LAFFERTY CANYON METROPOLITAN DISTRICT
SUPPLEMENT TO 2025 ANNUAL REPORT ON THE SERVICE PLAN

Pursuant to Section 32-1-207(3)(c), Colorado Revised Statutes, Lafferty Canyon Metropolitan District (the "**District**"), provides the following supplemental information to the 2025 Annual Report on the Service Plan for the year ending December 31, 2025:

§32-1-207(3), C.R.S. Statutory Requirements

A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable:

The Audit for the fiscal year ending December 31, 2025 ("**2025 Audit)**" is attached hereto as **Exhibit A**.

Service Plan Requirements

A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable:

The Audit for the fiscal year ending December 31, 2025 ("**2025 Audit)**" is attached hereto as **Exhibit A**.

EXHIBIT A
2025 Audit

LAFFERTY CANYON METROPOLITAN DISTRICT
Boulder County, Colorado

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

LAFFERTY CANYON METROPOLITAN DISTRICT
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YEAR ENDED DECEMBER 31, 2025

Board of Directors
Lafferty Canyon Metropolitan District
Boulder County, Colorado

Independent Auditor's Report

Opinions

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

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Lafferty Canyon Metropolitan District as of December 31, 2025, and the respective changes in financial position and the respective 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 ("GAAS"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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 ("GAAP"), and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for 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 GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Other Matters

Required Supplementary Information

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

Other Matters

Required Supplementary Information

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

Other Information

Management is responsible for the other information included in our report. The other information, as listed in the table of contents, 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, accordingly, we do not express an opinion or provide any assurance on them.

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.

Wipfli LLP

Wipfli LLP
Denver, Colorado

August 26, 2026

BASIC FINANCIAL STATEMENTS

LAFFERTY CANYON METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	$ 37,664
Cash and Investments - Restricted	1,930,322
Receivable from County Treasurer	78
Property Tax Receivable	346,759
Capital Assets:	
Capital Assets Not Being Depreciated	11,426,377
Total Assets	13,741,200
LIABILITIES	
Accounts Payable	23,136
Accrued Interest	55,711
Noncurrent Liabilities:	
Due in More Than One Year	14,655,652
Total Liabilities	14,734,499
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	346,759
Total Deferred Inflows of Resources	346,759
NET POSITION	
Restricted for:	
Emergency Reserve	700
Debt Service Reserve	981,900
Unrestricted	(2,322,658)
Total Net Position	$ (1,340,058)

See accompanying Notes to Basic Financial Statements.

LAFFERTY CANYON METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

		Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	$ 102,243	$ -	$ -	$ -	$ (102,243)
Interest on Long-Term Debt and Related Costs	1,295,742	-	-	-	(1,295,742)
Total Governmental Activities	$ 1,397,985	$ -	$ -	$ -	(1,397,985)
GENERAL REVENUES					
Property Taxes					20,916
Specific Ownership Taxes					940
Interest Income					80,429
Other Revenue					300
Total General Revenues					102,585
CHANGES IN NET POSITION					(1,295,400)
Net Position - Beginning of Year					(44,658)
NET POSITION - END OF YEAR					$ (1,340,058)

See accompanying Notes to Basic Financial Statements.

LAFFERTY CANYON METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	$ 37,664	$ -	$ -	$ 37,664
Cash and Investments - Restricted	700	1,919,701	9,921	1,930,322
Receivable from County Treasurer	78	-	-	78
Property Tax Receivable	22,014	324,745	-	346,759
Total Assets	$ 60,456	$ 2,244,446	$ 9,921	$ 2,314,823
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	$ 23,136	$ -	$ -	$ 23,136
Total Liabilities	23,136	-	-	23,136
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax	22,014	324,745	-	346,759
Total Deferred Inflows of Resources	22,014	324,745	-	346,759
FUND BALANCES				
Restricted for:				
Emergency Reserves	700	-	-	700
Debt Service	-	1,919,701	-	1,919,701
Capital Projects	-	-	9,921	9,921
Unassigned	14,606	-	-	14,606
Total Fund Balances	15,306	1,919,701	9,921	1,944,928
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 60,456	$ 2,244,446	$ 9,921	

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.	11,426,377
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	
Accrued Interest	(158,108)
Accrued Developer Advance Interest	(83,171)
Bonds Payable	(13,555,000)
Developer Advance Payable	(915,084)
Net Position of Governmental Activities	$ (1,340,058)

See accompanying Notes to Basic Financial Statements.

