BROMLEY PARK METROPOLITAN DISTRICT NO. 5
ADAMS COUNTY, COLORADO

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

BROMLEY PARK METROPOLITAN DISTRICT NO. 5
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2025

THE ADAMS GROUP, LLC
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT

Board of Directors
Bromley Park Metropolitan District No. 5
Adams County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Bromley Park Metropolitan District No. 5 (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.

6000 Greenwood Plaza Blvd. · Ste. 115 · Greenwood Village, CO 80111 · 303-733-3796 · www.tagcpaco.com

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
April 10, 2026

BASIC FINANCIAL STATEMENTS

BROMLEY PARK METROPOLITAN DISTRICT NO. 5
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Cash Equivalents - Unrestricted	$ 728,912
Cash and Cash Equivalents - Restricted	8,731
Accounts Receivable (Net)	5,038
Prepaid Insurance	3,907
Receivable from County Treasurer	1,603
Property Tax Receivable	505,774
PILOT Receivable	26,395
Total Assets	1,280,360
LIABILITIES	
Accounts Payable	7,463
Due To Other Districts	3,473
Total Liabilities	10,936
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	505,774
Total Deferred Inflows of Resources	505,774
NET POSITION	
Restricted for:	
Emergency Reserve	6,300
Net Position - Unrestricted	757,350
Total Net Position	$ 763,650

See accompanying Notes to Basic Financial Statements.

BROMLEY PARK METROPOLITAN DISTRICT NO. 5
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	$ 706,117	$ -	$ 15,505,539	$ -	$ 14,799,422
Transfer of Public Improvements to Another Government	2,454,888	-	-	-	(2,454,888)
Interest on Long-Term Debt and Related Costs	314,480	-	-	-	(314,480)
Total Governmental Activities	$ 3,475,485	$ -	$ 15,505,539	$ -	12,030,054
GENERAL REVENUES					
Property Taxes					441,126
PILOT Revenues					136,968
Specific Ownership Taxes					21,727
Interest Income					3,217
Miscellaneous Revenue					7
Total General Revenues					603,045
CHANGES IN NET POSITION					12,633,099
Net Position - Beginning of Year					(11,869,449)
NET POSITION - END OF YEAR					$ 763,650

See accompanying Notes to Basic Financial Statements.

BROMLEY PARK METROPOLITAN DISTRICT NO. 5
BALANCE SHEET –
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and Cash Equivalents - Unrestricted	$ 728,912	$ -	$ 728,912
Cash and Cash Equivalents - Restricted	6,300	2,431	8,731
Receivable from County Treasurer	561	1,042	1,603
Accounts Receivable (Net)	-	5,038	5,038
PILOT Receivable	26,395	-	26,395
Prepaid Insurance	3,907	-	3,907
Property Tax Receivable	177,021	328,753	505,774
Total Assets	$ 943,096	$ 337,264	$ 1,280,360
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	$ 7,463	$ -	$ 7,463
Due to other districts	-	3,473	3,473
Total Liabilities	7,463	3,473	10,936
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	177,021	328,753	505,774
Unavailable PILOT Revenue	26,395	5,038	31,433
Total Deferred Inflows of Resources	203,416	333,791	537,207
FUND BALANCES			
Nonspendable:			
Prepaid Expense	3,907	-	3,907
Restricted for:			
Emergency Reserves	6,300	-	6,300
Assigned to:			
Subsequent Year's Expenditures	295,411	-	295,411
Unassigned	426,599	-	426,599
Total Fund Balances	732,217	-	732,217
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 943,096	$ 337,264	
Amounts reported for governmental activities in the statement of net position are different because:			
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.			
Unavailable PILOT Revenue Recognized on Full Accrual			31,433
Net Position of Governmental Activities			$ 763,650

See accompanying Notes to Basic Financial Statements.

