PALISADE PARK NORTH METROPOLITAN DISTRICT NO. 1

Financial Statements

Year Ended December 31, 2025

with

Independent Auditor's Report

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Palisade Park North Metropolitan District No. 1
Broomfield County, CO

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Palisade Park North Metropolitan District No. 1 (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 Palisade Park North Metropolitan District No. 1 as of December 31, 2025, and the respective changes in financial position and 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 our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

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 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.

Other Matters

Required Supplemental 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 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.

Supplemental 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 supplemental information as noted in the table of contents 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 combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.



Flynn CPA, LLC

Castle Pines, CO
August 31, 2026

Palisade Park North Metropolitan District No. 1

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

	General	Debt Service	Capital Projects	Total	Adjustments	Statement of Net Position
ASSETS						
Cash and investments	$ 115,225	$ -	$ -	$ 115,225	$ -	$ 115,225
Cash and investments - restricted	1,458	589,711	4,100	595,269	-	595,269
Taxes due from County	296	1,476	-	1,772	-	1,772
Prepaid expenses	450	-	-	450	-	450
Property taxes receivable	1,089	4,444	-	5,533	-	5,533
Due from other districts	-	-	481,336	481,336	-	481,336
Capital assets, net of accumulated depreciation	-	-	-	-	10,526,722	10,526,722
Total Assets	118,518	595,631	485,436	1,199,585	10,526,722	11,726,307
DEFERRED OUTFLOWS OF RESOURCES						
Loss on bond refunding	-	-	-	-	174,881	174,881
Total Deferred Outflows of Resources	-	-	-	-	174,881	174,881
Total Assets and Deferred Outflows of Resources	$ 118,518	$ 595,631	$ 485,436	$ 1,199,585	10,701,603	11,901,188
LIABILITIES						
Accounts payable	$ 5,566	$ 1,368	$ -	$ 6,934	-	6,934
Due to other Districts	29,514	-	341,881	371,395	-	371,395
Accrued interest on bonds	-	-	-	-	413,182	413,182
Long-term liabilities:						
Due within one year	-	-	-	-	115,000	115,000
Due in more than one year	-	-	-	-	10,867,836	10,867,836
Total Liabilities	35,080	1,368	341,881	378,329	11,396,018	11,774,347
DEFERRED INFLOWS OF RESOURCES						
Deferred property taxes	1,089	4,444	-	5,533	-	5,533
Total Deferred Inflows of Resources	1,089	4,444	-	5,533	-	5,533
FUND BALANCES/NET POSITION						
Fund balances:						
Nonspendable:						
Prepaids	450	-	-	450	(450)	-
Restricted:						
Emergencies	1,458	-	-	1,458	(1,458)	-
Debt service	-	589,819	-	589,819	(589,819)	-
Capital	-	-	143,555	143,555	(143,555)	-
Unassigned	80,441	-	-	80,441	(80,441)	-
Total Fund Balances	82,349	589,819	143,555	815,723	(815,723)	-
Total Liabilities and Fund Balances	$ 118,518	$ 595,631	$ 485,436	$ 1,199,585		
Net Position:						
Restricted for:						
Emergencies					1,458	1,458
Debt service					176,637	176,637
Capital projects					143,555	143,555
Unrestricted					(200,342)	(200,342)
Total Net Position (Deficit)					$ 121,308	$ 121,308

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

Palisade Park North Metropolitan District No. 1

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2025

	General	Debt Service	Capital Project	Total	Adjustments	Statement of Activities
EXPENDITURES						
Accounting and audit	$ 12,597	$ -	$ -	$ 12,597	$ -	$ 12,597
Insurance	5,503	-	-	5,503	-	5,503
Legal	20,614	-	-	20,614	-	20,614
District management	-	-	-	-	-	-
Miscellaneous	1,855	-	-	1,855	-	1,855
Bank Fees	394	-	-	394	-	394
Treasurer fees	16	82	-	98	-	98
Bond principal	-	110,000	-	110,000	(110,000)	-
Bond interest 2021A	-	173,350	-	173,350	35,721	209,071
Bond interest 2021B	-	108,196	-	108,196	0	108,196
Paying agent fees	-	-	-	-	-	-
Transfer to other Districts	22,259	-	215,387	237,646	-	237,646
Total Expenditures	63,238	391,628	215,387	670,253	103,287	773,540
GENERAL REVENUES						
Property taxes	1,055	5,135	-	6,190	-	6,190
Specific ownership taxes	3,746	18,733	-	22,479	-	22,479
BURA District	91,236	456,186	-	547,422	-	547,422
Interest income	8,202	22,623	3	30,828	-	30,828
Total General Revenues	104,239	502,677	3	606,919	-	606,919
NET CHANGES IN FUND BALANCES	41,001	111,049	(215,384)	(63,334)	63,334	
CHANGES IN NET POSITION					(166,621)	(166,621)
FUND BALANCES/NET POSITION						
BEGINNING OF YEAR	41,348	478,770	358,939	879,057	(591,128)	287,929
END OF YEAR	$ 82,349	$ 589,819	$ 143,555	$ 815,723	$ (694,415)	$ 121,308