LAFFERTY CANYON METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	$ 20,916	$ -	$ -	$ 20,916
Specific Ownership Taxes	940	-	-	940
Interest Income	818	55,611	24,000	80,429
Other Revenue	300	-	-	300
Total Revenues	22,974	55,611	24,000	102,585
EXPENDITURES				
Current:				
Accounting	29,283	-	-	29,283
County Treasurer's Fee	326	-	-	326
District Management	22,080	-	-	22,080
Dues And Membership	293	-	-	293
Election	1,587	-	-	1,587
Engineering	-	-	18,836	18,836
Insurance	3,200	-	-	3,200
Legal	25,238	-	-	25,238
Website	1,400	-	-	1,400
Debt Service:				
Bond Interest	-	454,973	-	454,973
Bond Issue Costs	-	-	601,485	601,485
Capital Projects:				
Capital Outlay	-	-	11,426,377	11,426,377
Total Expenditures	83,407	454,973	12,046,698	12,585,078
EXCESS OF REVENUES UNDER EXPENDITURES	(60,433)	(399,362)	(12,022,698)	(12,482,493)
OTHER FINANCING SOURCES (USES)				
Bond Issuance Proceeds	-	-	13,555,000	13,555,000
Developer Advance	75,471	-	11,445,212	11,520,683
Repay Developer Advance	-	-	(10,648,530)	(10,648,530)
Transfers In (Out)	-	2,319,063	(2,319,063)	-
Total Other Financing Sources	75,471	2,319,063	12,032,619	14,427,153
NET CHANGE IN FUND BALANCES	15,038	1,919,701	9,921	1,944,660
Fund Balances - Beginning of Year	268	-	-	268
FUND BALANCES - END OF YEAR	$ 15,306	$ 1,919,701	$ 9,921	$ 1,944,928

See accompanying Notes to Basic Financial Statements.

LAFFERTY CANYON METROPOLITAN DISTRICT
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	$ 1,944,660
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	11,426,377
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.	
Bond Principal	(13,555,000)
Developer Advance	(11,520,683)
Repay Developer Advance	10,648,530
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Accrued Interest Payable - Change in Liability	(158,108)
Accrued Interest Payable Developer Advance - Change in Liability	(81,176)
Changes in Net Position of Governmental Activities	$ (1,295,400)

See accompanying Notes to Basic Financial Statements.

LAFFERTY CANYON METROPOLITAN DISTRICT
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	$ 20,916	$ 20,916	$ 20,916	$ -
Specific Ownership Taxes	837	837	940	103
Interest Income	-	-	818	818
Other Revenue	-	-	300	300
Total Revenues	21,753	21,753	22,974	1,221
EXPENDITURES				
Accounting	10,000	34,962	29,283	5,679
Contingency	2,701	4,767	-	4,767
County Treasurer's Fee	314	314	326	(12)
District Management	-	14,588	22,080	(7,492)
Dues And Membership	250	293	293	-
Election	1,750	1,750	1,587	163
Insurance	3,000	3,200	3,200	-
Legal	25,000	27,926	25,238	2,688
Miscellaneous	500	500	-	500
Website	1,500	1,700	1,400	300
Total Expenditures	45,015	90,000	83,407	6,593
EXCESS OF REVENUES (UNDER) EXPENDITURES	(23,262)	(68,247)	(60,433)	7,814
OTHER FINANCING SOURCES				
Developer Advance	25,000	76,600	75,471	(1,129)
Total Other Financing Sources	25,000	76,600	75,471	(1,129)
NET CHANGE IN FUND BALANCE	1,738	8,353	15,038	6,685
Fund Balance - Beginning of Year	3,531	268	268	-
FUND BALANCE - END OF YEAR	$ 5,269	$ 8,621	$ 15,306	$ 6,685

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

Lafferty Canyon Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court on May 19, 2023, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located within the Town of Erie in Boulder County, Colorado. The District was established to provide for the planning, design, acquisition, construction, installation, financing, relocation, and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the District.

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 the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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

Separate financial statements are provided for 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. Depreciation is computed and recorded as an operating expense. Expenditures for capital outlay are shown as increases in assets and repayment of long-term obligations are recorded as a reduction in liabilities.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized in the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government 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 intergovernmental revenues. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations are recorded when the liability is incurred, or the long-term obligation is due.

