ARISTA METROPOLITAN DISTRICT
Broomfield County, Colorado

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

ARISTA METROPOLITAN DISTRICT
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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
ARISTA METROPOLITAN DISTRICT

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of ARISTA METROPOLITAN DISTRICT, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the ARISTA METROPOLITAN 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 ARISTA METROPOLITAN DISTRICT, as of December 31, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of ARISTA METROPOLITAN 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 ARISTA METROPOLITAN DISTRICT's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

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

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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 ARISTA METROPOLITAN 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 ARISTA METROPOLITAN DISTRICT's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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 opinion on the basic financial statements is 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 ARISTA METROPOLITAN DISTRICT's basic financial statements. The supplementary information, as listed 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 supplementary information, as listed in the table of contents are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information, as listed in the table of contents, does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

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



Littleton, Colorado
September 29, 2026

BASIC FINANCIAL STATEMENTS

ARISTA METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	$ 143,373
Cash and Investments - Restricted	5,586,446
Accounts Receivable	565,330
Prepaid Insurance	64,673
Receivable from County Treasurer	13,690
Property Tax Receivable	5,233,968
Park Sureties	244,134
Prepaid Bond Insurance	1,551,323
Capital Assets:	
Capital Assets Not Being Depreciated	9,498,629
Capital Assets Net of Depreciation	15,032,262
Total Assets	37,933,828
DEFERRED OUTFLOWS OF RESOURCES	
Cost of Refunding, Net	1,553,800
Total Deferred Outflows of Resources	1,553,800
LIABILITIES	
Accounts Payable	127,753
Retainage Payable	9,050
Accrued Bond Interest	258,288
Noncurrent Liabilities:	
Due Within One Year	960,000
Due in More Than One Year	101,280,805
Total Liabilities	102,635,896
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	5,233,968
Total Deferred Inflows of Resources	5,233,968
NET POSITION	
Net Investment in Capital Assets	5,596,959
Restricted for:	
Emergency Reserve	43,300
Capital	1,242,244
Unrestricted	(75,264,739)
Total Net Position	$ (68,382,236)

See accompanying Notes to Basic Financial Statements.

ARISTA METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

FUNCTIONS/PROGRAMS	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net Revenues (Expenses) and Changes in Net Position: Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	$ 595,904	$ -	$ -	$ -	$ (595,904)
Parking Operations	591,576	-	1,105,507	-	513,931
Transfer of Public Improvements to Another Government	1,529,043	-	-	-	(1,529,043)
Interest on Long-Term Debt and Related Costs	6,120,122	-	-	1,196,084	(4,924,038)
Total Governmental Activities	$ 8,836,645	$ -	$ 1,105,507	$ 1,196,084	(6,535,054)
GENERAL REVENUES					
Property Taxes					5,502,677
Specific Ownership Taxes					229,949
Fees In Lieu Of Taxes					578,202
Interest Income					293,866
Other Revenue					2,793
Total General Revenues					6,607,487
CHANGES IN NET POSITION					72,433
Net Position - Beginning of Year					(68,454,669)
NET POSITION - END OF YEAR					$ (68,382,236)

See accompanying Notes to Basic Financial Statements.

ARISTA METROPOLITAN DISTRICT
BALANCE SHEET –
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Special Revenue Parking Structure	Debt Service Series 2023A & B	Debt Service Series 2020A
ASSETS				
Cash and Investments	$ 143,373	$ -	$ -	$ -
Cash and Investments - Restricted	43,300	-	2,189,886	667,111
Receivable from County Treasurer	2,572	-	11,118	-
Accounts Receivable	-	512,414	24,754	28,162
Due from Other Funds	277,988	-	-	-
Prepaid Insurance	32,990	31,683	-	-
Property Tax Receivable	988,417	-	4,245,551	-
Park Sureties	-	-	-	-
Total Assets	$ 1,488,640	$ 544,097	$ 6,471,309	$ 695,273
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	$ 25,327	$ 81,971	$ 7,000	$ -
Retainage Payable	-	-	-	-
Due to Other Funds	-	277,988	-	-
Total Liabilities	25,327	359,959	7,000	-
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax	988,417	-	4,245,551	-
Total Deferred Inflows of Resources	988,417	-	4,245,551	-
FUND BALANCES				
Nonspendable:				
Prepaid Expense	32,990	31,683	-	-
Restricted for:				
Emergency Reserves	43,300	-	-	-
Debt Service	-	-	2,218,758	695,273
Capital Projects	-	-	-	-
Committed:				
Operations	-	152,455	-	-
Capital Projects	-	-	-	-
Unassigned	398,606	-	-	-
Total Fund Balances	474,896	184,138	2,218,758	695,273
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 1,488,640	$ 544,097	$ 6,471,309	$ 695,273

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.

Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.
- Prepaid Bond Insurance

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
- Bonds Payable
- Unamortized Bond Discount
- Cost of Refunding, Net

Net Position of Governmental Activities

See accompanying Notes to Basic Financial Statements.

ARISTA METROPOLITAN DISTRICT
BALANCE SHEET –
GOVERNMENTAL FUNDS (CONTINUED)
DECEMBER 31, 2025

	Debt Service Series 2020B	Capital Projects	Total Governmental Funds
ASSETS			
Cash and Investments	$ -	$ -	$ 143,373
Cash and Investments - Restricted	414,856	2,271,293	5,586,446
Receivable from County Treasurer	-	-	13,690
Accounts Receivable	-	-	565,330
Due from Other Funds	-	-	277,988
Prepaid Insurance	-	-	64,673
Property Tax Receivable	-	-	5,233,968
Park Sureties	-	244,134	244,134
Total Assets	$ 414,856	$ 2,515,427	$ 12,129,602
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	$ -	$ 13,455	$ 127,753
Retainage Payable	-	9,050	9,050
Due to Other Funds	-	-	277,988
Total Liabilities	-	22,505	414,791
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	-	-	5,233,968
Total Deferred Inflows of Resources	-	-	5,233,968
FUND BALANCES			
Nonspendable:			
Prepaid Expense	-	-	64,673
Restricted for:			
Emergency Reserves	-	-	43,300
Debt Service	414,856	-	3,328,887
Capital Projects	-	2,483,872	2,483,872
Committed:			
Operations	-	-	152,455
Capital Projects	-	9,050	9,050
Unassigned	-	-	398,606
Total Fund Balances	414,856	2,492,922	6,480,843
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 414,856	$ 2,515,427	
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.			24,530,891
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.			
Prepaid Bond Insurance			1,551,323
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			(500,020)
Bonds Payable			(102,345,000)
Unamortized Bond Discount			345,927
Cost of Refunding, Net			1,553,800
Net Position of Governmental Activities			$ (68,382,236)

See accompanying Notes to Basic Financial Statements.

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

	General	Special Revenue Parking Structure	Debt Service Series 2023A & B	Debt Service Series 2020A
REVENUES				
Property Taxes	$ 1,234,627	$ -	$ 4,268,050	$ -
Specific Ownership Taxes	51,593	-	178,356	-
Fees In Lieu Of Taxes	129,730	-	448,472	-
Interest Income	28,106	-	164,253	5,389
SUTRA - Sales Taxes	-	-	160,445	-
SUTRA - Use Taxes	-	-	10,511	-
LID Sales Taxes	-	-	-	34,697
Sales Taxes - Parcel A	-	-	-	130,431
Permits And Fees	-	500	-	-
Other Revenue	-	2,793	-	-
Reimbursements From Participants - Arista Place	-	123,575	-	-
Reimbursements From Participants - Peak	-	452,863	-	-
Reimbursements From Participants - Rtd	-	528,569	-	-
Total Revenues	1,444,056	1,108,300	5,230,087	170,517
EXPENDITURES				
Current:				
Accounting	74,136	-	-	-
Auditing	8,400	-	-	-
County Treasurer's Fee	1,533	-	5,299	-
District Management	17,478	-	-	-
Dues And Membership	550	-	-	-
Election	2,666	-	-	-
Insurance	31,131	-	-	-
Landscaping	12,532	-	-	-
Legal	20,077	-	-	-
Miscellaneous	1,797	-	-	-
Utilities - Landscaping	21,989	-	-	-
Utility Locates	7,962	-	-	-
Reimbursement - Arista Owner's Association	49,867	-	-	-
Website	3,979	-	-	-
Parking Operations and Maintenance	-	1,110,389	-	-
Debt Service:				
Bond Interest - Series 2023A	-	-	2,827,675	-
Bond Interest - Series 2023B	-	-	2,667,685	-
Bond Interest - Series 2020A	-	-	-	135,575
Bond Interest - Series 2020B	-	-	-	-
Bond Principal - Series 2020A	-	-	-	505,000
Bond Principal - Series 2020B	-	-	-	-
Paying Agent Fees	-	-	7,000	4,000
Capital Projects:				
Gallery Park	-	-	-	-
Parkland Extension	-	-	-	-
Project Management Fee	-	-	-	-
Total Expenditures	254,097	1,110,389	5,507,659	644,575
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	1,189,959	(2,089)	(277,572)	(474,058)
OTHER FINANCING SOURCES (USES)				
City Support	-	-	-	470,000
Repay Developer Advance	(1,158,521)	-	-	-
Transfers From Other Funds	-	-	-	-
Transfers To Other Fund	(185,000)	-	-	-
Total Other Financing Sources (Uses)	(1,343,521)	-	-	470,000
NET CHANGE IN FUND BALANCES	(153,562)	(2,089)	(277,572)	(4,058)
Fund Balances - Beginning of Year	628,458	186,227	2,496,330	699,331
FUND BALANCES - END OF YEAR	$ 474,896	$ 184,138	$ 2,218,758	$ 695,273

See accompanying Notes to Basic Financial Statements.