BROMLEY PARK METROPOLITAN DISTRICT NO. 5
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	$ 154,394	$ 286,732	$ 441,126
Specific Ownership Taxes	1,870	19,857	21,727
PILOT Revenues	53,376	260,274	313,650
Interest Income	1,141	2,076	3,217
Miscellaneous Revenue	7	-	7
Intergovernmental Revenues	-	15,505,539	15,505,539
Total Revenues	210,788	16,074,478	16,285,266
EXPENDITURES			
Current:			
Accounting	37,413	-	37,413
Auditing	10,000	-	10,000
County Treasurer's fee	2,316	4,301	6,617
Directors' Fees	3,500	-	3,500
District Management	8,984	2,472	11,456
Dues and Membership	949	-	949
Insurance	3,893	-	3,893
Legal	30,497	-	30,497
PILOT Expense	27,543	-	27,543
Payroll Taxes	268	-	268
Repairs and Maintenance	3,198	-	3,198
Intergovernmental Expenditures - AEMD	-	537,358	537,358
Accounting Consulting	33,425	-	33,425
Debt Service:			
Note Interest	-	4,102,444	4,102,444
Loan Interest - Series 2019	-	118,662	118,662
Note Principal	-	4,860,260	4,860,260
Loan Principal - Series 2019	-	5,141,500	5,141,500
Repay Developer Advance - Principal	-	1,240,000	1,240,000
Repay Developer Advance Interest	-	42,673	42,673
Total Expenditures	161,986	16,049,670	16,211,656
EXCESS OF REVENUES OVER EXPENDITURES	48,802	24,808	73,610
OTHER FINANCING SOURCES (USES)			
Transfers in/(out)	511,278	(511,278)	-
Total Other Financing Sources (Uses)	511,278	(511,278)	-
NET CHANGE IN FUND BALANCES	560,080	(486,470)	73,610
Fund Balances - Beginning of Year	172,137	486,470	658,607
FUND BALANCES - END OF YEAR	$ 732,217	$ -	$ 732,217

See accompanying Notes to Basic Financial Statements.

BROMLEY PARK METROPOLITAN DISTRICT NO. 5
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

Net Change in Fund Balances - Total Governmental Funds	$ 73,610
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.	
Transfer of Public Improvements to Other Governments	(2,454,888)
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 Principal	4,860,260
Loan Principal - Series 2019	5,141,500
Repay Developer Advance	1,240,000
Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the fund financial statements.	
PILOT Revenue Not Available Under Modified Accrual	(176,682)
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	3,946,601
Accrued Interest Payable Developer Advance - Change in Liability	2,698
Changes in Net Position of Governmental Activities	$ 12,633,099

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

Bromley Park Metropolitan District No. 5 (District), a quasi-municipal corporation and political subdivision of the state of Colorado was organized on November 27, 2000 and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Adams and Weld Counties, Colorado, and almost entirely within the Cities of Brighton and Lochbuie (the Cities).

The District was established principally to provide for the construction, acquisition, and installation of streets and safety control, street lighting, landscaping, storm drainage, television relay, water, sanitary sewer, transportation, mosquito control, and park and recreation and facilities, and for the ongoing maintenance of street lighting, street landscaping and park and recreation facilities, within and without the boundaries of the District.

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.

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.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

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 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 general obligation debt of the governmental funds.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

GASB Statement No. 102

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. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

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.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than $5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements that will be dedicated to other governmental entities are not depreciated. Improvements to be owned by the District, with the exception of certain landscaping improvements (e.g. trees, sod, and similar items), are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Certain capital assets constructed by the District in prior years have been conveyed to other governmental entities.

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 two items that qualifies for reporting in this category. Accordingly, *unavailable property tax revenue and unavailable PILOT revenue,* are deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

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

Fund 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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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.

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	$ 728,912
Cash and Investments - Restricted	8,731
Total Cash and Investments	$ 737,643

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

Deposits with Financial Institutions	$ 737,643
Total Cash and Investments	$ 737,643

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.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions (Continued)

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 $737,643.

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 $-0- in investments.

