

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
Douglas County, Colorado

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2025

**CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Cherry Creek South Metropolitan District No. 5
Douglas County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Cherry Creek South Metropolitan District No. 5 (the District) as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibility for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risk of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information as identified in the table of contents is presented for the purposes of additional analysis and legal compliance and is not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. 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 information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Continuing Disclosure Information

The continuing disclosure information as listed in the table of contents has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Fiscal Focus Partners, LLC

Arvada, Colorado
August 19, 2026

BASIC FINANCIAL STATEMENTS

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments - Restricted	\$ 1,652,877
Due from District No. 6	2,972
Receivable - County Treasurer	13
Funds with Town of Parker (District Funds)	870,213
Funds with PWSD (District Funds)	1,546,764
Funds with Town of Parker (Developer Funds)	6,683,896
Funds with PWSD (Developer Funds)	1,101,901
Property Taxes Receivable	430,380
Capital Assets, Not Being Depreciated	68,779,296
Total Assets	<u>81,068,312</u>
LIABILITIES	
Due to District No. 4	5,935
Due to Developer	7,785,797
Noncurrent Liabilities:	
Due in More than One Year	86,827,901
Total Liabilities	<u>94,619,633</u>
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	430,380
Total Deferred Inflows of Resources	<u>430,380</u>
NET POSITION	
Restricted For:	
Capital Projects	608,248
Unrestricted	<u>(14,589,949)</u>
Total Net Position	<u><u>\$ (13,981,701)</u></u>

See accompanying Notes to Basic Financial Statements.

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

		Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	\$ 196	\$ -	\$ -	\$ -	\$ (196)
Intergovernmental - Transfers to District No. 4	25,628	-	-	-	(25,628)
Interest and Related Costs on Long-Term Debt	4,932,629	-	-	257,427	(4,675,202)
Total Governmental Activities	<u>\$ 4,958,453</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 257,427</u>	(4,701,026)
GENERAL REVENUES					
Property Taxes					1,780
Property Taxes - Infrastructure Capital					156
Property Taxes - Town Capital and Maintenance					156
Specific Ownership Taxes					137
Specific Ownership Taxes - Infrastructure Capital					12
Specific Ownership Taxes - Town Capital and Maintenance					12
Interest Income					805,273
Total General Revenues					<u>807,526</u>
CHANGE IN NET POSITION					(3,893,500)
Net Position - Beginning of Year					<u>(10,088,201)</u>
NET POSITION - END OF YEAR					<u>\$ (13,981,701)</u>

See accompanying Notes to Basic Financial Statements.

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
BALANCE SHEET – GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	Debt Service	Capital Projects	Total Governmental Funds
ASSETS			
Cash and Investments - Restricted	\$ 4,319	\$ 1,648,558	\$ 1,652,877
Due from District No. 6	2,972	-	2,972
Receivable - County Treasurer	13	-	13
Funds with Town of Parker (District Funds)	-	870,213	870,213
Funds with PWSD (District Funds)	-	1,546,764	1,546,764
Funds with Town of Parker (Developer Funds)	-	6,683,896	6,683,896
Funds with PWSD (Developer Funds)	-	1,101,901	1,101,901
Property Taxes Receivable	430,380	-	430,380
	<u>430,380</u>	<u>-</u>	<u>430,380</u>
Total Assets	<u>\$ 437,684</u>	<u>\$ 11,851,332</u>	<u>\$ 12,289,016</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Due to District No. 4	\$ 4,000	\$ 1,935	\$ 5,935
Due to Developer	-	7,785,797	7,785,797
Total Liabilities	<u>4,000</u>	<u>7,787,732</u>	<u>7,791,732</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	430,380	-	430,380
Total Deferred Inflows of Resources	<u>430,380</u>	<u>-</u>	<u>430,380</u>
FUND BALANCES			
Restricted:			
Debt Service	3,304	-	3,304
Capital Projects	-	4,063,600	4,063,600
Total Fund Balances	<u>3,304</u>	<u>4,063,600</u>	<u>4,066,904</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 437,684</u>	<u>\$ 11,851,332</u>	

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

68,779,296

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported as liabilities in the funds.