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

Palisade Park North Metropolitan District No. 1

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 945	$ 1,055	$ 110
Specific ownership taxes	4,613	3,746	(867)
BURA District	91,317	91,236	(81)
Interest income	1,500	8,202	6,702
Total Revenues	98,375	104,239	5,864
EXPENDITURES			
Accounting and audit	40,000	12,597	27,403
Insurance	7,400	5,503	1,897
Legal	30,000	20,614	9,386
Election	2,000	-	2,000
Miscellaneous	2,000	1,855	145
Banking fees	500	394	106
Treasurer fees	14	16	(2)
Transfer to other Districts	23,555	22,259	1,296
Contingency	1,531	-	1,531
Emergency Reserve	3,000	-	3,000
Total Expenditures	110,000	63,238	46,762
NET CHANGE IN FUND BALANCE	(11,625)	41,001	52,626
FUND BALANCE:			
BEGINNING OF YEAR	37,578	41,348	3,770
END OF YEAR	$ 25,953	$ 82,349	$ 56,396

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

Note 1: Summary of Significant Accounting Policies

The accounting policies of Palisade Park North Metropolitan District No. 1, ("the District"), located in the City and County of Broomfield, Colorado, conform to the accounting principles generally accepted in the United States of America ("GAAP") as applicable to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District, a quasi-municipal corporation and political subdivision of the State of Colorado, was organized as Seven25 Metropolitan District on August 16, 2007, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). On April 5, 2016, the Broomfield District Court issued an order granting petition for name change, whereby the name of Seven25 Metropolitan District was changed to Palisade Park North Metropolitan District No. 1. The District operates under a First Amended and Restated Service Plan (the Amended Service Plan) approved by the City and County of Broomfield, Colorado (Broomfield) on March 22, 2016. The District's service area is located in Broomfield. The District was established to finance and construct certain public infrastructure improvements that benefit the citizens of the District. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

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

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

Basis of Presentation

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

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

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year in which they are collected.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

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

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

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. The appropriation is at the total fund expenditures level and lapses at year end. Total appropriations in the Debt Service Fund were amended for 2025.

Actual expenditures in the Capital Projects Fun exceeded budgeted amounts. This may be a violation of State law.

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

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

Deposits and Investments

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

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

Estimates

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

Deferred Outflows/Inflows of Resources

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

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one type of item that qualifies for reporting in this category. This item is deferred property taxes. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April 30 or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

Long-Term Obligations

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

Fund Equity

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

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact. The nonspendable fund balance in the General Fund represents prepaid expenditures.

Restricted Fund Balance

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

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of $1,458 of the General Fund balance has been reserved in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of $589,819 is restricted for the payment of the debt service costs.

The restricted fund balance in the Capital Projects Fund in the amount of $143,555 is restricted for the payment of the costs for capital improvements within the District.

Committed Fund Balance

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

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

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

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

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

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

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

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

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

Note 2: Cash and Investments

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

Statement of Net Position:	
Cash and investments	$ 115,225
Cash and investments - restricted	595,269
Total	$ 710,494

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

Deposits with financial institutions	$ 140,408
Investments – CSAFE	570,086
Total	$ 710,495

Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act, ("PDPA") requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

The District follows state statutes for deposits. None of the District's deposits were exposed to custodial credit risk.