ARISTA METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS (CONTINUED)
YEAR ENDED DECEMBER 31, 2025

	Debt Service Series 2020B	Capital Projects	Total Governmental Funds
REVENUES			
Property Taxes	$ -	$ -	$ 5,502,677
Specific Ownership Taxes	-	-	229,949
Fees In Lieu Of Taxes	-	-	578,202
Interest Income	1,301	94,817	293,866
SUTRA - Sales Taxes	-	-	160,445
SUTRA - Use Taxes	-	-	10,511
LID Sales Taxes	-	-	34,697
Sales Taxes - Parcel A	-	-	130,431
Permits And Fees	-	-	500
Other Revenue	-	-	2,793
Reimbursements From Participants - Arista Place	-	-	123,575
Reimbursements From Participants - Peak	-	-	452,863
Reimbursements From Participants - Rtd	-	-	528,569
Total Revenues	1,301	94,817	8,049,078
EXPENDITURES			
Current:			
Accounting	-	-	74,136
Auditing	-	-	8,400
County Treasurer's Fee	-	-	6,832
District Management	-	-	17,478
Dues And Membership	-	-	550
Election	-	-	2,666
Insurance	-	-	31,131
Landscaping	-	-	12,532
Legal	-	-	20,077
Miscellaneous	-	-	1,797
Utilities - Landscaping	-	-	21,989
Utility Locates	-	-	7,962
Reimbursement - Arista Owner's Association	-	-	49,867
Website	-	-	3,979
Parking Operations and Maintenance	-	-	1,110,389
Debt Service:			
Bond Interest - Series 2023A	-	-	2,827,675
Bond Interest - Series 2023B	-	-	2,667,685
Bond Interest - Series 2020A	-	-	135,575
Bond Interest - Series 2020B	161,241	-	161,241
Bond Principal - Series 2020A	-	-	505,000
Bond Principal - Series 2020B	230,000	-	230,000
Paying Agent Fees	4,000	-	15,000
Capital Projects:			
Gallery Park	-	10,075	10,075
Parkland Extension	-	277,816	277,816
Project Management Fee	-	170,686	170,686
Total Expenditures	395,241	458,577	8,370,538
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(393,940)	(363,760)	(321,460)
OTHER FINANCING SOURCES (USES)			
City Support	390,000	-	860,000
Repay Developer Advance	-	-	(1,158,521)
Transfers From Other Funds	-	185,000	185,000
Transfers To Other Fund	-	-	(185,000)
Total Other Financing Sources (Uses)	390,000	185,000	(298,521)
NET CHANGE IN FUND BALANCES	(3,940)	(178,760)	(619,981)
Fund Balances - Beginning of Year	418,796	2,671,682	7,100,824
FUND BALANCES - END OF YEAR	$ 414,856	$ 2,492,922	$ 6,480,843

See accompanying Notes to Basic Financial Statements.

ARISTA 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	$	(619,981)
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		959,828
Depreciation Expense		(318,946)
Transfer of Public Improvements to Other Governments		(1,529,043)
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		735,000
Repay Developer Advance		442,330
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		(115,858)
Accrued Interest Payable Developer Advance - Change in Liability		682,386
Amortization of Bond Discount		(16,368)
Amortization of Bond Insurance		(73,399)
Amortization of Cost of Bond Refunding		(73,516)
Changes in Net Position of Governmental Activities	$	72,433

See accompanying Notes to Basic Financial Statements.

ARISTA METROPOLITAN DISTRICT
GENERAL FUND –
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 1,246,960	$ 1,234,627	$ (12,333)
Specific Ownership Taxes	56,113	51,593	(4,520)
Interest Income	15,000	28,106	13,106
Fees in Lieu of Taxes	129,780	129,730	(50)
Total Revenues	1,447,853	1,444,056	(3,797)
EXPENDITURES			
Accounting	80,000	74,136	5,864
Auditing	8,400	8,400	-
County Treasurer's Fee	1,537	1,533	4
District Management	45,000	17,478	27,522
Dues And Membership	650	550	100
Election	3,500	2,666	834
Insurance	36,000	31,131	4,869
Landscaping	-	12,532	(12,532)
Legal	45,000	20,077	24,923
Miscellaneous	10,000	1,797	8,203
Repairs And Maintenance	50,000	-	50,000
Utilities - Landscaping	35,000	21,989	13,011
Utility Locates	15,000	7,962	7,038
Reimbursement - Arista Owner's Association	49,000	49,867	(867)
Website	4,200	3,979	221
Total Expenditures	383,287	254,097	129,190
EXCESS OF REVENUES OVER EXPENDITURES	1,064,566	1,189,959	125,393
OTHER FINANCING SOURCES (USES)			
Repay Developer Advance	(800,000)	(1,158,521)	(358,521)
Transfers To Other Fund	(696,252)	(185,000)	511,252
Total Other Financing Sources (Uses)	(1,496,252)	(1,343,521)	152,731
NET CHANGE IN FUND BALANCE	(431,686)	(153,562)	278,124
Fund Balance - Beginning of Year	592,917	628,458	35,541
FUND BALANCE - END OF YEAR	$ 161,231	$ 474,896	$ 313,665

See accompanying Notes to Basic Financial Statements.

ARISTA METROPOLITAN DISTRICT
SPECIAL REVENUE FUND – PARKING STRUCTURE –
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				
Reimbursements From Participants - Arista Place	$ 102,264	$ 123,575	$ 123,575	$ -
Reimbursements From Participants - Peak	374,764	452,863	452,863	-
Reimbursements From Participants - Rtd	397,772	528,569	528,569	-
Permits And Fees	-	500	500	-
Other Revenue	-	2,793	2,793	-
Total Revenues	874,800	1,108,300	1,108,300	-
EXPENDITURES				
Contract Maintenance Service	150,000	133,020	133,020	-
Communications	4,500	4,139	4,139	-
Elevator Inspection & Maintenance	10,000	8,740	8,740	-
Fire Inspections & Repairs	10,000	23,048	23,048	-
Mechanical Systems Inspection & Repair	10,000	4,981	4,981	-
Annual Inspection	10,000	16,365	16,365	-
Contingency	-	14,611	-	14,611
Electricity	33,000	34,087	34,087	-
Insurance	34,800	30,094	30,094	-
Landscaping	16,000	16,260	16,260	-
Pest Control	500	-	-	-
Security	240,000	206,833	206,833	-
Snow Removal	100,000	41,263	41,263	-
Parking Garage Repairs And Renovations	250,000	581,305	581,305	-
Water & Sanitation	6,000	10,254	10,254	-
Total Expenditures	874,800	1,125,000	1,110,389	14,611
NET CHANGE IN FUND BALANCE	-	(16,700)	(2,089)	14,611
Fund Balance - Beginning of Year	129,548	186,227	186,227	-
FUND BALANCE - END OF YEAR	$ 129,548	$ 169,527	$ 184,138	$ 14,611

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

Arista 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 for the city and County of Broomfield (the City) on December 13, 2002 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised statutes). The District operates under a Service Plan approved by the City on August 28, 2001, and as modified on September 10, 2002, and on August 9, 2005. The District was formed as the Park 36 Metropolitan District. On August 15, 2005, the name of the District was changed to Arista Metropolitan District.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services. The operation and maintenance of most District services and facilities is anticipated to be provided by other entities and not by the District. The District is authorized to operate and maintain any improvements not otherwise conveyed to the City or other entities.

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

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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

The statement of activities demonstrates the degree to which the direct 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 the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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 Special Revenue Fund – Parking Structure accounts for revenues earned and expenditures incurred in connection with the operation and maintenance of the parking structure.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The Debt Service Fund – Series 2023A and 2023B accounts for the resources accumulated and payments made for principal, interest and other costs related to the Series 2023A and 2023B Bonds.