Bonds Payable

(68,549,000)

Accrued Interest Payable - Bonds

(18,278,901)

Net Position of Governmental Activities

\$ (13,981,701)

See accompanying Notes to Basic Financial Statements.

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

	Debt Service	Capital Projects	Total Governmental Funds
REVENUES			
Property Taxes	\$ 1,780	\$ -	\$ 1,780
Property Taxes - Infrastructure Capital	156	-	156
Property Taxes - Town Capital and Maintenance	156	-	156
Specific Ownership Taxes	137	-	137
Specific Ownership Taxes - Infrastructure Capital	12	-	12
Specific Ownership Taxes - Town Capital and Maintenance	12	-	12
Interest Income	5,190	800,083	805,273
Transfer from District No. 6	257,427	-	257,427
Total Revenues	<u>264,870</u>	<u>800,083</u>	<u>1,064,953</u>
EXPENDITURES			
County Treasurer's Fees	31	-	31
Paying Agent Fees	4,000	-	4,000
Transfers to District No. 4	-	25,628	25,628
Transfer to Town of Parker	165	-	165
Bond Interest	261,000	-	261,000
Capital Outlay	-	26,281,484	26,281,484
Total Expenditures	<u>265,196</u>	<u>26,307,112</u>	<u>26,572,308</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(326)	(25,507,029)	(25,507,355)
OTHER FINANCING SOURCES (USES)			
Repay Developer Advance	-	(26,281,484)	(26,281,484)
Developer Advance	-	26,281,484	26,281,484
Transfer (to)/from funds	391	(391)	-
Total Other Financing Sources (Uses)	<u>391</u>	<u>(391)</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	65	(25,507,420)	(25,507,355)
Fund Balances - Beginning of Year	<u>3,239</u>	<u>29,571,020</u>	<u>29,574,259</u>
FUND BALANCES - END OF YEAR	<u><u>\$ 3,304</u></u>	<u><u>\$ 4,063,600</u></u>	<u><u>\$ 4,066,904</u></u>

See accompanying Notes to Basic Financial Statements.

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

Net Change in Fund Balance - Governmental Fund	\$ (25,507,355)
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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/amortization expense the allocation of the cost of any depreciable asset over the estimated useful life of the assets.

Capital Outlay - Current Year	26,281,484
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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 governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Developer Advances - Current Year	(26,281,484)
Repayment of Developer Advances	26,281,484

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 on Bonds - Change in Liability	<u>(4,667,629)</u>
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Change in Net Position of Governmental Activities	<u><u>\$ (3,893,500)</u></u>
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CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 1 DEFINITION OF REPORTING ENTITY

Cherry Creek South Metropolitan District No. 5 (the District), a quasi-municipal corporation and a political subdivision of the State of Colorado under Title 32, Article I of the Colorado Revised Statutes, as amended (C.R.S.), was organized and approved by the eligible electors of the District at an election held on November 2, 2004, and an Order and Decree issued by the Douglas County District Court on November 9, 2004, and recorded in Douglas County real property records on November 18, 2004.

Simultaneously with the formation of the District, Cherry Creek South Metropolitan District Nos. 2-4 and 6-11 were also formed (together with the District, the Districts). Formation of the Districts was preceded by the approval thereof by the Town Council of the Town of Parker, Colorado (the Town), on October 4, 2004, of a Consolidated Service Plan for the Cherry Creek South Metropolitan District Nos. 2-11 (the Original Service Plan). In 2016, Cherry Creek South Metropolitan District Nos. 2 and 3 (District Nos. 2 and 3) obtained approval of an Amended and Restated Consolidated Service Plan applicable to District Nos. 2 and 3 only and formed Anthology West Metropolitan District Nos. 4-6. District Nos. 2 and 3 and Anthology West Metropolitan District Nos. 4-6 now operate independently from Cherry Creek South Metropolitan District Nos. 4-11 (District Nos. 4-11 or the Other Cherry Creek South Metropolitan Districts).