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	$ 2,454,888	$ -	$ 2,454,888	$ -
Total Capital Assets, Not Being Depreciated	2,454,888	-	2,454,888	-
Governmental Activities Capital Assets, Net	$ 2,454,888	$ -	$ 2,454,888	$ -

In accordance with the District's service plan, it is anticipated that the District will dedicate the improvements and facilities to the city of Brighton, the Town of Lochbuie, or South Beebe Draw Metro District. Upon acceptance by the City, the Town, or South Beebe for maintenance and ownership, the facilities will be removed from the District's property records. Until dedicated to other governments, the District reports these capital assets as construction in progress. During 2025 the improvements were accepted by other governments.

The District, South Beebe Draw Metropolitan District (SBDMD), and other Districts are party to an amended annexation agreement in which the District or SBDMD is responsible for street reconstruction and asphalt overlays on all streets as requested by the city of Brighton as long as sales and use taxes are remitted by the City to SBDMD. SBDMD has budgeted to receive sales and use taxes in fiscal year 2026.

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
Notes/Loans/Bonds from Direct Borrowings and Direct Placements				
Series 2019 Note Payable	$ 5,141,500	$ -	$ 5,141,500	$ -
Series 2010A Subordinate Note Payable	4,860,260	-	4,860,260	-
Accrued Interest on:				
Series 2019 Note Payable	18,638	100,024	118,662	-
Series 2010A Subordinate Note Payable	3,927,963	174,481	4,102,444	-
Subtotal Notes/Loans/Bonds from Direct Borrowings and Direct Placements	13,948,361	274,505	14,222,866	-
Other Debts				
Developer Advance - Operating	1,240,000	-	1,240,000	-
Accrued Interest on:				
Developer Advance - Operating	2,698	39,975	42,673	-
Subtotal Other Debts	1,242,698	39,975	1,282,673	-
Total Long-Term Obligations	$ 15,191,059	$ 314,480	$ 15,505,539	$ -

Refunding and Improvement Revenue Note, Series 2019

On July 24, 2019, the District issued a $5,750,000 Refunding and Improvement Revenue Note Series 2019 (Series 2019 Note). The Series 2019 Note matures on July 24, 2029. The interest rate on the Series 2019 Note is 4.35% per annum. Principal and interest payments on the Series 2019 Note are due annually on December 1.

The District Paid off the Series 2019 Note in full during 2025 using proceeds from Adams East Metropolitan District's bond issuance as a part of the capital pledge agreement (Note 8).

Advance and Reimbursement Agreements

On January 26, 2010, the District entered into an amended and restated advance and reimbursement agreement for capital advances between the District and the Bromley Companies, whereby the balance on the Series 2009A Note plus advances and interest accrued since October 27, 2009, were converted to the Annual Appropriation Converting to General Obligation Subordinate Promissory Note Series 2010A (Series 2010A Note) in the amount of $7,706,260. All prior agreements and understandings between the District and any or all of the entities which constitute the Bromley Companies were terminated. The Series 2010A Note was assigned from The Bromley Companies to District 5, LLC on August 22, 2023.

NOTE 5 LONG TERM OBLIGATIONS (CONTINUED)

Advance and Reimbursement Agreements (Continued)

Certain terms concerning required mill levy and subordinate obligation were amended on March 31, 2010, effective January 26, 2010, with the first modification to amended and restated advance and reimbursement agreement.

On December 20, 2024, the District amended and restated the agreement. Per the amendment YG Investments (YGI) will advance the District $1,240,000 for the purpose of making a payment on the Series 2010A Note.

Payments on the Series 2010A Note are due annually on December 20th through the maturity date of December 20, 2050. The Series 2010A note bears noncompounding interest at 8%.

The District paid off the Series 2010A Note during 2025.

YG Investments, LLC – Advance and Reimbursement Agreement

The District entered into an advance and reimbursement agreement with YG Investments, LLC (YGI) on December 20, 2024. The agreement stipulates that the District shall reimburse YGI for the advance of $1,240,000 with interest at the rate of 7.12% per annum.

The District paid off all advances under this agreement during 2025 using proceeds from Adams East Metropolitan District's bond issuance as a part of the capital pledge agreement (Note 8).