The District reports the following major governmental funds:

> The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.
>
> The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of the governmental funds.
>
> The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

The District amended its 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 or investment account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund’s average equity balance in the total cash.

Property Taxes

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

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

Capital Assets

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

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 capital assets, as applicable.

Deferred Inflow/Outflow of Resources

In addition to assets, the statement of net position reports 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 and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The District has no items that qualify for reporting in this category.

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

Equity

Net Position

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

Fund Balance

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

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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

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

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

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

Adoption of New Accounting Standard

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 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	$ 37,664
Cash and Investments - Restricted	1,930,322
Total Cash and Investments	$ 1,967,986

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

Deposits with Financial Institutions	$ 38,364
Investments	1,929,622
Total Cash and Investments	$ 1,967,986

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

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.

On December 31, 2025, the District's cash deposits had a bank balance and a carrying balance of $38,364.

Investments

The District has not adopted a formal investment policy; however, the District follows the state statutes regarding investments.

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

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

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

. Obligations of the United States, certain U.S. government agency securities 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

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

Investment	Maturity	Amount
U.S. Treasury Money Market Fund	Weighted-Average Under 60 Days	$ 1,929,622
		$ 1,929,622

U.S. Treasury Money Market Fund

T The debt service money that is included in the trust accounts at United Missouri Bank (successor of American National Bank) is invested in the SEI Daily Income Treasury Portfolio. This portfolio is a money market fund that is managed by SEI Investments and each share is equal in value to $1.00. The fund is AAA rated and invests exclusively in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. The average maturity of the underlying securities is 90 days or less.

NOTE 4 CAPITAL ASSETS

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

	Balance at December 31, 2024	Increases	Decreases	Balance at December 31, 2025
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Construction in Progress	$ -	$ 11,426,377	$ -	$ 11,426,377
Total Capital Assets, Not Being Depreciated	-	11,426,377	-	11,426,377
Governmental Activities Capital Assets, Net	$ -	$ 11,426,377	$ -	$ 11,426,377

As of December 31, 2025 the District had no depreciable capital assets. Therefore, no depreciation expense was recorded in the current year.

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Bonds Payable:					
Limited Tax General Obligation Bonds					
Series 2025A	$ -	$ 11,885,000	$ -	$ 11,885,000	$ -
Subordinate Limited Tax					
General Obligation Bonds					
Series 2025B	-	1,670,000	-	1,670,000	-
Accrued Interest					
Series 2025B	-	102,397	-	102,397	-
Subtotal Bonds Payable	-	13,657,397	-	13,657,397	-
Other Debts:					
Developer Advance - Operating	42,931	75,471	-	118,402	-
Developer Advance - Capital	-	11,445,212	10,648,530	796,682	-
Accrued Interest on:					
Developer Advance - Operating	1,995	5,680	-	7,675	-
Developer Advance - Capital	-	75,496	-	75,496	-
Subtotal Other Debts	44,926	11,601,859	10,648,530	998,255	-
Total Long-Term Obligations	$ 44,926	$ 25,259,256	$ 10,648,530	$ 14,655,652	$ -

The details of the District's long-term obligations are as follows:

Limited Tax General Obligation Bonds, Series 2025A (the Senior Bonds) and Subordinate Limited Tax General Obligation Bonds, Series 2025B (the Subordinate Bonds, and together, with the Senior Bonds, the Bonds)

The District issued the Senior and Subordinate Bonds on March 26, 2025, in the amounts of $11,885,000 and $1,670,000, respectively.

Proceeds of the Bonds

The Senior Bonds were issued for the purpose of: (i) financing a portion of the public improvements necessary to support the Development; (ii) funding a Minimum Surplus Amount to the Senior Surplus Fund, (iii) funding capitalized interest for the Senior Bonds; and (iv) paying other costs in connection with the Bonds.

The Subordinate Bonds were issued for the purpose of: (i) financing a portion of the public improvements necessary to support the Development; and (ii) paying other costs in connection with the Bonds.

Details of the Senior Bonds

The Senior Bonds will bear interest at the rate of 5.625%, payable semi-annually to the extent of Senior Pledged Revenue available on June 1 and December 1 (Interest Payment Date), beginning on June 1, 2025. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2030. The Senior Bonds mature on December 1, 2055.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Details of the Senior Bonds (Continued)

To the extent principal of any Senior Bond is not paid when due, such principal shall remain outstanding until paid, subject to discharge on December 1, 2065 (Senior Termination Date). To the extent interest on any Senior Bond is not paid when due, such interest shall compound semi-annually on each June 1 and December 1 at the rate then borne by the Senior Bond. The District shall not be obligated to pay more than the amount permitted by law in repayment of the Senior Bonds.