The Debt Service Fund – 2020A accounts for the resources accumulated and payments made for principal, interest and other costs related to the Series 2020A Bonds.

The Debt Service Fund – 2020B accounts for the resources accumulated and payments made for principal, interest and other costs related to the Series 2020B Bonds.

The Capital Projects Fund accounts for financial resources to be used for the acquisition or construction of major capital improvements within the District.

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 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 sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property Taxes (Continued)

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

Capital Assets

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

Except for the parking structure, Arista Park and certain street signage, all assets of the District will be conveyed to other governmental entities. 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, a component of the District's net position.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Depreciation expenses has been computed using the straight-line method over the following estimated economic useful lives:

Parking Structure	75 Years
Parking Structure Improvements:	
Security Cameras	5 Years
Sump Pumps	10 Years

Original Issue Premium and Discount

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums and discounts received on debt issuances are reported as other financing sources.

Cost of Refunding

In the government-wide financial statements, the deferred cost of bond refunding is being amortized using the interest method over the life of the new bonds. The amortization amount is a component of interest expense and the unamortized deferred cost is reflected as a deferred outflow of resources.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 assets that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditures) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, cost of refunding, is deferred and recognized as an outflow of resources in the period that the amount is incurred.

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.

In the government-wide financial statements, fund equity is classified as net position. Net position may be classified into three components: net investment in capital assets, restricted and unrestricted. These classifications are defined as follows:

Net Investment in Capital Assets – This component of net position consists of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any debt that is attributable to the acquisition, construction, or improvement of those assets. If there are significant unspent debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds is not included in this component.

Restricted – This component of net position consists of assets that are restricted for use as imposed by external parties such as creditors, grantors or contributors, or as imposed by laws or regulations of other governments, or as imposed through constitutional provisions or enabling legislation.

Unrestricted – The component of net position that does not meet the definitions above.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance

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

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

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

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

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

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

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

NOTE 3 CASH AND INVESTMENTS

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

Statement of Net Position:		
Cash and Investments	$	143,373
Cash and Investments - Restricted		5,586,446
Total Cash and Investments	$	5,729,819

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

Deposits with Financial Institutions	$	119,455
Investments		5,610,364
Total Cash and Investments	$	5,729,819

Deposits with Financial Institutions

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

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

At December 31, 2025, the District's cash deposits had a bank and carrying balance of $119,455.

Investments

The District has adopted a formal investment policy which follows state statutes regarding investments.

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

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

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

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

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

Investment	Maturity	Amount
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	$ 4,528,397
Colorado Surplus Asset Truste Fund (CSAFE)	Weighted-Average Under 60 Days	31,151
Bank Midwest Money Market		1,050,816
Total		$ 5,610,364

Fair Value Measurement and Application

The District categorizes its fair value measurements 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, and Level 3 inputs are significant unobservable inputs. Investments not measured at fair value and not categorized include governmental money market funds (PFM Funds Governmental Select series), money market funds (generally held by Bank Trust Departments in their role as paying agent or trustee), CSAFE (which are recorded at amortized cost), and COLOTRUST (which are recorded at net asset value).

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.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE (Continued)

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

COLOTRUST

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

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

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

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST (Continued)

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

Bank Midwest Money Market Deposit Accounts

The debt service money that is included in the trust accounts at Bank Midwest is invested in Bank Midwest Public Funds Money Market account. This account is not actually a Money Market Mutual Fund, but a standard bank depository savings account held by Bank Midwest, which is an eligible public depository within the meaning of the PDPA and is in compliance with the PDPA and the rules and regulations promulgated by the Colorado State.

NOTE 4 RECEIVABLES

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

Receivable from the City and County of Broomfield as follows:		
Sales and Use Taxes	$	52,916
Receivable from County Treasurer		13,690
Total		66,606
Receivable from the Parking Garage Participants as follows:		
Arista Place		41,038
Peak Entertainment		360,916
RTD		110,460
Total		512,414
Total Receivables	$	579,020

NOTE 5 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:				
Land	$ 1,700,000	$ -	$ -	$ 1,700,000
Arista Park	2,881,777	-	-	2,881,777
Construction in Progress:				
Streets - Signage	104,781	-	-	104,781
Streets - Other	168,358	-	-	168,358
Shepsfield Park	1,529,043	-	1,529,043	-
Gallery Park	2,766,205	180,761	-	2,946,966
Parkland Extension	1,418,931	277,816	-	1,696,747
Parking Garage Renovations	471,290	501,251	972,541	-
Total Capital Assets, Not Being Depreciated	11,040,385	959,828	2,501,584	9,498,629
Capital Assets, Being Depreciated:				
Parking Structure	18,610,814	972,541	-	19,583,355
Parking Structure Improvements:				
Security Cameras	55,295	-	-	55,295
Sump Pumps	38,141	-	-	38,141
Total Capital Assets, Being Depreciated	18,704,250	972,541	-	19,676,791
Less Accumulated Depreciation for:				
Parking Structure	4,298,380	304,072	-	4,602,452
Parking Structure Improvements	27,203	14,874	-	42,077
Total Accumulated Depreciation	4,325,583	318,946	-	4,644,529
Total Capital Assets, Being Depreciated, Net	14,378,667	653,595	-	15,032,262
Governmental Activities Capital Assets, Net	$ 25,419,052	$ 1,613,423	$ 2,501,584	$ 24,530,891

Depreciation expense for the parking structure was charged to the general government function of the District in the amount of $318,946, which is the total depreciation expense for the District for the year ended December 31, 2025.

The District recorded the conveyance of Shepsfield Park to the City and County of Broomfield following final acceptance by the City.

NOTE 6 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Bonds Payable:					
General Obligation and Special Revenue Bonds:					
Series 2023A	$ 60,925,000	$ -	$ -	$ 60,925,000	$ 200,000
Series 2023B	33,760,000	-	-	33,760,000	-
Parking/Special Limited Revenue Refunding Bonds:					
Series 2020A	4,250,000	-	505,000	3,745,000	520,000
Series 2020B	4,145,000	-	230,000	3,915,000	240,000
Accrued Interest					
Series 2023B	123,787	2,785,630	2,667,685	241,732	-
Subtotal Bonds Payable	103,203,787	2,785,630	3,402,685	102,586,732	960,000
Other Debts:					
Developer Advance	442,330	-	442,330	-	-
Accrued Interest on:					
Developer Advance	682,386	33,804	716,190	-	-
Subtotal Other Debts	1,124,716	33,804	1,158,520	-	-
Bond Premium/Discount:					
Bond Discount - Series 2023A	(362,295)	16,368	-	(345,927)	-
Subtotal Bond Premium / Discount	(362,295)	16,368	-	(345,927)	-
Total Long-Term Obligations	$ 103,966,208	$ 2,835,802	$ 4,561,205	$ 102,240,805	$ 960,000

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

General Obligation (Limited Tax Convertible to Unlimited Tax) and Special Revenue Refunding Bonds, Series 2023A

2023A Senior Bonds Details

On December 14, 2023, the District issued General Obligation (Limited Tax Convertible to Unlimited Tax) and Special Revenue Refunding Bonds, Series 2023A (2023A Senior Bonds) in the amount of $60,925,000. Proceeds from the sale of the 2023A Senior Bonds were used to: (i) refunding a portion of the District's 2018A Bonds and 2018B Bonds; (b) funding a deposit to the Reserve Fund in the amount of the Reserve Requirement; (c) purchasing the municipal bond insurance policy to secure debt service payments; and (d) paying the costs of issuing the 2023 Bonds.

The 2023A Senior Bonds bear interest in terms at rates of 4.250%, 4.500%, and 5.000% per annum, payable to the extent of Senior Pledged Revenue on each June 1 and December 1, beginning on June 1, 2024. Annual mandatory sinking fund principal payments are due on each December 1, beginning December 1, 2026. The 2023A Senior Bonds mature on December 1, 2058.

NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

Optional Redemption

The 2023A Senior Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2033, and on any date thereafter, upon payment of par, accrued interest without redemption premium.

2023A Senior Pledged Revenue

The 2023A Senior Bonds are secured by and payable solely from 2023A Senior Pledged Revenue, net of any costs of collection or any property tax rebates or abatements authorized by or on behalf of the City, which includes: (i) the Pledged Sales and Use Tax Reimbursement Agreement Revenues; (ii) the property taxes generated by the imposition of the 2023A Senior Required Mill Levy; (iii) the portion of the Specific Ownership Tax which is collected as a result of imposition of the 2023A Senior Required Mill Levy; (iv) Payment in Lieu of Taxes (PILOT) Revenues; and (v) any other legally available moneys that the District determines, in its absolute discretion, to credit to the 2023A Senior Bond Fund.

