COLORADO CROSSING
METROPOLITAN DISTRICT NO. 1
El Paso County, Colorado

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

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YEAR ENDED DECEMBER 31, 2025

BiggsKofford

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Colorado Crossing Metropolitan District No. 1
El Paso County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Colorado Crossing Metropolitan District No. 1 ("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, the respective changes in financial position, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor’s Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America 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 auditing standards generally accepted in the United States of America, 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.

Other Matters

Required Supplementary Information

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which 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 supplementary information, as identified in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information, as identified in the table of contents. The other information does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or provide any 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.

BiggsKofford LLP

Colorado Springs, Colorado
August 5, 2026

BASIC FINANCIAL STATEMENTS

COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	$ 33,619
Cash and Investments - Restricted	25,165
Prepaid Insurance	1,350
Due from CCMD No. 3	6,019
Due from CCMD No. 2	9,224
Receivable from County Treasurer	511
Property Tax Receivable	116,374
Capital Assets:	
Capital Assets Not Being Depreciated	43,214,825
Total Assets	43,407,087
LIABILITIES	
Accounts Payable	110,995
Event Deposit	200
Noncurrent Liabilities:	
Due in More Than One Year	5,838,223
Total Liabilities	5,949,418
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	116,374
Total Deferred Inflows of Resources	116,374
NET POSITION	
Restricted for:	
Emergency Reserve	21,600
Unrestricted	37,319,695
Total Net Position	$ 37,341,295

See accompanying Notes to Basic Financial Statements.

COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

		Program Revenues			Net Revenues (Expenses) and Change 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	$ 820,390	$ -	$ -	$ -	$ (820,390)
Interest on Long-Term Debt and Related Costs	416,533	-	-	-	(416,533)
Total Governmental Activities	$ 1,236,923	$ -	$ -	$ -	(1,236,923)
GENERAL REVENUES					
Property Taxes					66,821
Specific Ownership Taxes					6,405
Damage Reimbursement					29,067
Reimbursed Expenditures					92
Interest Income					4,019
Insurance Refund					11,234
Event Fees					50
Intergovernmental revenues - CCMD No. 2					329,871
Intergovernmental revenues - CCMD No. 3					429,711
PILOT Revenue					12,876
PIF Revenue					24,398
Total General Revenues and Transfers					914,544
CHANGE IN NET POSITION					(322,379)
Net Position - Beginning of Year					37,663,674
NET POSITION - END OF YEAR					$ 37,341,295

See accompanying Notes to Basic Financial Statements.

COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
BALANCE SHEET –
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Debt Service Series 2020A-1	Debt Service Series 2020A-2/B-2	Capital Projects	Total Governmental Funds
ASSETS					
Cash and Investments	$ 33,619	$ -	$ -	$ -	$ 33,619
Cash and Investments - Restricted	21,600	1,870	1,695	-	25,165
Receivable from County Treasurer	201	144	166	-	511
Due from CCMD No. 3	6,019	-	-	-	6,019
Due from CCMD No. 2	3,046	52	526	5,600	9,224
Prepaid Insurance	1,350	-	-	-	1,350
Property Tax Receivable	44,658	33,278	38,438	-	116,374
Total Assets	$ 110,493	$ 35,344	$ 40,825	$ 5,600	$ 192,262
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
LIABILITIES					
Accounts Payable	$ 100,942	$ 2,066	$ 2,387	$ 5,600	$ 110,995
Event Deposit	200	-	-	-	200
Total Liabilities	101,142	2,066	2,387	5,600	111,195
DEFERRED INFLOWS OF RESOURCES					
Deferred Property Tax	44,658	33,278	38,438	-	116,374
Total Deferred Inflows of Resources	44,658	33,278	38,438	-	116,374
FUND BALANCES					
Nonspendable:					
Prepaid Expense	1,350	-	-	-	1,350
Restricted for:					
Emergency Reserves	21,600	-	-	-	21,600
Unassigned	(58,257)	-	-	-	(58,257)
Total Fund Balances	(35,307)	-	-	-	(35,307)
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 110,493	$ 35,344	$ 40,825	$ 5,600	

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.	43,214,825
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	
Developer Advance Payable	(5,838,223)
Net Position of Governmental Activities	$ 37,341,295

See accompanying Notes to Basic Financial Statements.

COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Debt Service Series 2020A-1	Debt Service Series 2020A-2/B-2	Capital Projects	Total Governmental Funds
REVENUES					
Property Taxes	$ 26,261	$ 18,819	$ 21,741	$ -	$ 66,821
Specific Ownership Taxes	2,517	1,804	2,084	-	6,405
Damage Reimbursement	29,067	-	-	-	29,067
Reimbursed Expenditures	92	-	-	-	92
Interest Income	3,156	299	321	243	4,019
Insurance Refund	-	-	-	11,234	11,234
Event Fees	50	-	-	-	50
Intergovernmental revenues - CCMD No. 2	215,548	-	-	114,323	329,871
Intergovernmental revenues - CCMD No. 3	429,711	-	-	-	429,711
PILOT Revenue	12,876	-	-	-	12,876
PIF Revenue	-	11,321	13,077	-	24,398
Total Revenues	719,278	32,243	37,223	125,800	914,544
EXPENDITURES					
Current:					
General and Administrative	272,856	284	327	-	273,467
Parking Garage	154,981	-	-	-	154,981
Elevator	19,701	-	-	-	19,701
Streets	296,269	-	-	-	296,269
Parks and Recreation	73,259	-	-	-	73,259
Debt Service:					
PIF Collection Fees	-	11,321	13,077	-	24,398
Intergovernmental expenditures - CCMD No. 2	-	20,638	23,819	-	44,457
Capital Projects:					
Engineering	-	-	-	2,713	2,713
Capital Outlay	-	-	-	2,423,747	2,423,747
Total Expenditures	817,066	32,243	37,223	2,426,460	3,312,992
EXCESS OF REVENUES UNDER EXPENDITURES	(97,788)	-	-	(2,300,660)	(2,398,448)
OTHER FINANCING SOURCES (USES)					
Developer Advance	108,037	-	-	2,300,660	2,408,697
Repay Developer Advance	-	-	-	(67,255)	(67,255)
Total Other Financing Sources	108,037	-	-	2,233,405	2,341,442
NET CHANGE IN FUND BALANCES	10,249	-	-	(67,255)	(57,006)
Fund Balances - Beginning of Year	(45,556)	-	-	67,255	21,699
FUND BALANCES - END OF YEAR	$ (35,307)	$ -	$ -	$ -	$ (35,307)

See accompanying Notes to Basic Financial Statements.

COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
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	$	(57,006)
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		2,423,747
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.		
Developer Advance		(2,408,697)
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 Developer Advance - Change in Liability		(280,423)
Change in Net Position of Governmental Activities	$	(322,379)

See accompanying Notes to Basic Financial Statements.

COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
GENERAL FUND
STATEMENT 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	$ 26,261	$ 26,261	$ 26,261	$ -
Specific Ownership Taxes	2,626	2,493	2,517	24
Damage Reimbursement	-	19,159	29,067	9,908
Reimbursed Expenditures	-	92	92	-
Interest Income	3,000	3,000	3,156	156
Amphitheatre Reservations	-	100	-	(100)
Event Fees	-	-	50	50
Intergovernmental revenues - CCMD No. 2	217,030	214,022	215,548	1,526
Intergovernmental revenues - CCMD No. 3	428,964	427,849	429,711	1,862
PILOT Revenue	7,424	12,876	12,876	-
Total Revenues	685,305	705,852	719,278	13,426
EXPENDITURES				
General and administrative				
Accounting	60,000	60,000	60,000	-
Auditing	15,000	15,830	15,830	-
County Treasurer's Fee	394	394	393	1
Directors' Fees	6,000	3,900	2,200	1,700
Dues And Membership	2,250	1,328	1,328	-
Insurance	50,000	48,549	48,549	-
District Management	70,000	89,688	86,371	3,317
Legal	100,000	55,279	44,930	10,349
Payroll Taxes	459	298	168	130
Election	2,000	10,792	5,274	5,518
Locates	9,597	7,819	7,613	206
Contingency	20,000	5,685	200	5,485
Parking Garage				
Parking Garage - Security	74,000	74,000	75,637	(1,637)
Parking Garage - Repairs And Maintenance	15,000	15,504	15,798	(294)
Parking Garage - Snow Removal	33,000	33,000	28,292	4,708
Parking Garage - Utilities	10,000	7,671	8,835	(1,164)
Parking Garage - Maintenance Contracts	27,000	24,624	24,784	(160)
Parking Garage - HVAC	2,000	2,482	1,635	847
Elevator				
Elevator - Utilities	6,000	2,736	2,748	(12)
Elevator - Maintenance Contracts	14,000	10,186	10,186	-
Elevator - Annual Inspection	1,000	1,109	1,109	-
Elevator - Repairs And Maintenance	-	4,317	5,658	(1,341)
Streets				
Streets - Landscape Contract	62,000	60,380	60,380	-
Streets - Irrigation	8,000	20,061	23,530	(3,469)
Streets - Repairs And Maintenance	1,500	25,043	28,218	(3,175)
Streets - Snow Removal	33,000	33,000	36,316	(3,316)
Streets - Utilities	108,000	150,000	147,825	2,175
Parks and Recreation				
Parks And Recreation - Landscape Contract	55,000	53,496	53,851	(355)
Parks And Recreation - Pond Maintenance	5,000	2,146	4,002	(1,856)
Parks And Recreation - Snow Removal	4,000	4,000	507	3,493
Parks And Recreation - Irrigation	-	-	1,879	(1,879)
Parks And Recreation - Inspections	800	800	215	585
Parks And Recreation - Utilities	25,000	75,883	12,805	63,078
Total Expenditures	820,000	900,000	817,066	82,934
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(134,695)	(194,148)	(97,788)	96,360
OTHER FINANCING SOURCES (USES)				
Developer Advance	135,295	260,904	108,037	(152,867)
Total Other Financing Sources (Uses)	135,295	260,904	108,037	(152,867)
NET CHANGE IN FUND BALANCE	600	66,756	10,249	(56,507)
Fund Balance - Beginning of Year	20,000	(45,556)	(45,556)	-
FUND BALANCE - END OF YEAR	$ 20,600	$ 21,200	$ (35,307)	$ (56,507)

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

Colorado Crossing Metropolitan District No. 1 (the District or District No. 1), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court of El Paso County, Colorado, recorded on December 5, 2006, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was organized in conjunction with two other related districts, Colorado Crossing Metropolitan District No. 2 (District No. 2), and Colorado Crossing Metropolitan District No. 3 (District No. 3, and together with the District and District No. 2, the Districts). The Districts operate under a Consolidated Service Plan which was approved by the City Council of the City of Colorado Springs (the City) on August 22, 2006, as amended by that First Amendment to the Consolidated Service Plan approved by the City on October 25, 2016, by that Second Amendment to the Consolidated Service Plan approved by the City on December 11, 2018, by that Third Amendment to the Consolidated Service Plan approved by the City on November 10, 2020, and by that Fourth Amendment to the Consolidated Service Plan approved by the City on April 26, 2022 (the Service Plan). The Districts' service area is located entirely within the City. The District will own (subject to dedication of improvements to the City), operate, maintain, and construct facilities benefiting all three Districts, and District No. 2 and District No. 3 will contribute to the costs of construction, operation, and maintenance of such facilities. The District was established to provide the following services: parks and recreation, sanitary sewer, storm drainage, streets, traffic and safety protection, water, mosquito control, and television relay and transportation systems, and all other powers under the Special District Act, subject to limitations in the Service Plan.

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. 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.

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 and intergovernmental revenues. All other revenue items are considered to be measurable and available only when cash is received by the District. The District 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 is due.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

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 Funds account 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.

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The 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.

The District has amended its annual budget for the year ended December 31, 2025.

Pooled Cash and Investments

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

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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property Taxes (Continued)

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 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.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

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 are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Deferred Inflow 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 assets 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

For government-wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the government’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:

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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.

Deficits

The General Fund reported a deficit in the fund financial statement as of December 31, 2025. The deficit will be eliminated with the receipt of developer advances in 2026.