In 2020, it was determined that District Nos. 4-6 shall operate independently from Cherry Creek South Metropolitan Districts Nos. 7-11, and on June 15, 2020, the Town Council of the Town approved separate Amended and Restated Service Plans for District Nos. 4-6 (as amended and restated, each a Service Plan, and collectively, the Service Plans). On September 15, 2025, the Town Council conditionally approved the Second Amended and Restated Service Plan with final approval on March 23, 2026. The Second Amended and Restated Service Plan replaces and supersedes the Amended and Restated Service Plan.

The District will provide financing for design, acquisition, construction and installation, relocation, and redevelopment of essential public-purpose facilities such as water, streets, traffic and safety controls, parks, open space and recreation, sewer and drainage facilities, public transportation, and the operation and maintenance of the District. The District's service area is located entirely within the boundaries of the Town of Parker, Douglas County, Colorado.

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.

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 1 DEFINITION OF REPORTING ENTITY (CONTINUED)

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

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

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

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred, or the long-term obligation is due.

The District reports the following major governmental funds:

The Debt Service Fund accounts for the resources accumulated and payments made for principal, interest, and other related costs on long-term general obligation debt.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

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.

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

Pooled Cash and Investments

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

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 always 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.

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 revenue is recorded as revenue in the year they are available or collected.

Capital Assets

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

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

Deferred Inflows of Resources

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

Equity

Net Position

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

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

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 balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

Adoption of New Accounting Standards

In December 2023, the GASB issued Statement No. 102, *Certain Risk Disclosures (Statement 102)*. Statement 102 requires note disclosure when (a) a concentration or constraint is known prior to issuance of the financial statements, (b) it makes the reporting unit vulnerable to the risk of a substantial impact, and (c) an event associated with the concentration or constraint has occurred, has begun to occur, or is more likely than not to begin to occur within 12 months of issuance. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

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 - Restricted	\$ 1,652,877
Total Cash and Investments	<u>\$ 1,652,877</u>

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

Deposits with Financial Institutions	\$ 12
Investments	1,652,865
Total Cash and Investments	<u>\$ 1,652,877</u>

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.

At December 31, 2025, the District had a bank and carrying balance of \$12.

Investments

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

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

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

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

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

- . 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:

<u>Investment</u>	<u>Maturity</u>	<u>Balance</u>
Colorado Local Government:	Weighted-Average	
Liquid Asset Trust (COLOTRUST PLUS+ FUND)	Under 60 Days	<u>\$ 1,652,865</u>

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 24-75-601.1.

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 24-75-601.1, 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 24-75-601.1.

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 AAAsf/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.

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 4 CAPITAL ASSETS

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

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ 42,497,812	\$ 26,281,484	\$ -	\$ 68,779,296
Total Capital Assets, Not Being Depreciated	<u>\$ 42,497,812</u>	<u>\$ 26,281,484</u>	<u>\$ -</u>	<u>\$ 68,779,296</u>

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2024	Additions	Payments/ Reductions	Balance at December 31, 2025	Due Within One Year
Governmental Activities:					
Bonds Payable:					
Limited Tax General Obligation					
Bonds, Series 2021 ⁽³⁾	\$ 68,549,000	\$ -	\$ -	\$ 68,549,000	\$ -
Accrued Interest on Bonds, Series 2021 ⁽³⁾	13,611,272	4,928,629	261,000	18,278,901	-
Total	<u>82,160,272</u>	<u>4,928,629</u>	<u>261,000</u>	<u>86,827,901</u>	<u>-</u>
Other Debts:					
Developer Advance - Capital	-	26,281,484	26,281,484	-	-
Total	<u>\$ 82,160,272</u>	<u>\$ 31,210,113</u>	<u>\$ 26,542,484</u>	<u>\$ 86,827,901</u>	<u>\$ -</u>

The details of the District's general obligation bonds outstanding are as follows:

Limited Tax General Obligation Bonds, Series 2021(3) (the "Bonds")

Bond Proceeds

The District issued the Bonds on November 23, 2021, in the par amount of \$68,549,000. Proceeds from the sale of the Bonds were/will be used to finance or reimburse the costs of public improvements related to a residential development in the Town and to pay costs of issuance of the Bonds.