Authorized Debt

At December 31, 2025, the District had authorized but unissued indebtedness in the following amounts of $525,000,000.

The service plan limits the total indebtedness to $35,000,000 of which there is $23,878,332 outstanding.

NOTE 6 NET POSITION

The District has net position consisting of two components – restricted and unrestricted.

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 entirely of $6,300 for emergency reserves.

As of December 31, 2025, the District had an unrestricted balance of $757,350 and a net position of $763,650.

NOTE 7 RELATED PARTIES

The members of the Board of Directors of the District, South Beebe Draw Metropolitan District, Adams East Metropolitan District, BPMD Nos. 3 and BPMD No. 6 are employees of, owners of, or otherwise associated with BPK, and/or the Bromley Companies, and/or BPK Commercial, LLC, Flywheel Holdings, L.L.C., and/or WCD Corporation and/or S3L Holdings, LLC and/or District 5, LLC (herein referred to as the Affiliates), and/or YG Investments, LLC and may have conflicts of interest in dealing with the District. BPK is the current owner of part of the property previously owned in the District by Bromley Park Associates, L.L.C. District 5, LLC was the holder of the Series 2010A Note (see Note 5). Specific details of transactions with the Affiliates regarding organization, advances and debt are described elsewhere in these notes.

NOTE 8 INTERGOVERNMENTAL AGREEMENTS

Cost Sharing Infrastructure Agreement

Effective January 1, 2019, the District and SBDMD 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 benefits both districts.

Under the CSIA, the District and SBDMD will append a project statement of work as an exhibit to the CSIA. The exhibit shall be mutually agreed-upon by both districts and duly approved and executed as of the date of such agreement.

The CSIA terminates on December 31 of each calendar year, but automatically renews for an additional one-year term unless notice of intent to terminate the CSIA is provided by either district prior to October 1 of any contract year. Neither party provided a notice of intent to terminate during the 2025 calendar year, so the CSIA automatically renewed for one year beginning January 1, 2026.

Capital Pledge Agreement

On June 12, 2025 The District entered into a capital pledge agreement with Adams East Metropolitan District (AEMD) and BOK as a part of AEMD's Series 2025 bonds. The bonds were issued to repay the District's long term obligations and to finance public improvements. Proceeds of the Series 2025 Bonds were used to pay all the District's long term obligations and are reflected as intergovernmental revenues from AEMD. The agreement requires the district 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 AEMD's 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 (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members.

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.

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.

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

On November 7, 2000, a majority of the District's electors authorized the District to increase taxes $1,250,000 annually for District operations, maintenance, and other expenses with such taxes consisting of a mill levy imposed without limitation of rate and as a voter-approved revenue change without regard to limitations of TABOR and Section 29-1-301, C.R.S. This authorization was re-voted on May 4, 2004, November 6, 2007, November 4, 2014, November 3, 2020, and November 7, 2023, by the eligible electors of the District. On November 5, 2024, a majority of the District’s electors authorized the District to increase taxes $10,000,000 annually as adjusted for inflation and local growth for the District’s administration, operations, maintenance, covenant enforcement, design review and other expenses, with such taxes consisting of a mill levy imposed without limitation as to rate or amount and as a voter-approved revenue change without regard to limitations of TABOR and Section 29-1-301, C.R.S.

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. This authorization was re-voted on May 4, 2004, November 6, 2007, November 4, 2014, November 3, 2020, November 7, 2023, and November 5, 2024 by eligible electors of the District.

On November 5, 2024, a majority of the District’s electors authorized the District to collect, retain or spend ad valorem property taxes of $10,000,000 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.