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	$	33,619
Cash and Investments - Restricted		25,165
Total Cash and Investments	$	58,784

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

Deposits with Financial Institutions	$	3,850
Investments		54,934
Total Cash and Investments	$	58,784

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's cash deposits had a bank balance and a carrying balance of $3,850.

Investments

The District has not adopted a formal investment policy; however, the District 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.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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, and securities of the World Bank
. 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 and certain reverse 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:

Investment	Maturity	Amount
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	$ 54,934
		$ 54,934

COLOTRUST

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

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

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a $10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST (Continued)

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAm by Standard & Poor's. COLOTRUST EDGE is rated AAAf/S1 by Fitch Ratings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

NOTE 4 CAPITAL ASSETS

An analysis of the changes in the District's 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	$ 40,791,078	$ 2,423,747	$ -	$ 43,214,825
Total Capital Assets, Not Being Depreciated	$ 40,791,078	$ 2,423,747	$ -	$ 43,214,825

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
Other Debts:				
Developer Advance - Operating	$ 1,487,337	$ 108,037	$ -	$ 1,595,374
Developer Advance - Capital	1,178,761	2,300,660	-	3,479,421
Accrued Interest on:				
Developer Advance - Operating	338,884	127,272	-	466,156
Developer Advance - Capital	144,121	220,406	67,255	297,272
Total Long-Term Obligations	$ 3,149,103	$ 2,756,375	$ 67,255	$ 5,838,223

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Facilities Funding and Acquisition Agreement

On October 10, 2016, the District entered into a Facilities Funding and Acquisition Agreement (FFAA), amended by that First Amendment dated December 7, 2020, that Second Amendment dated November 18, 2021, that Third Amendment dated November 16, 2022, that Fourth Amendment dated November 16, 2023, that Fifth Amendment dated November 21, 2024, and that Sixth Amendment dated November 20, 2025 with Interquest Westside LLC, (the Developer) whereby the District agrees to reimburse the Developer for construction related expenses and to acquire public improvements constructed by the Developer. The agreement also acknowledges that the District will reimburse the Developer for previously installed public improvements. The District and Developer agree that prior to acquisition of any public improvements by the District, the District will obtain a certification of an independent engineer that the prior expenses are reasonable and comparable for similar costs in the community, and verification from the District accountant that the prior expenses and construction related expenses are reimbursable (Verified Costs).

The Developer agrees to advance funds up to $43,000,000. The agreement states simple interest will accrue at the rate of 8% from the date of deposit (on Developer Advance), from the organization date (on Verified Costs incurred prior to the District's organization), and from the date costs were incurred by the Developer (on Verified Costs). Payments made by the District will be applied first to accrued and unpaid interest and then to any principal amount due.

The outstanding balance under this agreement as of December 31, 2025, is $3,776,693 of which $3,479,421 is principal and $297,272 is accrued interest.

Operation Funding Agreement

On October 5, 2016, the District and the Developer entered into an Operation Funding Agreement, as amended by that certain First Amendment to Operation Funding Agreement dated December 5, 2016, that certain Second Amendment to Operation Funding Agreement dated October 22, 2018, that Third Amendment to Operation Funding Agreement dated December 2, 2019, that Fourth Amendment to Operation Funding Agreement dated December 7, 2020, that Fifth Amendment to Operations Funding Agreement dated November 18, 2021, that Sixth Amendment to Operations Funding Agreement dated November 16, 2022, that Seventh Amendment dated November 16, 2023, that Eighth Amendment dated November 21, 2024, and that Ninth Amendment dated November 20, 2025 (OFA). The Developer agrees to advance funds up to $1,750,000 to the District for operations and maintenance expenses. Advances under this agreement accrue interest at a rate of 8% from the date of deposit into the District's account until date of repayment. On December 2 each year, any reimbursement/repayment is to be applied first to accrued interest and then towards principal.