Investments

Credit Risk

The District has elected to follow state statutes for investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

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

Interest Rate Risk

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

Investment Valuation

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

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

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE. CSAFE CASH FUND operates similar to a money market fund, with each share valued at $1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, and any security allowed under CRS 24-75-601. CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a $2.00 transactional share price. CSAFE CORE may invest in securities authorized by 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. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

Note 3: Capital Assets

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

Governmental Type Activities:	Balance 1/1/2025	Additions	Deletions	Balance 12/31/2025
Capital assets not being depreciated:				
Construction in progress	$ 10,526,722	$ -	$ -	$ 10,526,722
Total capital assets not being depreciated:	10,526,722	-	-	10,526,722
Government type assets, net	$ 10,526,722	$ -	$ -	$ 10,526,722

Note 4: Long-Term Debt

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

	Balance 1/1/2025	Additions	Reductions	Balance 12/31/2025	Current Portion
General Obligation Bonds:					
Series 2021A Bonds	$ 4,725,000	$ -	$ 110,000	$ 4,615,000	$ 115,000
Series 2021B(3) Bonds	2,912,000	-	-	2,912,000	-
	7,637,000	-	110,000	7,527,000	115,000
Other					
Developer advances - principal - Capital	2,047,984	-	-	2,047,984	-
Developer advances - interest - Capital	496,006	163,839	-	659,845	-
Developer advances - principal - Operations	171,592	-	-	171,592	-
Developer advances - interest - Operations	86,450	13,727	-	100,177	-
	2,802,032	177,566	-	2,979,598	-
Premium- net	507,216	-	30,978	476,238	-
	$ 10,946,248	$ 177,566	$ 140,978	$ 10,982,836	$ 115,000

$5,105,000 General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Bonds, Series 2021A (Senior Bonds) and $2,912,000 Subordinate General Obligation Limited Tax Bonds, Series 2021B (3) (Subordinate Bonds)

The District issued the Bonds on September 23, 2021, in the par amount of $5,105,000 for the Senior Bonds and $2,912,000 for the Subordinate Bonds. Proceeds from the sale of the Senior Bonds were used to: (i) refund the District's $4,150,000 General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2016A (2016A Bonds) and $1,055,000 Subordinate General Obligation Limited Tax Bonds, Series 2016B (2016B Bonds); (ii) fund a Reserve Fund and; (iii) pay the costs of issuing the Senior Bonds, including paying the cost of purchasing the bond insurance policy. Proceeds from the sale of the Subordinate Bonds were used to: (i) reimburse a portion of certain costs of acquiring, constructing, and/or installing certain public infrastructure improvements related to the Development; and (ii) pay the costs of issuing the Subordinate Bonds.

Senior Bond Details

The Senior Bonds were issued as serial bonds and two term bonds that bear interest at rates of 3.000% and 4.000%, payable semiannually to the extent of Senior Pledged Revenue available on June 1 and December 1 (each an Interest Payment Date), beginning on December 1, 2021. Principal payments from December 1, 2021 through December 1, 2036 are serial payments. Mandatory sinking fund payments begin on December 1, 2037 for the 2041 term bond and on December 1, 2042 for the 2051 term bond. The Senior Bonds have a final maturity of December 1, 2051.

To the extent principal of any Senior Bond is not paid when due, such principal shall remain outstanding until the earlier of its payment or December 2, 2056 (the Senior Bonds Termination Date) and shall continue to bear interest at the rate then borne by the Senior Bond.

To the extent interest on any Senior Bond is not paid when due, such interest shall compound on each Interest Payment Date at the rate then borne by the Senior Bond.

All of the Senior Bonds and interest thereon shall be deemed to be paid, satisfied and discharged on the Senior Bonds Termination Date regardless of the amount of principal and interest paid prior to the Senior Bonds Termination Date.

Senior Bonds Optional Redemption

The Senior Bonds are subject to redemption prior to maturity, at the option of the District, on September 1, 2031, and on any date thereafter, upon payment of par and accrued interest, with no redemption premium.

Senior Pledged Revenue

The Senior Bonds are secured by and payable from the Senior Pledged Revenue, which means the moneys derived by the District from the following sources, net of any costs of collection:

(a) the Senior Required Mill Levy, including any Senior District TIF produced as a result of imposition of the Senior Required Mill Levy;
(b) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Senior Required Mill Levy; and
(c) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

Senior District TIF means the tax increment revenue returned to the District pursuant to the Cooperation Agreement (See Note 5) as a result of the imposition of the Senior Required Mill Levy.