Pledge Agreement

The District was organized with, among other districts, Cherry Creek South Metropolitan District No. 6 (District No. 6). The District has issued the Bonds and both the District and District No. 6 (each a Taxing District or collectively, the Taxing Districts) have covenanted to impose certain taxes which, along with certain other revenues in its absolute and sole discretion, are pledged to the Bonds pursuant to a Pledge Agreement.

Details of the Bonds

The Bonds bear interest at the rate of 6.000% per annum and are payable annually on December 1, beginning on December 1, 2022, but only to the extent of available Pledged Revenue. The Bonds mature on December 1, 2051 and are subject to mandatory redemption to the extent of available Pledged Revenue.

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Limited Tax General Obligation Bonds, Series 2021(3) (the “Bonds”) (Continued)

Details of the Bonds (Continued)

The Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the maturity date. Unpaid interest on the Bonds compounds annually on each December 1. In the event any amounts due and owing on the Bonds remain outstanding on December 1, 2061 after the application of all Pledged Revenue available therefore, such amounts shall be extinguished and no longer due and outstanding.

Optional Redemption

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

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2026, to November 30, 2027	3.00 %
December 1, 2027, to November 30, 2028	2.00
December 1, 2028, to November 30, 2029	1.00
December 1, 2029, and Thereafter	0.00

Pledged Revenue

The Bonds are secured by and payable from moneys derived by the District from the following sources: (a) all Property Tax Revenues; (b) all Specific Ownership Tax Revenues; and (c) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund.

“Property Tax Revenues” means all moneys derived from imposition by the Taxing Districts of the Required Mill Levy and the Infrastructure Capital Mill Levy, and do not include Specific Ownership Taxes. Property Tax Revenues are net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County.

“Specific Ownership Tax Revenues” means the specific ownership taxes remitted to the Taxing Districts as a result of imposition by the Taxing Districts of the applicable Required Mill Levy and the Infrastructure Capital Mill Levy.

Required Mill Levy

Each Taxing District is required to impose an ad valorem mill levy upon all taxable property of such Taxing District each year in an amount equal to: (i) 57 mills (subject to adjustment for changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement on or after January 1, 2019), or (ii) such lesser amounts determined by the District which, if imposed by both Taxing Districts for collection

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Limited Tax General Obligation Bonds, Series 2021(3) (the “Bonds”) (Continued)

Required Mill Levy (Continued)

in the succeeding calendar year, would generate Property Tax Revenues, together with the Property Tax Revenues resulting from or relating to the Infrastructure Capital Mill Levy, sufficient to pay the Bonds and any Additional Obligations in full in the year of collection (or, with respect to Additional Obligations, such lesser amount then required by the applicable Additional Obligation Documents).

The mill levy of 57 mills (as adjusted) is to be reduced by the number of mills necessary to pay unlimited mill levy debt (the issuance of which is subject to the limitations of the Pledge Agreement).

In the event that the adjusted mill levies are different for the Taxing Districts, each of the Taxing Districts shall impose its respective adjusted 57 mills, provided that if clause (ii) above applies, the Taxing Districts shall impose the same mill levy in the amount required to generate the Property Tax Revenues required, but if the actual mill levies necessary to generate the amount of Property Tax Revenues required would exceed the adjusted 57 mill maximum levy of any Taxing District, then the Taxing District with the lowest adjusted 57 mill maximum levy shall impose such amount, and the other Taxing District shall impose a mill levy sufficient to generate the amount of Property Tax Revenues required (but not in excess of such Taxing District’s adjusted 57 mill maximum levy).

Infrastructure Capital Mill Levy

Pursuant to Amended and Restated Intergovernmental Agreements between the Town and each Taxing District dated May 18, 2020, the Infrastructure Capital Mill Levy is an ad valorem mill levy imposed by each Taxing District upon all taxable property of the respective Taxing District each year, beginning in the first year the Taxing District certifies a debt service mill levy, in an amount of 5.000 mills (subject to adjustment for changes in the method of calculating assessed valuation on or after January 1, 2019).