The outstanding balance under this agreement at December 31, 2025, is $2,061,530, of which $1,595,374 is principal and $466,156 is accrued interest.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

District No. 1 was organized to provide services to the same service area with District No. 2 and District No. 3 pursuant to the Service Plan. The Districts, in aggregate, are limited in their ability to issue debt as set forth in the Service Plan to a total amount of $72,000,000 (the Service Plan Debt Issuance Limit). In no event is the District authorized to issue debt, which in the aggregate with the debt issued by the other Districts, in an amount that is in excess of the Service Plan Debt Issuance Limit. Of the $72,000,000 in Service Plan Debt Issuance Limit: District No. 1 has not issued any debt; District No. 2 has issued to date a total of $57,617,000 of the Service Plan Debt Issuance Limit; and District No. 3 has not issued any debt to date. Therefore, the amount of debt authorization remaining within the Service Plan Debt Issuance Limit for the Districts combined is $14,383,000.

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

With that understanding, on November 7, 2006 and November 8, 2016, a majority of the eligible electors of the Districts voted to authorize debt issuance in a combined amount not to exceed $420,000,000.

As of December 31, 2025, the District has authorized but unissued electoral debt totaling $362,383,000.

In addition, the maximum interest rate per the Service Plan is 18%, and the maximum debt service mill levy for the District is 30 mills, as adjusted for changes in the ratio of actual value to assessed value of property within the District. The maximum commercial debt service mill levy for the District is 50 mills.

In the future, the Districts may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the Districts' service area.

NOTE 6 NET POSITION

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

Restricted net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2025, as follows:

Restricted Net Position:	
Emergencies	$ 21,600
Total Restricted Net Position	$ 21,600

The District's unrestricted net position as of December 31, 2025, is $37,319,695.

NOTE 7 RELATED PARTIES

The Developer of the property which constitutes the District is Interquest Westside LLC, a Delaware limited liability company. The members of the Board of Directors are officers, employees, or associated with the Developer and may have conflicts of interest in dealing with the District.

NOTE 8 ECONOMIC DEPENDENCY

The District has not yet established a revenue base sufficient to pay operational expenditures. Until an independent revenue base is established, continuation of operations in the District will be dependent upon funding by the Developer.

NOTE 9 AGREEMENTS

Intergovernmental Agreement

On November 28, 2007, the Districts entered into an Intergovernmental Agreement (Original Agreement). The Original Agreement provided that the District (Operating District) would provide for the construction, design, operation, and maintenance of the public improvements, as well as the overall administration of the Districts.

On July 11, 2017, an Amended and Restated Intergovernmental Agreement (Amended IGA) was entered into by the Districts for the purpose of establishing the Operating District's responsibility for coordinating the construction, design, financing, and operation and maintenance of the public improvements that benefit the Districts and establish District No. 2 and District No. 3's (Financing Districts) obligation to pay for the services and benefits of the public improvements provided by the Operating District.

NOTE 8 AGREEMENTS (CONTINUED)

Intergovernmental Agreement (Continued)

The Operating District is responsible for providing all administration services and project management services of the Districts, as well as supervising the construction and acquisition of public improvements, paying project costs or bond requirements from pledged revenue, consulting with the Financing Districts regarding budget process, requesting Developer Advances as needed, and other items outlined in the Amended IGA.

Project Management Agreement

Effective August 18, 2022, the District and Westside Property Investment Company, Inc., a Colorado corporation (Project Manager) are parties to a Project Management Agreement pursuant to which the Project Manager provides management services relating to the planning, design, construction, and installation of, and obtaining municipal approval for public improvements benefitting the District. Compensation for services provided under the Project Management Agreement are fixed at 4.5% of the verified costs of eligible improvements. Any unpaid amounts under the Project Management Agreement accrue interest at the rate of 4% per annum above the then effective prime rate.

Operations Pledge Agreement

On July 11, 2017, the District (Operating District), and District No. 2 and District No. 3 (Financing Districts) entered into an Operations Pledge Agreement (OPA). Pursuant to the OPA, the Financing Districts agree to the imposition of an ad valorem mill levy upon all taxable property within its boundaries to generate tax revenues in an amount sufficient to fund their Allocated Management Costs for the purpose of paying operations and maintenance expenses of the Districts, not to exceed 10 mills for District No. 2 and 20 mills for District No. 3. Net revenues generated by the Financing Districts from such mill levy will be transferred to the District.