Senior Required Mill Levy

Prior to the Conversion Date, the District has covenanted to impose an ad valorem mill levy upon all taxable property of the District each year in an amount sufficient to generate revenues (after including any Projected Senior District TIF expected to be received as a result of the imposition of the Senior Required Mill Levy in the ensuing calendar year), when combined with the Senior Pledged Revenue then on deposit in the Senior Bond Fund (not including the Reserve Fund), to pay the principal of, premium if any, and interest on the Senior Bonds when due and to fund the Reserve Fund up to the Required Reserve, but not in excess of 50 mills (subject to adjustment for changes in the ratio of actual valuation to assessed valuation on or after January 1, 2016), or such lesser mill levy which, when combined with the Senior Pledged Revenue then on deposit in the Senior Bond Fund, will permit the District to fully fund the Senior Bond Fund for the next Bond Year and pay the Senior Bonds when due and to fund the Reserve Fund up to the Required Reserve.

Projected Senior District TIF means the Senior District TIF expected to be received by the District in the ensuing calendar year as a result of the imposition of the Senior Required Mill Levy, calculated using the most recent final assessed valuation of the District and the most recent Property Tax Base Amount applicable to the property within the District subject to the Senior Required Mill Levy. Property Tax Base Amount means the most recent base valuation used by the Assessor to determine the amount of Senior District TIF generated by the imposition of the Senior Required Mill Levy.

The Conversion Date is the first date on which the Senior Debt to Assessed Ratio is 50% or less. For purposes of the forecast, the current year Senior Debt to Assessed Ratio is calculated based on the outstanding Senior Bonds as of December 2 at the end of the current year and the assessed valuation for the subsequent year.

On and after the Conversion Date, the District has covenanted to impose an ad valorem mill levy upon all taxable property of the District each year in an amount sufficient to generate revenues (after including any Projected Senior District TIF expected to be received as a result of the imposition of the Senior Required Mill Levy in the ensuing calendar year), when combined with the Senior Pledged Revenue then on deposit in the Senior Bond Fund (not including the Reserve Fund), to pay the principal of, premium if any, and interest on the Senior Bonds when due and to fund the Reserve Fund up to the Required Reserve, without limitation of rate and in amounts sufficient to make such payments when due. On and after the Conversion Date, the definition of "Senior Required Mill Levy" shall be determined exclusively by this paragraph regardless of any subsequent increase in the Senior Debt to Assessed Ratio.

Additional Security for Senior Bonds

The Senior Bonds are also secured by the Reserve Fund which will be funded from proceeds of the Senior Bonds in the amount of the Reserve Requirement of $284,550 and are insured by Build America Mutual Assurance Company.

Subject to the receipt of sufficient Senior Pledged Revenue, the Reserve Fund shall be maintained in the amount of the Reserve Requirement for as long as any Senior Bonds are outstanding. Amounts on deposit in the Reserve Fund may be applied to the final payment due on the Senior Bonds, whether at maturity or upon redemption.

Events of Default

The occurrence of any one or more of the following events or the existence of any one or more of the following conditions shall constitute an Event of Default under the Senior Indenture (whatever the reason for such event or condition and whether shall be voluntary or involuntary or be effected by operation of law or pursuant to any judgment, decree, rule, regulation, or order of any court or any administrative or governmental body), and there shall be no default or Event of Default under the Senior Indenture except as provided therein and as described in this subsection:

(a) Before the Unlimited Tax Receipt Date, the District fails or refuses to impose the Senior Required Mill Levy or to apply the Senior Pledged Revenue as required by the Senior Indenture;

(b) On and after the Unlimited Tax Receipt Date, the District fails to pay the principal of, premium, if any, or interest on the Senior Bonds when due;

(c) The District defaults in the performance or observance of any of the covenants, agreements, or conditions on the part of the District in the Senior Indenture or the Bond Resolution, other than as described in paragraph (a) or (b) above, and fails to remedy the same after notice thereof pursuant to the Senior Indenture; or

(d) The District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Senior Bonds.

Subordinate Bonds Details

The Subordinate Bonds were issued at the rate of 5.250% per annum and are structured as cash flow bonds, meaning that no regularly scheduled payments of principal are due on the Subordinate Bonds prior to their maturity date. Instead, principal is payable on each December 15 from the available Subordinate Pledged Revenue, if any, pursuant to a mandatory redemption.

