>

OTHER INFORMATION

**ADAMS EAST METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025**

Bonds and Interest Maturing in the Year Ending December 31,	\$13,790,000 Series 2025A		
	General Obligation Limited Tax (Convertible to Unlimited Tax)		
	Refunding and Improvement Bonds		
	Interest Rate of 6.020% Payable on December 1		
	Principal	Interest	Total
2026	\$ -	\$ 830,158	\$ 830,158
2027	-	830,158	830,158
2028	-	830,158	830,158
2029	-	830,158	830,158
2030	-	830,158	830,158
2031	-	830,158	830,158
2032	-	830,158	830,158
2033	-	830,158	830,158
2034	-	830,158	830,158
2035	-	830,158	830,158
2036	275,000	830,158	1,105,158
2037	295,000	813,603	1,108,603
2038	345,000	795,844	1,140,844
2039	365,000	775,075	1,140,075
2040	415,000	753,102	1,168,102
2041	440,000	728,119	1,168,119
2042	495,000	701,631	1,196,631
2043	530,000	671,832	1,201,832
2044	590,000	639,926	1,229,926
2045	630,000	604,408	1,234,408
2046	695,000	566,482	1,261,482
2047	740,000	524,643	1,264,643
2048	805,000	480,095	1,285,095
2049	855,000	431,634	1,286,634
2050	905,000	380,163	1,285,163
2051	960,000	325,682	1,285,682
2052	1,015,000	267,890	1,282,890
2053	1,080,000	206,787	1,286,787
2054	1,145,000	141,771	1,286,771
2055	1,210,000	72,842	1,282,842
Total	<u>\$ 13,790,000</u>	<u>\$ 19,013,267</u>	<u>\$ 32,803,267</u>

ADAMS EAST METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)
DECEMBER 31, 2025

Bonds and Interest Maturing in the Year Ending December 31,	\$5,485,000 Series 2025B Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Bonds Interest Rate of 6.020% Payable on December 1		
	Principal	Interest	Total
2026	\$ 95,000	\$ 314,846	\$ 409,846
2027	100,000	309,127	409,127
2028	105,000	303,107	408,107
2029	115,000	296,786	411,786
2030	120,000	289,863	409,863
2031	130,000	282,639	412,639
2032	135,000	274,813	409,813
2033	145,000	266,686	411,686
2034	150,000	257,957	407,957
2035	160,000	248,927	408,927
2036	170,000	239,295	409,295
2037	180,000	229,061	409,061
2038	190,000	218,225	408,225
2039	205,000	206,787	411,787
2040	215,000	194,446	409,446
2041	230,000	181,503	411,503
2042	245,000	167,657	412,657
2043	255,000	152,908	407,908
2044	270,000	137,557	407,557
2045	290,000	121,303	411,303
2046	305,000	103,845	408,845
2047	325,000	85,484	410,484
2048	345,000	65,919	410,919
2049	365,000	45,150	410,150
2050	385,000	23,177	408,177
2051	-	-	-
2052	-	-	-
2053	-	-	-
2054	-	-	-
2055	-	-	-
	<u>\$ 5,230,000</u>	<u>\$ 5,017,068</u>	<u>\$ 10,247,068</u>

ADAMS EAST METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)
DECEMBER 31, 2025

Bonds/Loans and Interest Maturing in the Year Ending December 31,	Series 2025 Combined Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Bonds Interest Rate of 6.020% Payable on December 1		
	Principal	Interest	Total
2026	\$ 95,000	\$ 1,145,004	\$ 1,240,004
2027	100,000	1,139,285	1,239,285
2028	105,000	1,133,265	1,238,265
2029	115,000	1,126,944	1,241,944
2030	120,000	1,120,021	1,240,021
2031	130,000	1,112,797	1,242,797
2032	135,000	1,104,971	1,239,971
2033	145,000	1,096,844	1,241,844
2034	150,000	1,088,115	1,238,115
2035	160,000	1,079,085	1,239,085
2036	445,000	1,069,453	1,514,453
2037	475,000	1,042,664	1,517,664
2038	535,000	1,014,069	1,549,069
2039	570,000	981,862	1,551,862
2040	630,000	947,548	1,577,548
2041	670,000	909,622	1,579,622
2042	740,000	869,288	1,609,288
2043	785,000	824,740	1,609,740
2044	860,000	777,483	1,637,483
2045	920,000	725,711	1,645,711
2046	1,000,000	670,327	1,670,327
2047	1,065,000	610,127	1,675,127
2048	1,150,000	546,014	1,696,014
2049	1,220,000	476,784	1,696,784
2050	1,290,000	403,340	1,693,340
2051	960,000	325,682	1,285,682
2052	1,015,000	267,890	1,282,890
2053	1,080,000	206,787	1,286,787
2054	1,145,000	141,771	1,286,771
2055	1,210,000	72,842	1,282,842
Total	<u>\$ 19,020,000</u>	<u>\$ 24,030,335</u>	<u>\$ 43,050,335</u>

**ADAMS EAST METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025**

Year Ended December 31,	Assessed Valuation	Percent Change	Total Mills Levied	Total Property Taxes		Percent Collected to Levied
			Total	Levied	Collected	
2020/2021	\$ 11,373,580	32.7%	25.000	\$ 284,340	\$ 278,436	97.92 %
2021/2022	12,529,370	10.2%	25.424	318,547	316,341	99.31 %
2022/2023	12,567,290	0.3%	25.000	314,182	314,866	100.22 %
2023/2024	17,186,820	36.8%	45.000	773,407	762,429	98.58 %
2024/2025	16,905,340	-1.6%	45.000	760,740	762,428	100.22 %
Estimated for Year Ending December 31, 2026	\$ 19,023,880	12.5%	45.000	\$ 856,074		

Note:

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

Source: Adams County Assessor and Treasurer.