Sales and Use Tax Reimbursement Agreement Revenues

Pursuant to the Sales and Use Tax Reimbursement Agreement between the City and the District dated August 1, 2005, the City pledges certain of its sales tax and use tax revenues and service expansion fees to the District (the SUTRA Revenues), and the District pledges certain revenues received thereunder to the payment of the 2023A Senior Bonds. Pledged Sales and Use Tax Reimbursement Agreement Revenues are the SUTRA Revenues less the Available Sales Tax from the RTD Parcel and the Available Sales Tax from any associated land parcel with respect to the Fry's Allocation, if and when the Fry's Allocation is used for eligible retailers within the District which enter into incentive agreements approved by the City and County.

The portion of such revenues which constitute SUTRA Revenues within the meaning of the 2023A Senior Indenture consist of: (i) the Available Sales Tax, including any investment income thereon; excluding, however, the Available Sales Tax derived from the RTD Parcel and the Fry Allocation; (ii) 50% of a 3.50% Use Tax levied on the construction of commercial buildings, residential buildings, and construction materials within the boundaries of the District; and (iii) 50% of the Service Expansion Fees when collected by the City.

The revenue sharing obligation of the City expires upon the earlier to occur of: (a) the date on which the City Bond has been refunded and the proceeds of the Refunding Bonds (as defined in the Sales and Use Tax Reimbursement Agreement) have been applied to reduce or defease the principal amount of the District Bonds (as defined in the Sales and Use Tax Reimbursement Agreement); or (b) November 30, 2028; after which time the debt service on the 2023 Bonds is expected to be paid from other components of Pledged Revenue.

NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

2023A Senior Pledged Revenue (Continued)

City Bond

The City Bond means the City and County of Broomfield, Colorado, Sales and Use Tax Revenue Bond (Park 36 Metropolitan District), Series 2005, issued by the City to the District to evidence the City's obligations to the District under the Sales and Use Tax Reimbursement Agreement. The City Bond bears interest at the rate of 6.75% borne by the District's previously refunded Special Revenue Bonds, Series 2005, issued in the original aggregate principal amount of $31,175,000 ("Prior Series 2005 Bonds" which were refunded by the District's 2015 Loan) and matures on November 30, 2028. The City Bond has the same dated date as the Prior Series 2005 Bonds, and interest accrues and compounds semiannually on May 15 and November 15 until paid. No amount of SUTRA Revenues under the Sales and Use Tax Reimbursement Agreement may be paid in excess of the amounts due under the City Bond.

Available Sales Tax

Available Sales Tax is generally defined as 45% of the revenues derived from a 3.50% Net Sales Tax imposed on and collected by the City on transactions that are subject to the City's sales tax and that occur between the Effective Date and the Termination Date within the boundaries of the District, subject to the terms of the District's Service Plan. While the City's total sales tax rate is higher, only 3.50% of such sales tax is available to satisfy the City's obligations under the Sales and Use Tax Reimbursement Agreement.

Use Tax

The second component of SUTRA Revenues is 50% of the revenues derived from the use tax collected by the City within the boundaries of the District. The City imposes a 4.15% use tax on the purchase price paid or charged on the sale or purchase of vehicles and building and construction materials when purchased or sold at retail, and used, stored, or consumed in the City. However, only use tax received from a use tax rate of 3.50% is subject to the Sales and Use Tax Reimbursement Agreement.

Service Expansion Fees

The third component of SUTRA Revenues is 50% of the Service Expansion Fees (the SEF Fees) imposed on new residential construction collected by the City on property within the boundaries of the District. The amount of the SEF Fee is $1.00 per each square foot of total floor area for which a building permit has been issued by the City. Garages and unfinished basements on new residential construction, garage conversions or additions to existing dwellings, assisted care facilities, nursing homes senior housing facilities, and hospices are exempt from the SEF Fee.

NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

2023A Senior Required Mill Levy

Pursuant to the 2023A Senior Indenture, prior to the Conversion Date, the District is required to impose a 2023A Senior Required Mill levy in an amount which, when combined with the amount of Estimated SUTRA Revenues for the relevant year, will generate amounts sufficient to fund the 2023A Senior Bond Fund for the relevant Bond Year and pay the 2023A Senior Bonds as they come due, but not in excess of 50 mills, subject to adjustment for any change in the method of calculated assessed valuation.

2023A Senior Reserve Fund

The 2023A Senior Bonds are further secured by the Reserve Fund in the Required Reserve Amount of $4,237,475, which is funded through the issuance of the Reserve Policy and a portion of the Bonds' proceeds of $2,118,738. The Reserve Policy and the proceeds of the Bonds are each in the amount of 50% of the Required Reserve. The Reserve Fund is to be maintained in the amount of the Required Reserve so long as the Bonds are outstanding.

2023A Bonds Debt Service

The outstanding principal and interest of the 2023A Bonds are due as follows:

Year Ending December 31,	Principal	Interest	Total
2026	$ 200,000	$ 2,827,675	$ 3,027,675
2027	525,000	2,817,675	3,342,675
2028	595,000	2,791,425	3,386,425
2029	625,000	2,761,675	3,386,675
2030	705,000	2,730,425	3,435,425
2031-2035	4,420,000	13,068,125	17,488,125
2036-2040	6,380,000	11,786,500	18,166,500
2041-2045	8,645,000	10,176,400	18,821,400
2046-2050	11,765,000	7,809,525	19,574,525
2051-2055	15,535,000	4,766,400	20,301,400
2056-2058	11,530,000	1,055,700	12,585,700
Total	$ 60,925,000	$ 62,591,525	$ 123,516,525

NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

Subordinate Limited Tax General Obligation And Special Revenue Refunding and Improvement Bonds, Series 2023B

2023B Subordinate Bonds Details

On December 14, 2023, the District issued Subordinate Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2023B (2023B Subordinate Bonds) in the amount of $33,760,000. Proceeds from the sale of the 2023B Subordinate Bonds were used to: (i) refunding the remainder of the District's 2018A Bonds and 2018B Bonds; and (b) financing and reimbursing project costs.

The 2023B Subordinate Bonds bear interest at 8.250% per annum, payable annually to the extent of Subordinate Pledged Revenue available on each December 15, commencing on December 15, 2024. The 2023B Subordinate Bonds mature on December 15, 2039. The 2023B Subordinate Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on December 15, 2063, regardless of the amount of principal and interest paid prior to the 2023B Subordinate Bond Termination Date. The 2023B Subordinate Bonds are structured as "cash flow" bonds, meaning that there are no schedule payments of principal or interest prior to the maturity date.

Optional Redemption

The 2023B Subordinate Bonds are subject to redemption prior to maturity, to the option of the District, on December 1, 2028, and on any date thereafter, upon payment of par and accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

Date of Redemption	Redemption Premium
December 1, 2028, to November 30, 2029	3.00%
December 1, 2029, to November 30, 2030	2.00
December 1, 2030, to November 30, 2031	1.00
December 1, 2031, and thereafter	0.00

2023B Subordinate Pledged Revenue

The 2023B Subordinate Bonds are secured by and payable solely from 2023B Subordinate Pledged Revenue, net of any costs of collection or any property tax rebates or abatements authorized by or on behalf of the City, which includes: (i) the Pledged Sales and Use Tax Reimbursement Agreement Revenues; (ii) the property taxes generated by the imposition of the 2023B Subordinate Required Mill Levy; (iii) the portion of the Specific Ownership Tax which is collected as a result of imposition of the 2023B Subordinate Required Mill Levy; (iv) Payment in Lieu of Taxes (PILOT) Revenues; and (v) any other legally available moneys that the District determines, in its absolute discretion, to credit to the 2023B Subordinate Bond Fund.

NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

Parking/Special Limited Revenue Refunding Bonds (Broomfield Event Center Parking Project), Series 2020A (the 2020A Bonds) and **Taxable Parking/Special Limited Revenue Refunding Bonds (Broomfield Event Center Parking Project), Series 2020B** (the 2020B Bonds, and together with the 2020A Bonds, the 2020 Bonds)

Bond Proceeds

The District issued the 2020 Bonds on April 15, 2020, in the par amounts of $6,035,000 for the 2020A Bonds and $5,600,000 for the 2020B Bonds through a private placement with NBH Bank. Proceeds from the sale of the 2020 Bonds were used to (i) refund all of the District's currently outstanding Parking/Special Limited Revenue Bonds (Broomfield Event Center Parking Project), Senior Series 2006A and Parking/Special Limited Revenue Bonds (Broomfield Event Center Parking Project), Senior Series 2006B (Taxable) (collectively, the 2006 Bonds); (ii) fund the 2020A Reserve Fund; (iii) fund the 2020B Reserve Fund; and (iv) pay the costs of issuing the 2020 Bonds.