If any amount of principal of or interest on the Senior Bonds remains unpaid after the application of all Senior Pledged Revenue available therefor on December 1, 2065, the Senior Bonds will be deemed discharged.

Subordinate Bonds Details

The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal prior to the final maturity date. Rather, principal on the Subordinate Bonds is payable annually on each December 15, commencing December 15, 2025, from, and to the extent of available Subordinate Pledged Revenue (defined below). The Subordinate Bonds mature on December 15, 2055.

The Subordinate Bonds will bear interest at the rate of 8.00% per annum payable annually on December 15, but only from and to the extent of available Subordinate Pledged Revenue, beginning on December 15, 2025.

To the extent principal of any Subordinate Bonds is not paid when due, such principal shall remain outstanding until the earlier of its payment or December 15, 2065 (Subordinate Termination Date). In the event interest on any Subordinate Bonds is not paid when due, such interest is to compound annually on each December 15, at the rate then borne by the Subordinate Bonds. If any amount of principal of or interest on the Subordinate Bonds remains unpaid after the application of all Subordinate Pledged Revenue available therefore on December 15, 2065, the Subordinate Bonds will be deemed discharged.

Optional Redemption

The Bonds are subject to redemption prior to maturity, at the option of the District, on March 1, 2030, 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
March 1, 2030, to February 28, 2031	3.00%
March 1, 2031, to February 29, 2032	2.00
March 1, 2032, to February 28, 2033	1.00
March 1, 2033, and thereafter	0.00

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Senior Pledged Revenue

The Senior Bonds are secured by and payable solely from and to the extent of Senior Pledged Revenue which is defined generally in the Senior Indenture as:

(a) all Senior Property Tax Revenues

(b) all Senior Specific Ownership Tax Revenues; and

(c) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Senior Bond Fund

Senior Required Mill Levy

Senior Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount which, if imposed by the District for collection in the succeeding calendar year, would generate Senior Property Tax Revenues sufficient to pay the principal of, premium if any, and interest on the Senior Bonds as the same become due and payable (less any amount thereof for which amounts are then on deposit in the Senior Bond Fund and, solely to the extent provided in the Senior Indenture, the Senior Surplus Fund) and to replenish the Senior Surplus Fund to the Minimum Surplus Amount, but not in excess of 45.000 mills; provided, however, that: (i) prior to the Surplus Fund Partial Release Date, for so long as the amount on deposit in the Senior Surplus Fund is less than the Maximum Surplus Amount, the Senior Required Mill Levy shall be equal to 45.000 mills (subject to adjustment), or such lesser amount which, if imposed by the District for collection in the succeeding calendar year, would generate Senior Property Tax Revenues (A) sufficient to pay the principal of, premium if any, and interest on the Senior Bonds as the same become due and payable and to fully fund the Senior Surplus Fund to the Maximum Surplus Amount, or (B) which, when combined with moneys then on deposit in the Senior Bond Fund and the Senior Surplus Fund, will pay the Senior Bonds in full in the year such levy is collected.

In the event that, on or after January 1, 2017, there were or are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the minimum mill levy of 45.000 mills and the maximum mill levy of 45.000 mills provided in the Senior Indenture will be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes.

Notwithstanding anything in the Senior Indenture to the contrary, in no event may the Senior Required Mill Levy be established at a mill levy which would cause the District to derive tax revenue in any year in excess of the maximum tax increases permitted by the District’s electoral authorization, and if the Senior Required Mill Levy as calculated pursuant to the foregoing would cause the amount of taxes collected in any year to exceed the maximum tax increase permitted by the District’s electoral authorization, the Senior Required Mill Levy shall be reduced to the point that such maximum tax increase is not exceeded.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Subordinate Pledged Revenue

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue which is defined generally in the Subordinate Indenture as:

(a) all Subordinate Property Tax Revenues

(b) all Subordinate Specific Ownership Tax Revenues; and

(c) any amounts released from the Senior Surplus fund pursuant to the Senior Indenture, and including all amounts on deposit therein upon termination of the Senior Surplus fund, and

(d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund.