REQUIRED SUPPLEMENTARY INFORMATION

BROMLEY PARK METROPOLITAN DISTRICT NO. 5
GENERAL FUND –
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property taxes	$ 154,067	$ 154,394	$ 327
PILOT revenues	27,543	53,376	25,833
Specific ownership taxes	-	1,870	1,870
Interest income	1,500	1,141	(359)
Miscellaneous revenue	-	7	7
Total Revenues	183,110	210,788	27,678
EXPENDITURES			
Accounting	45,000	37,413	7,587
Auditing	10,000	10,000	-
Banking fees	200	-	200
County Treasurer's fee	2,311	2,316	(5)
Directors' Fees	3,000	3,500	(500)
District Management	25,000	8,984	16,016
Dues and Membership	1,500	949	551
Insurance	5,000	3,893	1,107
Legal	27,000	30,497	(3,497)
PILOT Expense	27,543	27,543	-
Payroll Taxes	230	268	(38)
Repairs and Maintenance	5,000	3,198	1,802
Capital Outlay	100,000	-	100,000
Contingency	12,572	-	12,572
Accounting Consulting	47,000	33,425	13,575
Total Expenditures	311,356	161,986	149,370
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(128,246)	48,802	177,048
OTHER FINANCING SOURCES (USES)			
Transfers from other funds	-	511,278	511,278
Total Other Financing Sources	-	511,278	511,278
NET CHANGE IN FUND BALANCE	(128,246)	560,080	688,326
Fund Balance - Beginning of Year	162,784	172,137	9,353
FUND BALANCE - END OF YEAR	$ 34,538	$ 732,217	$ 697,679

NOTE 1 SUMMARY OF SIIGNIFICANT 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

BROMLEY PARK METROPOLITAN DISTRICT NO. 5
DEBT SERVICE FUND –
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budget		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Property taxes	$ 286,125	$ 286,732	$ 286,732	$ -
Specific ownership taxes	22,010	32,768	19,857	(12,911)
Interest income	25,000	3,000	2,076	(924)
PILOT revenues	251,796	260,312	260,274	(38)
Intergovernmental revenues	-	15,505,539	15,505,539	-
Miscellaneous revenue	-	1,429,313	-	(1,429,313)
Total Revenues	584,931	17,517,664	16,074,478	(1,443,186)
EXPENDITURES				
County Treasurer's fee	4,292	4,301	4,301	-
District Management	-	2,472	2,472	-
Paying agent fees	1,500	-	-	-
Note Interest	-	4,102,444	4,102,444	-
Loan Interest - Series 2019	223,655	118,662	118,662	-
Note Principal	-	4,860,260	4,860,260	-
Loan Principal - Series 2019	135,500	5,141,500	5,141,500	-
Repay Developer Advance - Principal	-	1,240,000	1,240,000	-
Repay Developer Advance Interest	-	42,673	42,673	-
Miscellaneous	5,050	-	-	-
Intergovernmental Expenditures - AEMD	-	547,097	537,358	9,739
Contingency	-	918,035	-	918,035
Total Expenditures	369,997	16,977,444	16,049,670	927,774
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	214,934	540,220	24,808	(515,412)
OTHER FINANCING SOURCES (USES)				
Transfers to Other Fund	-	(511,278)	(511,278)	-
Total Other Financing Uses	-	(511,278)	(511,278)	-
NET CHANGE IN FUND BALANCE	214,934	28,942	(486,470)	(515,412)
Fund Balance - Beginning of Year	666,499	486,470	486,470	-
FUND BALANCE - END OF YEAR	$ 881,433	$ 515,412	$ -	$ (515,412)

OTHER INFORMATION

BROMLEY PARK METROPOLITAN DISTRICT NO. 5
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Percent Change	Total Mills Levied Total	Total Property Taxes Levied	Total Property Taxes Collected	Percent Collected to Levied
2021	$ 6,820,740	0.0%	40.000	$ 272,830	$ 271,718	99.59 %
2022	7,535,150	10.5%	40.056	301,828	289,193	95.81 %
2023	8,973,780	19.1%	40.000	358,951	335,924	93.58 %
2024	9,301,710	3.7%	40.000	372,068	352,494	94.74 %
2025	11,004,790	18.3%	40.000	440,192	441,126	100.21 %
Estimated for Year Ending December 31, 2026	$ 12,644,360	14.9%	40.000	$ 505,774		

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.