2020A Bonds Details

The 2020A Bonds bear interest at 3.190% per annum and are payable semiannually on June 1 and December 1 (the Interest Payment Dates), to the extent of available 2020A Pledged Revenue, beginning on December 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2020. The 2020A Bonds mature on December 1, 2039.

To the extent principal of any 2020A Bond is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate borne by the 2020A Bond. To the extent interest on any 2020A Bond is not paid when due, such interest shall compound semiannually on each Interest Payment Date, at the rate then borne by the 2020A Bond.

2020A Bonds Optional Redemption

The 2020A Bonds are subject to redemption prior to maturity, at the option of the District, in whole but not in part, on April 15, 2030 (the Par Call Date) and on any date thereafter, upon payment of the principal amount so redeemed plus accrued interest to the date of redemption, with no redemption premium.

The 2020A Bonds are also subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of $1,000, on any Interest Payment Date occurring prior to the Par Call Date, upon payment of a redemption price equal to the sum of: (A) the principal amount redeemed; (B) accrued interest to the date of redemption; (C) administrative fees, as applicable; and (D) the Make-Whole Fee, if any. The Make-Whole Fee is equal to the present value of the difference between (A) the total amount of interest based on the Original Interest Rate Swap Rate which would have accrued on the prepaid amount had such event not occurred and (B) the amount of interest based on the Current Interest Rate Swap Rate which would have accrued on the prepaid amount had such event not occurred, both (A) and (B) discounted at the then "Current Interest Rate Swap Rate," as determined by NBH Bank.

NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

2020A Bonds Optional Redemption (Continued)

The "Original Interest Rate Swap Rate" is the quotation in effect at the time of issuance maturing on the stated Final Maturity Date of the Bonds. The "Current Interest Rate Swap Rate" is the quotation in effect on the Redemption Date maturing on the stated Final Maturity Date. Should the present value have no value or a negative value, the Bonds may be optionally redeemed with no Make-Whole Fee. The Make-Whole Fee shall apply in the event of any prepayment or prior redemption of the Bonds for any reason whatsoever occurring prior to the Par Call Date. All calculations and determinations by the Bank of the amounts payable pursuant to the preceding provisions or of any element thereof, if made in accordance with its then standard procedures for so calculating or determining such amounts, shall be conclusive absent manifest arithmetic error.

2020A Bonds Pledged Revenue

The 2020A Bonds are secured by 2020A Pledged Revenue which means the moneys derived by the District from the following sources: (a) the Pledged LID Sales Tax Revenues; (b) the Pledged RTD Sales Tax Rebate Revenues; (c) the BURA Deposit 2020A Allocation; (d) City Funded Reserve Replenishments; and (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as 2020A Pledged Revenue.

"Pledged LID Sales Tax Rebate Revenues" means the revenues derived from the sales tax imposed by the Arista LID, at the rate of 0.2%, on all transactions subject to such sales tax within the boundaries of the Arista LID, except for costs of collection, administration, and enforcement incurred by the City. Pursuant to the Intergovernmental Agreement by and between Arista LID and District, the proceeds of the LID salts taxes will be remitted to the District.

"Pledged RTD Sales Tax Rebate Revenues" means the revenues collected from 45% of the City and County's 3.50% Sales Tax collected on all transactions occurring within the RTD Parcel which are subject to the Sales Tax, originally payable by the City to RTD under the RTD Reimbursement Agreement and assigned to the District by RTD.

"BURA Deposit 2020A Allocation" means, for any relevant year, the portion of the annual BURA payment of $250,000 to be remitted to the Trustee in accordance with the provisions of the BURA IGA and allocated to the 2020A Bonds pursuant to the BURA Allocation Instructions provided by the District Accountant for that year.

"City Funded Reserve Replenishments" means all amounts received by the Trustee from the City pursuant to the 2020 City Reserve Fund Replenishment Agreement for purposes of replenishing the 2020A Reserve Fund to the 2020A Reserve Fund Requirement. During 2025, no draws were made from the Reserve Funds.

NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

Additional Security for the 2020A Bonds

The 2020A Bonds are also secured by the 2020A Reserve Fund which was funded from proceeds of the 2020A Bonds in the amount of the 2020A Reserve Requirement which means: (a) for the period commencing on the date of issuance and delivery of the 2020A Bonds through and including December 1, 2028, the amount of $641,443.92, and (b) for the period commencing on December 2, 2028 (the 2020A Reserve Fund Reduction Date) through and including the earlier of the Final Maturity Date or prior redemption, the amount of $240,784.

The 2020A Bonds will be further secured by the 2020A Surplus Fund which was not created at the time of issuance of the 2020A Bonds. The Trustee shall create the 2020A Surplus Fund on or prior to the 2020A Reserve Fund Reduction Date. On the 2020A Reserve Fund Reduction Date, the Trustee shall release the amount of $155,000 from the 2020A Reserve Fund and transfer it to the 2020A Surplus Fund.

Events of Default - 2020A Bonds

The occurrence of any of the following shall constitute an Event of Default: (a) the District fails or refuses to apply the 2020A Pledged Revenue as required by the 2020A Indenture; (b) the District defaults in the performance or observance of any of the covenants, agreements, or conditions on the part of the District and fails to remedy the same after notice; or (c) the District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the 2020A Bonds obligation.

The failure to pay principal of or interest on the 2020A Bonds when due as the result of insufficient 2020A Pledged Revenue shall not constitute an Event of Default. Acceleration of the 2020A Bonds shall not be an available remedy for an Event of Default.

2020A Bonds Debt Service

The outstanding principal and interest of the 2020A Bonds are due as follows:

Year Ending December 31,	Principal	Interest	Total
2026	$ 520,000	$ 119,466	$ 639,466
2027	535,000	102,878	637,878
2028	555,000	85,811	640,811
2029	410,000	68,107	478,107
2030	180,000	55,028	235,028
2031-2035	945,000	184,703	1,129,703
2036-2039	600,000	45,139	645,139
Total	$ 3,745,000	$ 661,132	$ 4,406,132

NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

2020B Bonds Details

The 2020B Bonds bear interest at the rate of 3.89% per annum are payable semiannually on June 1 and December 1 (the Interest Payment Dates), to the extent of available 2020B Pledged Revenue, beginning on December 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2020. The 2020B Bonds mature on December 1, 2039.

To the extent principal of any 2020B Bond is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate borne by the 2020B Bond. To the extent interest on any 2020B Bond is not paid when due, such interest shall compound semiannually on each Interest Payment Date, at the rate then borne by the 2020B Bond.

2020B Bonds Optional Redemption

The 2020B Bonds are subject to redemption prior to maturity, at the option of the District, in whole but not in part, on April 15, 2030 and on any date thereafter, upon payment of the principal amount so redeemed plus accrued interest to the date of redemption, with no redemption premium.

2020B Bonds Mandatory Excess Funds Redemption

On each October 15, commencing October 15, 2020, the Trustee shall determine the amount then on deposit in the Redemption Fund and, to the extent the amount therein is sufficient to redeem at least one 2020B Bond in the denomination of $1,000, the Trustee shall promptly give notice of mandatory excess funds redemption to occur on December 1 in that year (each, a “Special Redemption Date”), and shall take such other actions as are necessary to redeem as many Bonds as can be redeemed with the moneys then on deposit in the Redemption Fund, in denominations of $1,000, at a redemption price equal to the principal amount so redeemed and accrued interest to the Special Redemption Date, without redemption premium.

2020B Bonds Pledged Revenue

The 2020B Bonds are secured by 2020B Pledged Revenue which means the moneys derived by the District from the following sources: (a) the Parking Payment; (b) the Parking Fees; (c) the Pledged Parking Structure Signage Revenue; (d) the Pledged BURA Event Center Revenues; (e) the BURA Deposit 2020B Allocation; (f) City Funded Reserve Fund Replenishments; and (g) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as 2020B Pledged Revenue.

“Parking Payment” means the annual payment required to be made by BURA to the Trustee pursuant to the 2020 BURA IGA, which amount was initially $300,000 (as of the date of the Management and Operations Agreement) and has been and shall continue to be increased annually by the greater of the annual increase in the CPI or 2%. In 2025, the District received $390,000 in accordance with the Management and Operations Agreement.

NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

2020B Bonds Pledged Revenue (Continued)

"Parking Fees" mean amounts charged and collected directly by BURA for any parking related to events, if any, held at the Events Center subsequent to the occurrence of a Management and Operations Agreement Termination/Modification Event.