Interest on the Subordinate Bonds is payable on each December 15, commencing December 15, 2021, to the extent of the Subordinate Pledged Revenue and accrued unpaid interest on the Subordinate Bonds will compound annually on each December 15 until sufficient Subordinate Pledged Revenue is available for payment. The Subordinate Bonds have a final maturity of December 15, 2051.

In the event that any amount of principal or interest on the Subordinate Bonds remain unpaid on December 16, 2056, the Subordinate Bonds will be deemed paid, satisfied, and discharged.

Subordinate Bonds Optional Redemption

The Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on September 1, 2026, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

Date of Redemption	Redemption Premium
September 1, 2026 to August 31, 2027	3.00%
September 1, 2027 to August 31, 2028	2.00
September 1, 2028 to August 31, 2029	1.00
September 1, 2029 and Thereafter	0.00

Subordinate Pledged Revenue

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue, which means the moneys derived by the District from the following sources, net of any costs of collection:

(a) the Subordinate Required Mill Levy, including any Subordinate District TIF produced as a result of the imposition of the Subordinate Required Mill Levy;

(b) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Subordinate Required Mill Levy; and

(c) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

Subordinate District TIF means the tax increment revenue returned to the District pursuant to the Cooperation Agreement (see Note 5) as a result of the imposition of the Subordinate Required Mill Levy.

Subordinate Required Mill Levy

Pursuant to the Subordinate Indenture, the District has covenanted to impose a Subordinate Required Mill Levy each year in the amount of (i) 50 mills (subject to adjustment for changes in the method of calculating assessed valuation occurring after January 1, 2016) less the Senior Bond Mill Levy, or (ii) such lesser mill levy which, after the deduction of the Senior Bond Mill Levy, and when combined with other Subordinate Pledged Revenue available in the Subordinate Bond Fund and any Projected Subordinate District TIF, will fully fund the Subordinate Bond Fund for the next Bond Year and pay all of the principal and interest on the Subordinate Bonds in full. Senior Bond Mill Levy means the mill levy required to be imposed for the payment of any senior bonds, including the Senior Bonds discussed herein. In any year that the Senior Bond Mill Levy equals 50 mills, as adjusted, the Subordinate Required Mill Levy for that year shall be zero.

Events of Default

The occurrence of any one or more of the following events or the existence of any one or more of the following conditions shall constitute an Event of Default under the Subordinate Indenture (whatever the reason for such event or condition and whether it is voluntary or involuntary or be effected by operation of law or pursuant to any judgment, decree, rule, regulation, or order of any court or any administrative or governmental body), and there shall be no default or Event of Default under the Subordinate Indenture except as provided therein and as described in this subsection.

(a) The District fails or refuses to impose the Subordinate Required Mill Levy or to apply the Subordinate Pledged Revenue as required by the Subordinate Indenture;

(b) The District defaults in the performance or observance of any of the covenants, agreements, or conditions on the part of the District in the Subordinate Indenture or the Bond Resolution, other than as described in paragraph (a) above, and fails to remedy the same after notice thereof pursuant to the Subordinate Indenture; or

(c) The District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Subordinate Bonds.

Bond Maturity

Following is a schedule for Senior Bonds.

Year Ending December 31,	Principal	Interest	Total
2026	$ 115,000	$ 168,950	$ 283,950
2027	120,000	164,350	284,350
2028	125,000	159,550	284,550
2029	130,000	154,550	284,550
2030	135,000	149,350	284,350
2031-2035	670,000	676,950	1,346,950
2036-2040	850,000	562,750	1,412,750
2041-2045	995,000	415,550	1,410,550
2046-2050	1,205,000	202,200	1,407,200
2051	270,000	10,800	280,800
Total	$ 4,615,000	$ 2,665,000	$ 7,280,000

Due to the uncertainty regarding the timing of cash flows, no maturity schedule for the Subordinate Bonds is presented.

Debt Authorization

The limit on the District's ability to issue Debt, exclusive of refunding, is set forth in its Service Plan as $14,500,000 (the "Service Plan Debt Issuance Limit"). As of December 31, 2025, the District had $6,383,000 of Service Plan Debt Issuance Limit remaining.