Subordinate Required Mill Levy

Subordinate Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount equal to (i) 45.000 mills less the Senior Obligation Mill Levy, or (ii) such lesser amount which, if imposed by the District for collection in the succeeding calendar year, would generate Subordinate Property Tax Revenues which, when combined with moneys then on deposit in the Subordinate Bond Fund, will pay the Subordinate Bonds in full in the year such levy is collected.

In the event that, on or after January 1, 2017, there were or are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy of 45.000 mills provided herein will be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes.

Notwithstanding anything in the Subordinate Indenture to the contrary, in no event may the Subordinate Required Mill Levy be established at a mill levy which would cause the District to derive tax revenue in any year in excess of the maximum tax increases permitted by the District’s electoral authorization, and if the Subordinate Required Mill Levy as calculated pursuant to the foregoing would cause the amount of taxes collected in any year to exceed the maximum tax increase permitted by the District’s electoral authorization, the Subordinate Required Mill Levy shall be reduced to the point that such maximum tax increase is not exceeded.

Additional Security for the Senior Bonds

The Senior Bonds are additionally secured by capitalized interest which will be funded from proceeds of the Senior Bonds in the amount of $1,337,063.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Senior Surplus Fund

The Senior Bonds are additionally secured by the Senior Surplus Fund which will be partially funded with the proceeds of the Senior Bonds in the amount of $982,000 and is required to be further funded with available Senior Pledged Revenue, if any, up to the Maximum Senior Surplus Amount of $1,964,000.

"Surplus Fund Partial Release Date" means the first date on which the Senior Debt to Assessed Ratio is 50.00% or less. Promptly after the Surplus Fund Partial Release Date, all amounts then on deposit in the Senior Surplus Fund in excess of the minimum surplus amount of $982,000 shall be released to the District.

The Senior Surplus Fund is anticipated to be partially released in 2039.

The District acknowledges that State law places certain restrictions upon the use of amounts appropriated or added to the tax levy to pay the principal of, premium, and interest on any bonds, and any then existing pledge or encumbrance on such revenues.

The District's long-term obligations will mature as follows:

Year Ending December 31,	Principal	Interest	Total
2026	$ -	$ 668,531	$ 668,531
2027	-	668,531	668,531
2028	-	668,531	668,531
2029	-	668,531	668,531
2030	115,000	668,531	783,531
2031-2035	800,000	3,229,313	4,029,313
2036-2040	1,295,000	2,952,282	4,247,282
2041-2045	1,930,000	2,520,846	4,450,846
2046-2050	2,815,000	1,884,094	4,699,094
2051-2055	4,930,000	971,716	5,901,716
Total	$ 11,885,000	$ 14,900,906	$ 26,785,906

Events of Default

Events of default occur if the District fails to impose the Required Mill Levies, or to apply the Pledged Revenues as required by the Indentures and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indentures.

Debt Authorization

On May 2, 2023, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed $325,320,000. Pursuant to the Consolidated Service Plan, the District is permitted to issue bonds indebtedness of up to $13,555,000. After the issuance of the Series 2025 bonds, no bond indebtedness is remaining.

At December 31, 2025, the District had authorized but unissued indebtedness of $311,765,000.

NOTE 6 RELATED PARTY

The Developers of the property which constitutes the District are Stratus Canyon Creek, LLC and KB Home (the Developers). The majority of the members of the Board of Directors are employees or otherwise associated with the Developers and may have conflicts of interest in dealing with the District.

NOTE 7 NET POSITION

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

The restricted component of net position consists of 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. As of December 31, 2025, the District had restricted net position as follows:

	Governmental Activities
Restricted Net Position:	
Emergency Reserve	$ 700
Debt Service Reserve	981,900
Total Restricted Net Position	$ 982,600

This District's unrestricted net position was negative as of December 31, 2025 due to the District being responsible for the repayment of bonds and other debts issued for public improvements.

NOTE 8 DISTRICT AGREEMENTS

Funding and Reimbursement Agreement (Stratus Canyon Creek)

Effective June 16, 2023, the District and Stratus Canyon Creek, LLC (the Developer) entered into a Funding and Reimbursement Agreement (Funding Agreement A). The Reimbursement Agreement establishes the terms and conditions for the reimbursement of general administrative Costs by the District. The obligation of the District to reimburse the Developer following adoption of an Acceptance Resolution shall be subject to the availability of funds.