"Pledged Parking Structure Signage Revenue" is a component of the BURA Event Center Revenues and means a portion of the revenues received by BURA from the Operator of the Digital Sign and Additional Outdoor Signage, after deducting any costs of the Operator for maintenance, repair, replacement and operation.

"Pledged BURA Event Center Revenues" are the 50% of BURA Base Revenue Share and the BURA Supplemental Revenue Share which BURA is entitled to receive pursuant to the Management and Operations Agreement.

"BURA Deposit 2020B Allocation" means, for any relevant year, the portion of the annual BURA payment of $250,000 to be remitted to the Trustee in accordance with the provisions of the BURA IGA and allocated to the 2020B Bonds pursuant to the BURA Allocation Instructions provided by the District Accountant for that year.

"City Funded Reserve Fund Replenishments" means all amounts received by the Trustee from the City pursuant to the 2020 City Reserve Fund Replenishment Agreement for purposes of replenishing the 2020B Reserve Fund to the 2020B Reserve Fund Requirement.

Additional Security for the 2020B Bonds

The 2020B Bonds are also secured by the 2020B Reserve Fund which was funded from proceeds of the 2020B Bonds in the amount of the 2020B Reserve Requirement of $406,777. The 2020B Reserve Fund is to be maintained for so long as any 2020B Bond is outstanding.

Events of Default – 2020B Bonds

The occurrence of any of the following shall constitute an Event of Default: (a) the District fails or refuses to apply the 2020B Pledged Revenue as required by the 2020B Indenture; (b) the District defaults in the performance or observance of any of the covenants, agreements, or conditions on the part of the District and fails to remedy the same after notice; or (c) the District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the 2020B Bonds obligation.

The failure to pay principal of or interest on the 2020B Bonds when due as the result of insufficient 2020B Pledged Revenue shall not constitute an Event of Default. Acceleration of the 2020B Bonds shall not be an available remedy for an Event of Default.

NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

2020B Bonds Debt Service

The outstanding principal and interest of the 2020B Bonds are due as follows:

Year Ending December 31,	Principal	Interest	Total
2026	$ 240,000	$ 152,294	$ 392,294
2027	250,000	142,958	392,958
2028	255,000	133,233	388,233
2029	265,000	123,313	388,313
2030	275,000	113,005	388,005
2031-2035	1,560,000	394,641	1,954,641
2036-2038	1,070,000	83,635	1,153,635
Total	$ 3,915,000	$ 1,143,079	$ 5,058,079

Authorized Debt

Pursuant to the Service Plan, the District is permitted to issue general obligation bond indebtedness of up to $85,000,000. In no event is the District authorized to issue general obligation debt in excess of the Service Plan limit, with the exception that such limit is not applicable to refundings of the debt authorized under the Service Plan.

On November 5, 2002, the District's voters authorized total indebtedness of $40,655,000 for construction of public improvements and operating and maintenance expenditures and $39,655,000 each for debt refunding and debt related to intergovernmental agreements or other contracts with other public entities.

On November 1, 2005, the District's voters authorized an additional total indebtedness of $65,345,000 for construction of public improvements and operations and maintenance expenditures. The District's voters also authorized an additional total indebtedness of $60,345,000 each for debt refunding and debt related to intergovernmental agreements or other contracts with other public entities.

At December 31, 2025, the District had $4,978,800 in remaining Service Plan debt authorization.

NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

Developer Advances

The District has entered into Funding and Reimbursement Agreements with Park 36 Development, Inc. collectively with affiliated entities, including but not limited to Park 36 Investment, LLC (the Developer). Additionally, the District entered into an Agreement Regarding Priority of Developer Reimbursements with Park 36 Development, Inc., and Park 36 Investment, LLC on March 19, 2014, wherein it was established that the Developer Reimbursement Agreement established in 2005 will have reimbursement priority over all other reimbursement agreements. The Funding and Reimbursement Agreements are as follows:

Operation Funding Agreement

The District entered into an Operation Funding Agreement to repay advances made by the Developer for operations and maintenance costs. The District agrees to repay the Developer for such advances along with interest at the rate of 8.5%. During 2025, the District repaid the full amount owed under this agreement and therefore, as of December 31, 2025, outstanding advances under the agreement totaled $0 and accrued interest totaled $0.

NOTE 7 RELATED PARTY

The developer of the property which constitutes the District is Park 36 Development, Inc. (Developer). The majority of the members of the Board of Directors are employees of, owners of, or are otherwise associated with Park 36 Development, Inc. or related entities and may have conflicts of interest in dealing with the District. All conflicts have been previously disclosed as required by law. Wiens Capital Management, LLC, a company related to the Developer, entered into the Construction Management Agreement with the District (See related notes in Note 10).

The developer advance funds to the District pursuant to the following agreements (See Note 6 Long-Term Obligations for additional information).

Operation Funding Agreement

- Purpose: To pay general, administrative, operations, and maintenance costs of the District.
- Parties: District and Park 36 Development, Inc.
- Original Date: April 28, 2005
- Interest Rate: 8.5% per annum from date of deposit
- Principal Balance at December 31, 2025: $0
- Accrued Interest Balance at December 31, 2025: $0

NOTE 8 NET POSITION

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

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2025, the District had the following net investment in capital assets, calculated as follows:

Net Investment in Capital Assets:	
Capital Assets, Net of Depreciation	$ 19,614,039
Outstanding Bonds Payable Attributable to the Capital Assets	(15,234,800)
Unspent Bond Proceeds (Primarily Debt Service Reserve Funds)	1,217,720
Net Investment in Capital Assets	$ 5,596,959

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

	Governmental Activities
Restricted Net Position:	
Emergencies	$ 43,300
Capital Projects	1,242,244
Total Restricted Net Position	$ 1,285,544

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities.

NOTE 9 INTERGOVERNMENTAL AND RELEVANT AGREEMENTS

Sales and Use Tax Reimbursement Agreement (SUTRA)

On August 1, 2005, the District entered into a Sales and Use Tax Reimbursement Agreement with the City. Pursuant to the Agreement, the City agrees to pledge the following revenue to the District for the repayment of the Series 2018A & B Bonds: (i) 45% of the revenues derived from a 3.50% City sales tax collected within the boundaries of the District, less sales taxes collected and paid by a certain major retailer and retailers on certain RTD parcels; (ii) 50% of 3.50% of a total 4.15% Use Tax collected by the City within the boundaries of the District; and (iii) 50% of the Service Expansion Fees imposed on new residential construction, equal to $1.00 per each square foot of total floor area for which a building permit has been issued, collected by the City on property within the boundaries of the District.

The City's revenue sharing obligation expires on earlier of November 28, 2028, or upon final repayment of the City Bond.

City Bond

On June 28, 2005, the City authorized the issuance of the City and County of Broomfield, Colorado, Sales and Use Tax Revenue Bond (Park 36 Metropolitan District), Series 2005, in a principal amount not to exceed $29,361,000 (the City Bond). The purpose of the City Bond is to evidence the City's obligation to the District under the Sales and Use Tax Reimbursement Agreement. The City Bond is payable from SUTRA Revenues paid to the District and bears interest at the rate of the Series 2005 Bonds, which is 6.75%, compounded semiannually on May 15 and November 15. The City Bond matures on November 30, 2028. No amount of SUTRA Revenue will be paid to the District in excess of the amounts due under the City Bond.

Cooperation Agreement

The District entered into a Cooperation agreement with Broomfield Urban Renewal Authority (BURA) on September 13, 2005, as amended on July 24, 2018 in connection with the Series 2018A and 2018B Bonds. The District is located in an urban renewal plan area established by BURA. The urban renewal plan allocates all property taxes collected from assessed value above a base amount of $2,051,480 (Base AV) to BURA; however, BURA and the District have entered into a Cooperation Agreement in which BURA agrees to transfer to the District any revenues received by BURA from the District's mill levies for operations and debt service. Between property taxes collected from the Base AV and property tax revenues received pursuant to the Cooperation Agreement, the District expects to collect all of the property tax revenues raised from the District's mill levies. The urban renewal plan terminates in 2030, and the District will collect its property tax revenues directly in all future years.

NOTE 9 INTERGOVERNMENTAL AND RELEVANT AGREEMENTS (CONTINUED)

Parking Structure Development and Operation Agreement

On June 2, 2006, the District entered into a Parking Structure Development and Operation Agreement with Park 36 Investment, LLC (the Developer) and Regional Transportation District (RTD) to define the mutual understanding and agreement of the parties concerning the design, construction, financing, maintenance, and use of the Parking Structure. The Parking Structure, a multi-level garage with the capacity for parking approximately 1,500 vehicles, is owned by the District. Based on the agreement, RTD is entitled to the exclusive use of 200 spaces, the District has the exclusive use of 560 spaces, and the remaining 740 spaces are shared and are available to RTD and District on a first-come-first-served-basis. The agreement stipulates that RTD shares 45.47% in the operation and maintenance expenses of the Parking Structure using the same percentage allocation discussed above. Following Broomfield Urban Renewal Authority's assumption of the role of Operator and Manager of the Parking Structure in August 2009, an agreement was executed to include the tenant's association of Arista Place in the allocation of annual operational costs of the Parking Structure. The tenant's association is contributing 11.69% of the annual operational costs, reducing the District's allocation to 42.84%.