The District has voter authorization in excess of the Service Plan Debt Issuance Limit as at the time of the elections, the actual costs of construction were not known. Without knowing the costs of construction, it was not possible to allocate the Service Plan Debt Issuance Limit by power (such as water, sewer or streets). With that understanding, as of December 31, 2025, the District had remaining voted debt authorization in the amount of $150,059,000 for public improvements, $15,500,000 for operation and maintenance debt, $27,676,000 for refunding debt, and $27,676,000 for intergovernmental agreements as debt. However, in no event is the District authorized to issue Debt in excess of the Service Plan Debt Issuance Limit.

Note 4: Related Parties

During 2025, a majority of the Board of Directors were employees, owners, consultants, or are otherwise associated with UF Kevamra 725, LLC (Kevamra), and may have had conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed by the Board.

Note 5: Agreements

Facilities Funding and Acquisition Agreement

On October 19, 2016, the District and Kevamra entered into a Facilities Funding and Acquisition Agreement (FFAA) whereby Kevamra agreed to make advances not to exceed $4,000,000 to the District for the purpose of funding the organizational expenses and construction and/or acquisition of public improvements. The District agreed to repay these advances together with accrued interest at the rate of 8% per annum accruing from the date of verification. On November 16, 2017, the District and Kevamra entered into a First Amendment to Facilities Funding and Acquisition Agreement extending the term to include advances up to $6,000,000 as necessary for fiscal years 2016 through 2020. The FFAA does not constitute debt, but is an annual appropriations agreement intended to be repaid through a future bond issuance. The FFAA expires on December 31, 2050. As of December 31, 2025, there was an outstanding balance of $2,707,829 consisting of $2,047,984 in principal and $659,845 in interest.

Operation Funding Agreement

On January 14, 2016, the District entered into an Operation Funding Agreement with Kevamra, as amended by that certain First Amendment to 2016 Operation Funding Agreement dated November 3, 2016 (collectively, the OFA) whereby Kevamra agreed to advance funds to the District for certain operation and maintenance expenses as needed for fiscal years 2016 through 2017. On November 16, 2017, the District and Kevamra entered into a Second Amendment to OFA extending the term of the OFA through 2020 and increasing the shortfall amount to $200,000. On November 14, 2019, the District and Kevamra entered into a Third Amendment to OFA to increase the shortfall amount to $220,000. On October 28, 2021, the District and Kevamra entered into a Fourth Amendment to OFA to extend the term of the OFA through 2022. The District agreed to repay these advances, together with accrued interest at the rate of 8% per annum accruing from the date of deposit into the District's account or from the date of direct payment by Kevamra to the District's consultants. The District's repayment of the advances under the OFA does not constitute a debt and is subject to annual appropriation by the District. Kevamra's obligation to advance funds expires on March 15, 2023. The District's obligation to repay advances expires on December 31, 2052. As of December 31, 2025, there was an outstanding balance of $171,592 in principal and $100,177 in interest for a total of $271,769.

Reimbursement Agreement

On October 23, 2007, Broomfield and the District entered into a Reimbursement Agreement (the Reimbursement Agreement), which set forth the terms and conditions relating to the construction and financing of certain Public Improvements (as defined in the Reimbursement Agreement) to serve the Property (as defined in the Reimbursement Agreement). On November 16, 2017, the Reimbursement Agreement was amended to include Palisade Park North Metropolitan District No. 2 (District No. 2) and the Palisade Park North Metropolitan District No. 3 (District No. 3) as parties to the Reimbursement Agreement, to update the properties subject to the Reimbursement Agreement and to update the public improvements eligible for reimbursement by Broomfield pursuant to the Reimbursement Agreement. Pursuant to the Reimbursement Agreement, each District is responsible for designing, financing, constructing, owning, and maintaining certain Public Improvements until conveyance or dedication of such Public Improvements to Broomfield. Broomfield is required to design and construct to the edge of the Property and operate, at no cost to each District or any owners of property within such development, water and wastewater facilities in the capacity required to serve the Property at full build-out. The Reimbursement Agreement also provides that each District is to indemnify Broomfield, to the extent allowed by law, for all claims or suits for damages to property and injuries to persons arising from any of the Districts' construction activities under the Reimbursement Agreement. In exchange, Broomfield has agreed to deposit into a Special Fund the Sales Tax Revenues, Use Tax Revenues, and Service Expansion Fees to pay for certain Eligible Expenses of the Districts associated with the construction of such Public Improvements up to the Maximum Gross Reimbursement Obligation.