Revenues generated from the Infrastructure Capital Mill Levy are to be used for the planning, design, and construction of certain Regional infrastructure set forth therein. Revenues resulting from the imposition of the Infrastructure Capital Mill Levy are pledged to the Bonds.

Pursuant to the Bonds, in no event shall the Taxing Districts be obligated to impose any portion of the Required Mill Levy or Infrastructure Capital Mill Levy for payment of the Bonds or any Additional Obligations after tax levy year 2060 (for tax collection in 2061).

Bonds Debt Service

The annual debt service requirements of the Bonds are not currently determinable since they are payable only to the extent of available Pledged Revenue.

Unused Lines of Credit

The Bonds do not have any unused lines of credit.

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Limited Tax General Obligation Bonds, Series 2021(3) (the “Bonds”) (Continued)

Collateral

No assets have been pledged as collateral on the Bonds.

Events of Default

Events of default occur if the Districts (i) fail to impose the Required Mill Levy or the Infrastructure Capital Mill Levy, or to apply the Pledged Revenues as required by the Indenture, (ii) defaults in the performance or observance of any other of the covenants, agreements, or conditions on the part of the Districts in the bond indenture or the Bond Resolution or (iii) files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Bonds.

Termination Events

The Bonds have a final termination date of December 1, 2061.

Acceleration

The Bonds are not subject to acceleration.

NOTE 6 AUTHORIZED DEBT

Pursuant to the Service Plan, District Nos. 4-6 are permitted to issue debt in total aggregate principal amount not to exceed \$170,343,750. The \$170,343,750 Service Plan debt cap applies to District Nos. 4-6 collectively and is not an independent cap for each District. The Service Plan also limits the Maximum Debt Mill Levy Imposition Term on any single residential property to 40 years after the year of initial imposition, with limited exceptions.

At the District's election held on May 5, 2020, a majority of the District's qualified electors approved the issuance of debt for the District in accordance with State law. In the future, the District may issue a portion or all of the remaining authorized but unissued debt for purposes of providing public improvements to support development as it occurs within the District's service area; however, as of the date of this audit, the amount and timing of any future debt issuances are not determinable.

NOTE 7 NET POSITION

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

Restricted net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position for capital projects totaling \$608,248 as of December 31, 2025.

The District has a negative unrestricted net position as of December 31, 2025. This negative net position is primarily due to costs of issuing the Bonds and accrued interest to date.

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 8 RELATED PARTIES

The Developer of the property which constitutes the District is Tanterra Development II, LLC, a Colorado limited liability company. The members of the Board of Directors of the District are officers, employees, or otherwise associated with the Developer or an entity affiliated with the Developer and may have conflicts of interest in dealing with the District.

NOTE 9 AGREEMENTS

Amended and Restated Intergovernmental Agreement

On May 18, 2020, the District entered into an Amended and Restated Intergovernmental Agreement with the Town of Parker (Town IGA). The Town IGA generally provides, among other things, that the District will impose (a) the Infrastructure Capital Mill Levy (5 mills, subject to adjustment) and use the proceeds for Regional Infrastructure, (b) the Town Capital and Maintenance Mill Levy (5 mills, subject to adjustment) and use the proceeds for Town Infrastructure, and (c) the Operation and Maintenance Mill Levy (up to 10 mills subject to adjustment) and use the proceeds for the ongoing administrative and operating expenses of the District and for the maintenance of certain of the Regional Infrastructure.

The Town IGA specifies that the revenues from the Infrastructure Capital Mill Levy are to be used to construct Regional Infrastructure as follows: (a) regional stormwater and drainage improvements, (b) regional open space, regional trails, and other regional park and recreation improvements, and (c) construction and maintenance of roadways, including associated landscape improvements and traffic signals.

The Town IGA specifies that the revenues from the Town Capital and Maintenance Mill Levy are to be used for the planning, design, financing, acquisition, construction, operation, and maintenance of the following Town Infrastructure: (a) the Park Tract and all associated improvements to Planning Area 43, (b) all roadways, storm sewer and associated items constructed within Town right-of-way, (c) regional roadways serving the District, (d) all storm sewer, detention ponds, stream improvements and other stormwater conveyance infrastructure located on Town, HOA (defined below) or District-owned property that is eligible for maintenance assistance through the Town's Stormwater Utility, and (e) widening of Chambers Road to a full arterial roadway section through the Districts' boundaries, including additional lanes, sidewalk, curb and gutter, medians and all other associated items.