Parking Structure Management and Maintenance Agreement

The District and Broomfield Sports and Entertainment, LLC (BSE) entered into a Parking Structure Management and Maintenance Agreement dated as of June 27, 2006, as amended on March 11, 2008 (the Parking Structure Management Agreement), pursuant to which the District engaged BSE to serve as the manager of the Parking Structure. Pursuant to the Assignment, Assumption and Consent Agreement, dated August 25, 2009, among BSE, BURA and the District (the Assigned Agreement), all of BSE's rights and responsibilities under the Parking Structure Management Agreement were assigned to and assumed by BURA. Pursuant to the Parking Structure Management Agreement, BURA is responsible for, among other things, coordinating the daily operations and maintenance of the Parking Structure and for paying all of the maintenance and capital replacement costs relating to the Parking Structure. Under the Assigned Agreement, the District allocated its rights to spaces in the Parking Structure to the BURA to the maximum extent available under the Assigned Agreement to utilize space in the Parking Structure for Event Center purposes during the time of all scheduled events at the Event Center and such reasonable time periods before and after such events. During the time that no events are scheduled at the Event Center, the District and BURA shall agree on the allocation of spaces as provided in the Assigned Agreement.

Construction Management Agreement

A Construction Management Agreement was entered into by and between the District and Wiens Capital Management, LLC (Construction Manager). The District is undertaking the construction and repairs of certain streets improvements and park improvements within its boundaries and engaged the Construction Manager as an independent contractor to provide management services for such project. The Construction Manager has experience and expertise in managing such project and will ensure that the project is in compliance with the District's and the City's requirements. The District will pay the Construction Manager 6% of the actual costs of the project. See related comments on Note 7 – Related Party.

NOTE 9 INTERGOVERNMENTAL AND RELEVANT AGREEMENTS (CONTINUED)

Operations and Maintenance Agreement

An Operations and Maintenance Agreement was entered into by and between the District and Arista Association (the Association). The District has or will construct or install public improvements within its boundaries, including but not limited to monumentation, signage, lighting, landscape, irrigation systems, sidewalks, open space, and park and recreation facilities (Improvements). The Association is able and willing to provide administration, management, and maintenance (Services) of the Improvements in a more cost-efficient manner than the District. The District and the Association agreed that it is in the best interest of their respective constituents for the Association to operate and maintain the Improvements. The District agreed to pay the Association a fee equivalent to 10% of its annual budget for Services performed by the Association.

Intergovernmental Agreement for Arista Parking Structure and Related Arista Metropolitan District Series 2020 Bonds

On February 11, 2020, the District entered an Intergovernmental Agreement (2020 BURA IGA) with the Broomfield Urban Renewal Authority (BURA) to provide for BURA's Obligation to pay the Pledged Event Center Revenues to the District, and to confirm BURA's Obligation to make the BURA Deposit to the District. Pursuant to the 2020 BURA IGA, BURA agrees to pay the following revenue to the District for the payment of the 2020 Bonds: (i) annual BURA Deposit of $250,000 to be remitted to the Trustee on or before November 15 of each year and to be allocated to 2020A Bonds and 2020 B Bonds in accordance with BURA Allocation Instruction provided by District Accountant; (ii) annual Parking Payment to be made to the Trustee on or before October 31 of each year, which amount was initially $300,000 and shall continue to be increased annually by the greater of the annual increase in the CPI or 2%; and (iii) 50% of BURA Event Center Revenues which BURA is entitled to receive pursuant to the Management and Operations Agreement, to be remitted to the District or the Trustee no later than 10 days after receipts.

NOTE 10 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

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

NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS

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

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 benefit increases.

On November 5, 2002 and November 1, 2005, a majority of the District's electors authorized the District to increase property taxes $1,000,000 and $5,000,000, respectively, annually, without limitation to rate, to pay the District's operations and maintenance costs. Additionally, on November 5, 2002, the District's voters authorized the District to collect, retain and spend all revenue in excess of TABOR spending, revenue raising or other limitations.

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 property tax revenue is limited to a 5.25% increase (10.5% increase over a two-year period), 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.

The District's management has taken such steps as it believes necessary to comply 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.

SUPPLEMENTARY INFORMATION

ARISTA METROPOLITAN DISTRICT
DEBT SERVICE FUND – SERIES 2023A AND 2023B
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budget		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Property Taxes	$ 4,310,686	$ 4,268,050	$ 4,268,050	$ -
Specific Ownership Taxes	193,981	178,356	178,356	-
Interest Income	100,000	164,253	164,253	-
SUTRA - Sales Taxes	157,500	160,445	160,445	-
SUTRA - Use Taxes	-	10,511	10,511	-
Fees in Lieu of Taxes	448,422	448,472	448,472	-
Total Revenues	5,210,589	5,230,087	5,230,087	-
EXPENDITURES				
County Treasurer's Fee	5,313	5,313	5,299	14
Paying Agent Fees	7,000	7,000	7,000	-
Bond Interest - Series 2023A	2,827,675	2,827,675	2,827,675	-
Bond Interest - Series 2023B	2,430,000	2,670,012	2,667,685	2,327
Total Expenditures	5,269,988	5,510,000	5,507,659	2,341
NET CHANGE IN FUND BALANCE	(59,399)	(279,913)	(277,572)	2,341
Fund Balance - Beginning of Year	2,181,633	2,496,330	2,496,330	-
FUND BALANCE - END OF YEAR	$ 2,122,234	$ 2,216,417	$ 2,218,758	$ 2,341

ARISTA METROPOLITAN DISTRICT
DEBT SERVICE FUND – SERIES 2020A
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
LID Sales Taxes	$ 36,000	$ 34,697	$ (1,303)
Sales Taxes - Parcel A	155,000	130,431	(24,569)
Interest Income	5,000	5,389	389
Total Revenues	196,000	170,517	(25,483)
EXPENDITURES			
Paying Agent Fees	4,000	4,000	-
Bond Interest - Series 2020A	135,575	135,575	-
Bond Principal - Series 2020A	505,000	505,000	-
Total Expenditures	644,575	644,575	-
EXCESS OF REVENUES UNDER EXPENDITURES	(448,575)	(474,058)	(25,483)
OTHER FINANCING SOURCES			
City Support	420,000	470,000	50,000
Total Other Financing Sources	420,000	470,000	50,000
NET CHANGE IN FUND BALANCE	(28,575)	(4,058)	24,517
Fund Balance - Beginning of Year	676,909	699,331	22,422
FUND BALANCE - END OF YEAR	$ 648,334	$ 695,273	$ 46,939

ARISTA METROPOLITAN DISTRICT
DEBT SERVICE FUND – SERIES 2020B
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	$ 500	$ 1,301	$ 801
Total Revenues	500	1,301	801
EXPENDITURES			
Paying Agent Fees	4,000	4,000	-
Bond Interest - Series 2020B	161,241	161,241	-
Bond Principal - Series 2020B	230,000	230,000	-
Total Expenditures	395,241	395,241	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(394,741)	(393,940)	801
OTHER FINANCING SOURCES			
City Support	390,000	390,000	-
Total Other Financing Sources	390,000	390,000	-
NET CHANGE IN FUND BALANCE	(4,741)	(3,940)	801
Fund Balance - Beginning of Year	418,274	418,796	522
FUND BALANCE - END OF YEAR	$ 413,533	$ 414,856	$ 1,323

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

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	$ 40,000	$ 94,817	$ 54,817
Total Revenues	40,000	94,817	54,817
EXPENDITURES			
Gallery Park	-	10,075	(10,075)
Parkland Extension	3,000,000	277,816	2,722,184
Project Management Fee	360,000	170,686	189,314
Total Expenditures	3,360,000	458,577	2,901,423
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(3,320,000)	(363,760)	2,956,240
OTHER FINANCING SOURCES			
Transfers From Other Funds	696,252	185,000	(511,252)
Total Other Financing Sources	696,252	185,000	(511,252)
NET CHANGE IN FUND BALANCE	(2,623,748)	(178,760)	2,444,988
Fund Balance - Beginning of Year	2,623,748	2,671,682	47,934
FUND BALANCE - END OF YEAR	$ -	$ 2,492,922	$ 2,492,922