Cooperation Agreement

On October 23, 2007, the District and the Broomfield Urban Renewal Authority (BURA) entered into a Cooperation Agreement. On November 16, 2017, the parties entered into a First Amendment to the Cooperation Agreement to include District No. 2 and District No. 3 as parties to the Cooperation Agreement, to update the properties subject to the Cooperation Agreement and to update the public improvements subject to the Cooperation Agreement. Pursuant to the Cooperation Agreement, as amended, BURA agreed to deposit certain property tax increment revenues received as a result of the imposition of each Districts' debt service mill levy and each Districts' operations and maintenance mill levy (collectively, the District Property TIF) into special funds to be used, in part, by each respective District to pay for debt service on bonds issued to pay for public improvements, including the District's Senior Bonds and Subordinate Bonds.

Facilities Fee Resolution

On October 19, 2016, the District adopted Resolution No. 2016-10-02; Facilities Fee Resolution as recorded with the Broomfield Clerk and Recorder on November 3, 2016 (Fee Resolution). Pursuant to the Fee Resolution, the District is authorized to impose a Facilities Fee in the amount of $1,000 per single-family residential unit within the District. The Facilities Fee is due and payable on or before the date of issuance of a building permit. A written request may be made to the District for a deferral of the payment to an alternative date. Any request will be considered on a case-by-case basis by the District.

Supplemental Agreement to the Subdivision Improvement Agreements for Palisade Park

On April 28, 2020, the District, the City and County of Broomfield (Broomfield), Kevamra, LLC, Palisade Metropolitan District Nos. 1 and 2, District No. 2, District No. 3, and Palisade Park West Metropolitan District (collectively, the District, Palisade Metropolitan District Nos. 1 and 2, District No. 2, District No. 3, and Palisade Park West Metropolitan District are referred to as the Palisade Districts and individually, each a Palisade District) entered into the Supplemental Agreement to the City and County of Broomfield Subdivision Improvement Agreements for Palisade Park (Supplemental Agreement). The purpose of the Supplemental Agreement is to provide an alternative to the requirement that Kevamra, LLC provide an irrevocable letter of credit or other performance guaranty (Surety) designating Broomfield as the beneficiary in an amount equal to the total costs of the public improvements governed by the respective Subdivision Improvement Agreements between Broomfield and Kevamra, LLC. In lieu of the Surety, the Supplemental Agreement provides that the respective Palisade District and Kevamra, LLC will provide Broomfield with a Project Application (as defined in the Supplemental Agreement) which includes the anticipated costs associated with the construction of the contemplated public improvements (Project Costs). The respective Palisade District must provide evidence of funds sufficient to pay the entirety of the Project Costs identified in the Project Application. The Supplemental Agreement further provides the process for the release of such funds for the payment of the Project Costs.

Park Cost-Sharing Intergovernmental Agreement

On September 14, 2023, the Palisade Districts entered into an Amended and Restated Park Cost Sharing Intergovernmental Agreement, effective May 7, 2020, which amended and restated the Park Cost Sharing IGA in its entirety (Restated Park Cost Sharing IGA). The Restated Park Cost Sharing IGA: (i) identifies and approves the allocation of the costs incurred relative to certain regional park, open space, and recreation improvements of a regional nature as defined therein as the Spano Park Improvements and those subsequent regional park, open space and recreational improvements of a regional nature defined therein as the Urban Park Improvements; (ii) evidences the agreement of Palisade Metropolitan District No. 2 to finance and cause the construction of the Spano Park Improvements and Urban Park Improvements; and (iii) evidences the agreement of the remaining Palisade Districts, including the District, to reimburse Palisade Metropolitan District No. 2 for such costs in accordance with an agreed-upon cost-sharing allocation. Pursuant to the Restated Park Cost Sharing IGA, to the extent Palisade Metropolitan District No. 2 does not have sufficient funds and has not received sufficient funds from the other Palisade Districts for construction of the Urban Park Improvements, Palisade Metropolitan District No. 2 shall request funds from District No. 3 in accordance with the Restated Park Costing Sharing IGA. District No. 3 agrees to advance such funds to Palisade Metropolitan District No. 2 to the extent it has funds available, and any such advance will be reconciled between the Palisade Districts in accordance with the Restated Park Cost Sharing IGA.