PIF Agreement

On July 11, 2017, the District entered into an Agreement for Collection of Public Improvement Fees (PIF Agreement) with UMB Bank, N.A. and CliftonLarsonAllen LLP. PIF revenues collected by the District are assigned and pledged to District No. 2 to provide additional security for the bonds issued by District No. 2. The PIF rate applicable to PIF sales will be determined by the District but will not exceed 2.0%. PIF sales means any of the following within any portion of the PIF property: (a) transactions upon which sales tax is payable, (b) transactions upon which theatre tax is payable, and (c) any transaction pursuant to the terms of the PIF guideline.

Inclusion Agreement

On July 11, 2017, the District, District No. 2, and the Developer entered into an Inclusion Agreement where the Developer agreed to execute one or more covenants to encumber Future Commercial Property located in the Financing Districts to require a payment in lieu of taxes (PILOT Covenant).

NOTE 8 AGREEMENTS (CONTINUED)

Pledge Agreements

On December 23, 2020, the District has entered into the Capital Pledge Agreement (A-1) (the 2020A-1 Pledge Agreement) with District No. 2 and District No. 3, whereby both the District and District No. 3 have pledged certain revenues to District No. 2 for the repayment of its 2020A-1 Bonds and any Additional Obligations.

On December 23, 2020, the District also entered into the Capital Pledge Agreement (A-2/B-2) (the 2020A-2/B-2 Pledge Agreement) with District No. 2 and District No. 3 to pledge certain revenues to District No. 2 for the repayment of its 2020A-2 Senior Bonds and 2020B-2 Subordinate Bonds and any Additional Obligations that may be issued in the future. 2020A-2/B-2 Pledge Agreement Revenue does not include any revenue collected from within the Excluded Property discussed below.

Exclusion Agreement

On February 8, 2019, the District, District No. 2, District No. 3, (collectively, the Districts), Interquest Westside LLC, a Delaware limited liability company (Interquest), and In-N-Out Burgers, a California corporation (INO) entered into the Exclusion Agreement pursuant to which certain real property to be acquired by INO would be excluded from the geographic boundaries of the Districts (the Excluded Property). Upon such exclusion, the Excluded Property would no longer be subject to or obligated to pay the operating levies of the Districts, however, notwithstanding such exclusion: (a) the Excluded Property remained subject to and obligated to pay the mill levies associated with the 2017 Bonds and any Refunding Bonds (as such terms are defined in the Exclusion Agreement); (b) certain portions of the Excluded Property are subject to, and INO is required to make payment for (as applicable), the "Operations Annual Fee", the "Public Improvements Fee", and amounts due under the "PIF Covenants", all as such terms are defined in, and subject to the terms and conditions of, the Exclusion Agreement.

Pursuant to the Exclusion Agreement, a one-time fee of $166,590 was paid to the District in 2019 to offset and as evidence of the net present value of the operations expenses anticipated to be incurred by the Districts in providing operations services to the facility property.

The Excluded Property remains subject to taxation by the Districts pursuant to the indenture of trust and pledge agreements executed in 2017 in connection with the issuance by District No. 2 of its Series 2017 Bonds and any refundings thereof. Accordingly, the Excluded Property will be subject to taxation to pay debt service on the 2020A-1 Bonds issued by District No. 2 in December 2020.

NOTE 10 RISK MANAGEMENT

The District is exposed to various risks of losses 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 an intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in the past three fiscal years.

The District pays annual premiums to the Pool for liability and public officials' liability 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.

NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

On November 8, 2016, the District voters passed an election question allowing the District to increase property taxes up to $5,000,000 annually, without limitation of rate, and without regard to any spending, revenue raising, or other limitations contained within Article X, Section 20 of the Colorado Constitution (TABOR) or Section 29-2-301, C.R.S., to pay the District's operations, maintenance, and other expenses. Additionally, the District's electors authorized the District to collect, spend, or retain all revenue without regard to any limitations under TABOR.

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 LIMITATIONS (CONTINUED)

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

On November 4, 2025, the qualified electors of the District approved an election question to waive the 5.25% property tax limit established under Section 29-1-1702, C.R.S., for 2026 and all future budget years.