The Town IGA also imposes an aggregate debt limit on the District, together with Cherry Creek South Metropolitan District Nos. 4 and 6, of \$170,343,750, which is consistent with the debt limit set forth in the Service Plan.

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 9 AGREEMENTS (CONTINUED)

Amended and Restated Intergovernmental Agreement (Continued)

The First Amendment dated September 15, 2025, added development-plan approval before debt can be issued or debt-related levies imposed. On or before date of approval of Approved Development Plan, the District cannot issue debt, impose maximum debt mill levy, impose levy for debt repayment or collect revenues for repayment of debt.

Infrastructure Acquisition and Project Fund Disbursement Agreement

The District, together with Cherry Creek South Metropolitan District Nos. 4 and 6, and Tanterra Development II LLC (Developer) entered into an Infrastructure Acquisition and Project Fund Disbursement Agreement dated as of March 14, 2023 (IAPFDA), pursuant to which, among other matters, the District is to disburse proceeds of the Bonds on deposit in the Project Fund held under the Indenture to the Developer in payment of costs of Public Improvements, upon satisfaction of certain conditions set forth in the IAPFDA.

The IAPFDA establishes the terms and conditions for the reimbursement of District Eligible Costs (defined therein) for Public Infrastructure to be dedicated to other governmental entities, and for Public Infrastructure that is to be owned, operated, and maintained by District No. 4. Pursuant to the terms thereof, the Developer may be reimbursed for Certified District Eligible Costs, including Public Infrastructure and funds advanced to or on behalf of the Districts for District Eligible Costs. In order for the Developer to obtain reimbursement, the IAPFDA requires submission of an application for acceptance of District Eligible Costs, cost certification by both a professional engineer and accountant engaged by District No. 5, subject to review by District No. 6, and adoption of a joint resolution by the District and District No. 6 to accept and certify the District Eligible Costs (defined as a District Acceptance Resolution). Within three business days of adoption of a District Acceptance Resolution, the District shall make a requisition in the amount of the Certified District Eligible Costs from the Project Fund held by the Trustee, which requisition shall direct that the Trustee make payment of the applicable amount directly to the Developer. The District obligations with respect to the payment of Certified District Eligible Costs shall be limited to amounts on deposit in the Project Fund and available for such purpose in accordance with the Indenture, and subject to the limitations of the Election, unless and until the District has identified (in its sole discretion) other sources of payment for such costs, it being acknowledged that the purpose of the District is to fund or reimburse the maximum amount of costs economically feasible. After adoption of a District Acceptance Resolution, District Eligible Costs shall only be reflected in the financial records of District No. 5. Additionally, the IAPFDA sets forth the process for District No. 4's acquisition of Public Improvements upon receipt of an application from the Developer, and subject to certain inspection rights, design certification, and adoption of a District Acquisition Resolution by District No. 4. The Developer warrants the Public Infrastructure which is intended to be owned, operated, and maintained by District No. 4 for a period of two years from the date of the District Inspection Certification (defined therein).

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 9 AGREEMENTS (CONTINUED)

Master Intergovernmental Agreement

In accordance with the Service Plans, the Districts entered into an Intergovernmental Agreement dated as of November 9, 2021 (Master IGA), for the purpose of establishing their respective roles, responsibilities, and obligations with respect to the financing, construction, installation, ownership, operation, maintenance, and repair of the Public Improvements (to the extent not conveyed or dedicated to other governmental entities as more fully set forth in the Service Plans).

In accordance with the Master IGA, District No. 4 will own, operate, and maintain Public Improvements not otherwise required to be dedicated to the Town or other governmental entities or an owner's association, and will perform all operations and maintenance services and administrative services described therein (collectively defined as the Services). The Taxing Districts shall not own, operate, or maintain any Public Improvements unless otherwise agreed upon in writing by the Districts. The Districts agree that the conduct and control of the work and functions required by the Master IGA for the Services will lie solely with District No. 4, which will be free to exercise reasonable discretion in the performance of its duties under the Master IGA.