The interest rate on borrowed funds will be the *Municipal Marker Data (MMD) "AAA"* General Obligation Yield Curve, 30-Year constant maturity plus 325 basis points. Borrowed funds will accrue simple interest until a Reimbursements Obligation is issued. Repayments will be applied first to accrued and unpaid interest and then principal. Upon issuance of a Reimbursement Obligation, unless otherwise consented to by the Developer, any interest then accrued on any previously advanced amount shall be added to the amount of the loan advance and reflected as principal of the Reimbursement Obligation, and shall thereafter accrue interest as provided in such Reimbursement Obligation.

NOTE 8 DISTRICT AGREEMENTS

Funding and Reimbursement Agreement (Stratus Canyon Creek) (Continued)

As of December 31, 2025, $83,243 in principal and $7,172 in accrued interest was owed under this agreement.

Funding and Reimbursement Agreement (Stratus Stonegate LLC, and KB Home Colorado, Inc.)

Effective May 27, 2026, the District, Stratus Stonegate LLC, and KB Home Colorado, Inc. entered into a Funding and Reimbursement Agreement (Funding Agreement B). The Reimbursement Agreement establishes the terms and conditions for the reimbursement of general administrative Costs by the District. The obligation of the District to reimburse the Developer following adoption of an Acceptance Resolution shall be subject to the availability of funds.

Prior to the issuance of a Reimbursement Obligation, simple interest shall accrue on borrowed amounts with no compounding at the lower of the MMD Interest Rate or RMA rate adjusting on an annual basis. Repayment of such advances will apply first to accrued and unpaid interest and second to principal. Upon issuance of a Reimbursement Obligation, interest will accrue as provided in such Reimbursement Obligation.

As of December 31, 2025, $35,159 in principal and $503 in accrued interest was owed under this agreement.

Infrastructure Acquisition and Reimbursement Agreement

Effective March 17, 2025, the District and the Developers entered into an Infrastructure Acquisition and Reimbursement Agreement (Infrastructure Agreement). The Infrastructure Agreement establishes the terms and conditions for the reimbursement of Certified District Eligible Costs by the District. Per the Reimbursement Agreement, no reimbursement shall be required until the District has adopted a District Acceptance Resolution. The obligation of the District to reimburse the Developer following adoption of an Acceptance Resolution shall be subject to the availability of funds.

Payment of Certified District Eligible Costs shall be from such funds as the District determines to be available and third through the issuance of one or more Reimbursement Obligations. Interest shall accrue at the Certified District Eligible Costs accepted with this Agreement shall bear simple interest at a rate of the MMD “AAA” General Obligation Yield Curve, 30-Year constant maturity, published by Refinitiv plus 400 basis points per annum.

Upon request of the Developers, the District shall issue one more Reimbursement Obligations to evidence any repayment obligation of the District for Certified District Eligible Costs and accrued interest. Such Reimbursement Obligations shall be paid solely from, but not limited to, ad valorem property tax revenues. Such Reimbursement Obligations shall mature on a date and bear interest at a market rate to be determined at the time of issuance of such Reimbursement Obligations.

NOTE 8 DISTRICT AGREEMENTS (CONTINUED)

Infrastructure Acquisition and Reimbursement Agreement (Continued)

The obligation of the District to reimburse the Developers for Certified District Eligible Costs not converted to Reimbursement Obligations shall terminate at the earlier of the repayment of full of Certified District Eligible Costs or at the expiration of the Maximum Repayment Term. The Maximum Repayment Term is twenty years from the date of each Acceptance Resolution.

As of December 31, 2025, $796,682 in principal and $75,496 in accrued interest was owed under this agreement.

Operations Fee Resolution

On July 7, 2025 a resolution was signed authorizing the District to fix and impose fees, rates, tolls, penalties, and charges for services for services or facilities furnished by the District. The Operations Fee will cover Facility and Service Costs and is deemed necessary to provide for the common good, prosperity, and general welfare of property owners, taxpayers, and residents within the District. The Operations Fee will consist of a recurring payment and a separate payment imposed on the Transfer of a Residential Unit to an End User.

NOTE 9 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.

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 9 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. Annual operating revenue is limited to a 5.25% increase, such increase is determined based on a prior assessment period and adjusted for allowable exclusions and exemptions from qualified property tax revenues. The District's management believes it is in compliance with the provisions of Section 29-1-1702, C.R.S. However, this section of the C.R.S. is complex and subject to interpretation.