SUPPLEMENTARY INFORMATION

COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND 2020A-1 BONDS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 18,819	$ 18,819	$ -
Specific Ownership Taxes	1,882	1,804	(78)
Interest Income	1,299	299	(1,000)
PIF Revenue	151,000	11,321	(139,679)
Other Revenue	3,000	-	(3,000)
Total Revenues	176,000	32,243	(143,757)
EXPENDITURES			
County Treasurer's Fee	282	284	(2)
PIF Collection Fees	8,000	11,321	(3,321)
Intergovernmental Expenditures - Ccmd No. 2	164,718	20,638	144,080
Contingency	3,000	-	3,000
Total Expenditures	176,000	32,243	143,757
NET CHANGE IN FUND BALANCE	-	-	-
Fund Balance - Beginning of Year	-	-	-
FUND BALANCE - END OF YEAR	$ -	$ -	$ -

COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND 2020 A-2 AND B-2 BONDS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 21,741	$ 21,741	$ -
Specific Ownership Taxes	2,174	2,084	(90)
Interest Income	1,000	321	(679)
PIF Revenue	175,000	13,077	(161,923)
Other Revenue	2,585	-	(2,585)
Total Revenues	202,500	37,223	(165,277)
EXPENDITURES			
County Treasurer's Fee	326	327	(1)
PIF Collection Fees	8,000	13,077	(5,077)
Intergovernmental Expenditures - Ccmd No. 2	191,589	23,819	167,770
Contingency	2,585	-	2,585
Total Expenditures	202,500	37,223	165,277
NET CHANGE IN FUND BALANCE	-	-	-
Fund Balance - Beginning of Year	-	-	-
FUND BALANCE - END OF YEAR	$ -	$ -	$ -

COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS 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				
Insurance Refund	$ -	$ 11,234	$ 11,234	$ -
Intergovernmental revenues - CCMD No. 2	161,435	111,393	114,323	2,930
Interest Income	-	300	243	(57)
Other Revenue	-	9,158	-	(9,158)
Total Revenues	161,435	132,085	125,800	(6,285)
EXPENDITURES				
Accounting	2,000	-	-	-
Engineering	5,000	5,000	2,713	2,287
Capital Outlay	993,000	117,928	123,088	(5,160)
Capital Outlay - Project Management	-	99,071	99,071	-
Capital Outlay - Developer Certified Costs	-	2,201,588	2,201,588	-
Contingency	-	9,158	-	9,158
Total Expenditures	1,000,000	2,432,745	2,426,460	6,285
EXCESS OF REVENUES UNDER EXPENDITURES	(838,565)	(2,300,660)	(2,300,660)	-
OTHER FINANCING SOURCES (USES)				
Developer Advance	838,565	2,300,660	2,300,660	-
Repay Developer Advance	-	(67,255)	(67,255)	-
Total Other Financing Sources	838,565	2,233,405	2,233,405	-
NET CHANGE IN FUND BALANCE	-	(67,255)	(67,255)	-
Fund Balance - Beginning of Year	-	67,255	67,255	-
FUND BALANCE - END OF YEAR	$ -	$ -	$ -	$ -

OTHER INFORMATION

COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025

			Total Mills Levied			Total Property Taxes		Percent
Year Ended December 31,	Assessed Valuation	Percent Change	General Operations	Debt Service	Total	Levied	Collected	Collected to Levied
2020/2021	$ 60	0.00%	10.000	19.513	29.513	$ 2	$ 2	100.00 %
2021/2022	240	300.00%	10.000	19.104	29.104	7	7	100.00 %
2022/2023	165,100	68691.67%	10.000	17.946	27.946	4,614	4,614	100.00 %
2023/2024	468,260	183.62%	10.000	17.288	27.288	12,778	12,778	100.00 %
2024/2025	2,509,880	436.00%	10.463	16.160	26.623	66,821	66,821	100.00 %
Estimated for Year Ending December 31, 2026	$ 4,158,140	65.67%	10.740	17.247	27.987	$ 116,374		

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: El Paso County Assessor and Treasurer.