District No. 4 also agrees to levy on all the taxable property within its boundaries an Operations and Maintenance Mill Levy of up to 10 mills, subject to the Mill Levy Adjustment, both as defined in the Service Plans, for the purpose of paying for all Service Costs (defined therein as the Maximum O&M Mill Levy). Notwithstanding the foregoing, the District and District No. 6 may elect to levy an Operations and Maintenance Mill Levy of up to 1 mill, subject to the Mill Levy Adjustment, and to perform their own administrative services as provided therein, in which case District No. 4's Maximum O&M Mill Levy shall be reduced by the number of mills imposed by the District and/or District No. 6, as applicable. In order to avoid overlapping mill levies, District No. 4 agrees it will not impose any debt service mill levy or issue any Debt (as defined therein) or impose an Infrastructure Capital Mill Levy or Town Capital and Maintenance Mill Levy, for so long as the District and District No. 6 are imposing the same. District No. 4 also agrees not to impose any Development Fee, as authorized by the Service Plans, for so long as District No. 5 or District No. 6 imposes a Development Fee. However, District No. 4 shall also be authorized to seek an amendment to its Service Plan to allow for District No. 4 to impose fees, rates, tolls, penalties, or charges for the purpose of funding the Service Costs.

The District will be responsible for issuing all Debt authorized under the Service Plans for the purpose of financing any or all of the Public Improvements benefiting the Districts. The District agrees to impose a debt service mill levy to pay debt service on all Debt, and District No. 6 agrees to impose a debt service mill levy to pay debt service on all Debt issued by the District and shall enter into the Pledge Agreement with the District to effectuate the pledge of revenues received by the District No. 6 debt service mill levy to the District. The Taxing Districts also agree to impose the Infrastructure Capital Mill Levy and Town Capital and Maintenance Mill Levy. In order to avoid overlapping mill levies, for so long as District No. 4 is providing the Services, the Taxing Districts shall not impose an Operations and Maintenance Mill Levy.

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 9 AGREEMENTS (CONTINUED)

Master Intergovernmental Agreement (Continued)

Additionally, the Taxing Districts shall not seek an amendment to their Service Plans to allow for any Taxing District to impose fees, rates, tolls, penalties, or charges.

Under the Master IGA, District No. 4 will approve the acceptance of any Public Improvements for ownership by District No. 4, and the District will approve the acceptance of costs related to the provision of the Public Improvements eligible for reimbursement pursuant to the terms of any Developer Agreements, subject to review by District No. 6.

Infrastructure Reimbursement Agreement (Tanterra II)

The District and Tanterra Development II, LLC (Developer) entered into the Infrastructure Reimbursement Agreement on October 16, 2023 (IRA). The IRA establishes the terms and conditions for reimbursement of District Eligible Costs for Public Infrastructure to be dedicated to other government entities, and for Public Infrastructure that is be owned, operated, and maintained by District No. 4. Pursuant to the terms thereof, the Developer may be reimbursed for Certified District Eligible Costs, including Public Infrastructure and funds advanced to or on behalf of the District for District Eligible Costs. In order for the Developer to obtain reimbursement, the IRA requires submission of an application for acceptance of District Eligible Costs, cost certification by both a professional engineer and accountant, and adoption of a resolution by the District to accept and certify the District Eligible Costs (defined as a District Acceptance Resolution). Adoption of any District Acceptance Resolution does not guarantee that the District has, or shall in the future have, the financial ability to pay the Certified District Eligible Costs in part or in full. The IRA is subordinate to the Project Fund Disbursement Agreement. Certified District Eligible Costs are intended to be reimbursed first from Bond proceeds pursuant to the Project Fund Disbursement Agreement. Certified District Eligible Costs accepted prior to the issuance of any Reimbursement Obligation reflecting such advance, shall bear an interest rate of 2% per annum, from the date of adoption of a District Acceptance Resolution, simple interest, to the earlier of the date Reimbursement Obligation is issued to evidence the Certified District Eligible Costs, or the date of repayment in full of all interest then due and payable and the principal balance of Certified District Eligible Costs.