Intergovernmental Agreement for Operations Cost-Sharing

On March 31, 2022, the District, District No. 2, District No. 3, and Palisade Park West Metropolitan District (collectively, referred to herein as the Districts) entered into the Intergovernmental Agreement for Operations Cost Sharing (Operations Cost Sharing Agreement). The Operations Cost-Sharing Agreement: (i) identifies the District Maintained Improvements (as defined in the Operations Cost-Sharing Agreement, and generally meaning those certain public improvements owned and operated, currently or in the future, by one of the Districts and providing benefit to all of the Districts); (ii) identifies the Operations Services (as defined in the Operations Cost-Sharing Agreement, and generally meaning the services needed to ensure adequate and appropriate maintenance of the District Maintained Improvements); (iii) evidences the agreement of District No. 3 to provide the Operations Services relative to the District Maintained Improvements in accordance with the Operations Cost-Sharing Agreement; (iv) identifies and approves the method of allocation of the costs for the Operations Services between the Districts; and (v) evidences the agreement of the District, District No. 2, and Palisade Park West Metropolitan District to reimburse District No. 3 for the costs of the Operations Services in accordance with the agreed upon allocation.

Cost-Sharing and Reimbursement Agreement

On December 20, 2021, the District, District No. 2, District No. 3, and Palisade Park West Metropolitan District (collectively, referred to herein as the Districts) entered into the Cost-Sharing and Reimbursement Agreement (Cost-Sharing Agreement). The Cost-Sharing Agreement: (i) identifies and approves the Development Area Improvements (as defined in the Cost-Sharing Agreement, and generally meaning those certain public improvements of a regional nature that benefit all of the Districts as constructed or to be constructed by one or more of the Districts); (ii) approves the allocation of the costs of the Development Area Improvements between the Districts based on the benefit to each of the Districts as determined therein; (iii) acknowledges and sets forth the terms by which the Development Area Improvements have been or will be constructed, financed and/or acquired; and (iv) evidences the agreement of the Districts to reconcile, finance and, where appropriate, provide reimbursement for the costs associated with Development Area Shared Improvements in accordance with the terms of the Cost-Sharing Agreement.

Note 6: Tax, Spending and Debt Limitations

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

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

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

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

On November 7, 2006, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Note 7: Risk Management

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

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

Note 8: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

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

1) capital improvements used in government activities are not financial resources and, therefore are not reported in the funds; and
2) deferred cost on refunding is not financial resources and, therefore are not reported in the funds; and,
3) long-term liabilities such as bonds payable and accrued bond interest payable are not due and payable in the current period and, therefore, are not in the funds.

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

1) governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are held as construction in process pending transfer to other governmental entities or depreciated over their useful lives;
2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities; and
3) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

Palisade Park North Metropolitan District No. 1

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
DEBT SERVICE FUND
For the Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES				
Property taxes	$ 4,727	$ 5,035	$ 5,135	$ 100
Specific ownership taxes	23,066	18,000	18,733	733
BURA District	456,594	456,594	456,186	(408)
Interest income	16,000	26,200	22,623	(3,577)
Total Revenues	500,387	505,829	502,677	(3,152)
EXPENDITURES				
Bond principal	110,000	110,000	110,000	-
Bond interest 2021A	173,350	173,350	173,350	-
Bond interest 2021B	209,966	409,574	108,196	301,378
Paying agent fees	7,000	7,000	-	7,000
Treasurer fees	71	76	82	(6)
Total Expenditures	500,387	700,000	391,628	308,372
NET CHANGE IN FUND BALANCE	-	(194,171)	111,049	305,220
FUND BALANCE:				
BEGINNING OF YEAR	284,550	478,770	478,770	-
END OF YEAR	$ 284,550	$ 284,599	$ 589,819	$ 305,220

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

Palisade Park North Metropolitan District No. 1

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
CAPITAL PROJECTS FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Intergovernmental revenue	$ -	$ -	$ -
Interest income	-	3	3
Total Revenues	-	3	3
EXPENDITURES			
Transfer to other Districts	-	215,387	(215,387)
Total Expenditures	-	215,387	(215,387)
NET CHANGE IN FUND BALANCE	-	(215,384)	(215,384)
FUND BALANCE:			
BEGINNING OF YEAR	672,320	358,939	(313,381)
END OF YEAR	$ 672,320	$ 143,555	$ (528,765)

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