NOTE 10 INTERFUND TRANSFERS

The transfer of $2,319,063 from the Capital Projects Fund was to properly allocate proceeds from the bond 2025 bonds.

SUPPLEMENTARY INFORMATION

LAFFERTY CANYON METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budget		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Interest Income	$ -	$ 25,000	$ 55,611	$ 30,611
Total Revenues	-	25,000	55,611	30,611
EXPENDITURES				
Bond Interest	-	469,858	454,973	14,885
Contingency	-	20,000	-	20,000
Total Expenditures	-	489,858	454,973	34,885
EXCESS OF REVENUES (UNDER) EXPENDITURES	-	(464,858)	(399,362)	65,496
OTHER FINANCING SOURCES				
Transfers From Other Funds	-	2,328,800	2,319,063	(9,737)
Total Other Financing Sources	-	2,328,800	2,319,063	(9,737)
NET CHANGE IN FUND BALANCE	-	1,863,942	1,919,701	55,759
Fund Balance - Beginning of Year	-	-	-	-
FUND BALANCE - END OF YEAR	$ -	$ 1,863,942	$ 1,919,701	$ 55,759

LAFFERTY CANYON METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budget		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Interest Income	$ -	$ 300,000	$ 24,000	$ (276,000)
Total Revenues	-	300,000	24,000	(276,000)
EXPENDITURES				
Engineering	-	-	18,836	(18,836)
Capital Outlay	-	15,000,000	11,426,377	3,573,623
Bond Issue Costs	-	584,470	601,485	(17,015)
Total Expenditures	-	15,584,470	12,046,698	3,537,772
EXCESS OF REVENUES (UNDER) EXPENDITURES	-	(15,284,470)	(12,022,698)	3,261,772
OTHER FINANCING SOURCES (USES)				
Bond Issuance Proceeds	-	13,389,000	13,555,000	166,000
Developer Advance	-	15,000,000	11,445,212	(3,554,788)
Repay Developer Advance	-	(10,775,730)	(10,648,530)	127,200
Transfers To Other Fund	-	(2,328,800)	(2,319,063)	9,737
Total Other Financing Sources (Uses)	-	15,284,470	12,032,619	(3,251,851)
NET CHANGE IN FUND BALANCE	-	-	9,921	9,921
Fund Balance - Beginning of Year	-	-	-	-
FUND BALANCE - END OF YEAR	$ -	$ -	$ 9,921	$ 9,921

OTHER INFORMATION

LAFFERTY CANYON METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

Bonds/Loans and Interest Maturing in the Year Ending December 31,	$11,885,000 General Obligation Bonds Series 2025A Interest 5.625% Dated March 26, 2025 Interest Payable June 1 and December 1 Principal Due December 1		
	Principal	Interest	Total
2026	$ -	$ 668,531	$ 668,531
2027	-	668,531	668,531
2028	-	668,531	668,531
2029	-	668,531	668,531
2030	115,000	668,531	783,531
2031	125,000	662,063	787,063
2032	150,000	655,031	805,031
2033	155,000	646,594	801,594
2034	180,000	637,875	817,875
2035	190,000	627,750	817,750
2036	220,000	617,063	837,063
2037	230,000	604,688	834,688
2038	260,000	591,750	851,750
2039	275,000	577,125	852,125
2040	310,000	561,656	871,656
2041	325,000	544,219	869,219
2042	360,000	525,938	885,938
2043	380,000	505,688	885,688
2044	420,000	484,313	904,313
2045	445,000	460,688	905,688
2046	490,000	435,656	925,656
2047	515,000	408,094	923,094
2048	565,000	379,125	944,125
2049	595,000	347,344	942,344
2050	650,000	313,875	963,875
2051	685,000	277,313	962,313
2052	740,000	238,781	978,781
2053	785,000	197,155	982,155
2054	845,000	153,000	998,000
2055	1,875,000	105,467	1,980,467
Total	$ 11,885,000	$ 14,900,906	$ 26,785,906

LAFFERTY CANYON METROPOLITAN DISTRICT
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
2023/2024	$ 1,427,160	1427159900.0%	0.000	0.000	0.000	$ -	$ -	- %
2024/2025	1,331,325	-6.7%	15.711	0.000	15.711	20,916	20,916	100.00 %
Estimated for Year Ending December 31, 2026	$ 6,713,766	4.0%	3.279	48.370	51.649	$ 346,759		

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: Boulder Assessor and Treasurer.