OTHER INFORMATION

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

$60,925,000
General Obligation (Limited Tax Convertible to Unlimited Tax)
And Special Revenue Refunding Bonds, Series 2023A
Interest Rate 4.250% - 5.000%
Interest Payable June 1 and December 1
Principal Due December 1

Year Ending December 31,	Principal	Interest	Total
2026	$ 200,000	$ 2,827,675	$ 3,027,675
2027	525,000	2,817,675	3,342,675
2028	595,000	2,791,425	3,386,425
2029	625,000	2,761,675	3,386,675
2030	705,000	2,730,425	3,435,425
2031	740,000	2,695,175	3,435,175
2032	830,000	2,658,175	3,488,175
2033	870,000	2,616,675	3,486,675
2034	965,000	2,573,175	3,538,175
2035	1,015,000	2,524,925	3,539,925
2036	1,115,000	2,474,175	3,589,175
2037	1,170,000	2,418,425	3,588,425
2038	1,285,000	2,359,925	3,644,925
2039	1,350,000	2,295,675	3,645,675
2040	1,460,000	2,238,300	3,698,300
2041	1,520,000	2,176,250	3,696,250
2042	1,640,000	2,111,650	3,751,650
2043	1,710,000	2,041,950	3,751,950
2044	1,840,000	1,969,275	3,809,275
2045	1,935,000	1,877,275	3,812,275
2046	2,085,000	1,780,525	3,865,525
2047	2,190,000	1,676,275	3,866,275
2048	2,360,000	1,566,775	3,926,775
2049	2,480,000	1,448,775	3,928,775
2050	2,650,000	1,337,175	3,987,175
2051	2,770,000	1,217,925	3,987,925
2052	2,955,000	1,093,275	4,048,275
2053	3,085,000	960,300	4,045,300
2054	3,290,000	821,475	4,111,475
2055	3,435,000	673,425	4,108,425
2056	3,655,000	518,850	4,173,850
2057	3,820,000	354,375	4,174,375
2058	4,055,000	182,475	4,237,475
Total	$ 60,925,000	$ 62,591,525	$ 123,516,525

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

Year Ended December 31,	$6,035,000 Parking/Special Limited Revenue Refunding Bonds, Series 2020A, Dated April 15, 2020 Interest Rate at 3.19% Interest Payable June 1 and December 1 Principal Due December 1			$5,600,000 Taxable Parking/Special Limited Revenue Refunding Bonds, Series 2020B, Dated April 15, 2020 Interest Rate at 3.89% Interest Payable June 1 and December 1 Principal Due December 1		
	Principal	Interest	Total	Principal	Interest	Total
2026	$ 520,000	$ 119,466	$ 639,466	$ 240,000	$ 152,294	$ 392,294
2027	535,000	102,878	637,878	250,000	142,958	392,958
2028	555,000	85,811	640,811	255,000	133,233	388,233
2029	410,000	68,107	478,107	265,000	123,313	388,313
2030	180,000	55,028	235,028	275,000	113,005	388,005
2031	185,000	49,286	234,286	290,000	102,307	392,307
2032	195,000	43,384	238,384	300,000	91,026	391,026
2033	200,000	37,164	237,164	310,000	79,356	389,356
2034	210,000	30,784	240,784	325,000	67,297	392,297
2035	155,000	24,085	179,085	335,000	54,655	389,655
2036	160,000	19,140	179,140	350,000	41,623	391,623
2037	165,000	14,036	179,036	360,000	28,008	388,008
2038	175,000	8,773	183,773	360,000	14,004	374,004
2039	100,000	3,190	103,190	-	-	-
2040	-	-	-	-	-	-
2041	-	-	-	-	-	-
2042	-	-	-	-	-	-
2043	-	-	-	-	-	-
2044	-	-	-	-	-	-
2045	-	-	-	-	-	-
2046	-	-	-	-	-	-
2047	-	-	-	-	-	-
2048	-	-	-	-	-	-
2049	-	-	-	-	-	-
2050	-	-	-	-	-	-
2051	-	-	-	-	-	-
2052	-	-	-	-	-	-
2053	-	-	-	-	-	-
2054	-	-	-	-	-	-
2055	-	-	-	-	-	-
2056	-	-	-	-	-	-
2057	-	-	-	-	-	-
2058	-	-	-	-	-	-
Total	$ 3,745,000	$ 661,132	$ 4,406,132	$ 3,915,000	$ 1,143,079	$ 5,058,079

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

Year Ended	Total 2020 Series			Year Ended	Grand Totals		
December 31,	Principal	Interest	Total	December 31,	Principal	Interest	Total
2026	$ 760,000	$ 271,760	$ 1,031,760	2026	$ 960,000	$ 3,099,435	$ 4,059,435
2027	785,000	245,836	1,030,836	2027	1,310,000	3,063,511	4,373,511
2028	810,000	219,044	1,029,044	2028	1,405,000	3,010,469	4,415,469
2029	675,000	191,420	866,420	2029	1,300,000	2,953,095	4,253,095
2030	455,000	168,033	623,033	2030	1,160,000	2,898,458	4,058,458
2031	475,000	151,593	626,593	2031	1,215,000	2,846,768	4,061,768
2032	495,000	134,410	629,410	2032	1,325,000	2,792,585	4,117,585
2033	510,000	116,520	626,520	2033	1,380,000	2,733,195	4,113,195
2034	535,000	98,081	633,081	2034	1,500,000	2,671,256	4,171,256
2035	490,000	78,740	568,740	2035	1,505,000	2,603,665	4,108,665
2036	510,000	60,763	570,763	2036	1,625,000	2,534,938	4,159,938
2037	525,000	42,044	567,044	2037	1,695,000	2,460,469	4,155,469
2038	535,000	22,777	557,777	2038	1,820,000	2,382,702	4,202,702
2039	100,000	3,190	103,190	2039	1,450,000	2,298,865	3,748,865
2040	-	-	-	2040	1,460,000	2,238,300	3,698,300
2041	-	-	-	2041	1,520,000	2,176,250	3,696,250
2042	-	-	-	2042	1,640,000	2,111,650	3,751,650
2043	-	-	-	2043	1,710,000	2,041,950	3,751,950
2044	-	-	-	2044	1,840,000	1,969,275	3,809,275
2045	-	-	-	2045	1,935,000	1,877,275	3,812,275
2046	-	-	-	2046	2,085,000	1,780,525	3,865,525
2047	-	-	-	2047	2,190,000	1,676,275	3,866,275
2048	-	-	-	2048	2,360,000	1,566,775	3,926,775
2049	-	-	-	2049	2,480,000	1,448,775	3,928,775
2050	-	-	-	2050	2,650,000	1,337,175	3,987,175
2051	-	-	-	2051	2,770,000	1,217,925	3,987,925
2052	-	-	-	2052	2,955,000	1,093,275	4,048,275
2053	-	-	-	2053	3,085,000	960,300	4,045,300
2054	-	-	-	2054	3,290,000	821,475	4,111,475
2055	-	-	-	2055	3,435,000	673,425	4,108,425
2056	-	-	-	2056	3,655,000	518,850	4,173,850
2057	-	-	-	2057	3,820,000	354,375	4,174,375
2058	-	-	-	2058	4,055,000	182,475	4,237,475
Total	$ 7,660,000	$ 1,804,211	$ 9,464,211	Total	$ 68,585,000	$ 64,395,736	$ 132,980,736

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

Year Ended December 31,	Prior Year Assessed Valuation	Percent Change	Total Mills Levied: General Operations	Total Mills Levied: Debt Service	Total Mills Levied: Total	Total Property Taxes: Levied	Total Property Taxes: Collected	Percent Collected to Levied
2021	$ 51,410,800	0.0%	20.000	60.711	80.711	$ 4,149,417	$ 4,021,176 *	96.91 %
2022	58,333,970	13.5%	20.000	60.711	80.711	4,708,193	4,394,008 *	93.33 %
2023	53,983,580	-7.5%	21.867	58.844	80.711	4,357,069	4,358,804	100.04 %
2024	63,992,800	18.5%	18.873	61.838	80.711	5,164,923	5,135,463	99.43 %
2025	68,858,600	7.6%	18.109	62.602	80.711	5,557,646	5,502,677	99.01 %
Estimated for Year Ending December 31, 2026	$ 64,848,260	-5.8%	15.242	65.469	80.711	$ 5,233,968		

* In 2021, refunds and abatements totaled $116,012

* In 2022, taxes abated and refunded per Certification of Assessed Valuation totaled $325,261

NOTE: Property taxes shown as collected in any one year include collection of delinquent property taxes or abatements of property taxes assessed in prior years. This presentation does not attempt to identify specific years of assessment.