TriParty Agreement

The District, Tanterra Development II, LLC (Developer) and KCI Investment Partners, LLC (KCI) entered into the TriParty Agreement on October 16, 2023. The TriParty Agreement establishes the terms and conditions whereby the Developer will direct the District to tender reimbursement payments due and owing to Developer pursuant to the Reimbursement Agreement to KCI. The District will reimburse the Developer for District Eligible Costs upon the adoption of a District Acceptance Resolution. In event of a default by the Developer under the Note, Developer directs the District to deliver all payments due to Developer under the Reimbursement Agreement to KCI.

Escrow Agreement (Warranty Funds Under Tanterra Filing No. 1 SIA)

The District, Tanterra Development II, LLC (Developer), and Fidelity National Title Company (Escrow Agent) entered into an Escrow Agreement on March 17, 2023. The Escrow Agreement establishes an escrow structure to hold and manage warranty funds required for

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 9 AGREEMENTS (CONTINUED)

Escrow Agreement (Warranty Funds Under Tanterra Filing No. 1 SIA) (Continued)

public improvements under the subdivision agreement. The Developer must provide a 20% warranty surety before Town of Parker releases financial guarantee funds. The District is to deposit no more than \$6,942,062, which is 20% of the cost of the applicable Surety Agreement improvements. These funds deposited represent Developer funds, comprising amounts paid by the District to the Developer and the Developer directed the payment be made to the Escrow Account on behalf of the Developer. Escrow ensures funds are available to satisfy warranty obligations. After probationary acceptance of improvements, escrow funds are paid to the Town to satisfy warranty surety.

First Supplement to Escrow Agreement (Warranty Funds Under Tanterra Filing No. 1 SIA)

On April 24, 2025, the District, Tanterra Development II, LLC (Developer), and Fidelity National Title Company (Escrow Agent) entered into the First Supplement to Escrow Agreement to amend the original Escrow Agreement to restructure how funds are classified and distributed. With respect to the Financial Guarantee Funds on deposit with the Town under the Financial Guarantee Agreement, (i) \$6,492,062 shall hereafter be deemed to constitute Developer funds, comprising amounts paid by District No. 5 to the Developer in reimbursement of amounts due and owing in accordance with the Reimbursement Agreement, and (ii) the remaining amount of the Financial Guarantee Funds on deposit with the Town under the Financial Guarantee Agreement shall continue to constitute District funds, comprising a portion of net proceeds of the Bonds. With respect to the amount of \$6,492,062 on deposit in the Escrow Account, such amount shall hereafter be deemed to constitute District funds, comprising a portion of net proceeds of the Bonds.

Escrow Agreement (Warranty Funds Under Water and/or Sewer Main Improvement Agreement for Tanterra Filing No. 1)

The District, Tanterra Development II, LLC (Developer), and Fidelity National Title Company (Escrow Agent) entered into an Escrow Agreement on May 3, 2023. The Escrow Agreement establishes an escrow structure to hold and manage warranty funds required for public improvements. The Developer must provide a 20% warranty surety before Parker Water and Sanitation District (PWSD) releases financial guarantee funds. The District is to deposit no more than \$1,101,901, which is 20% of the cost of the applicable public improvements. The funds deposited by the District with the Escrow Agent represent Developer funds, comprising amounts paid by the District to the Developer and the Developer has directed the payment be made to the Escrow Account on behalf of the Developer. Escrow ensures funds are available to satisfy warranty obligations. After probationary acceptance of improvements, escrow funds are paid to the Parker Water and Sanitation District to satisfy warranty surety.

First Supplement to Escrow Agreement (Warranty Funds Under Water and/or Sewer Main Improvement Agreement for Tanterra Filing No. 1)

On April 24, 2025, the District, Tanterra Development II, LLC (Developer), and Fidelity National Title Company (Escrow Agent) entered into the First Supplement to Escrow Agreement to amend the original Escrow Agreement to restructure how funds are classified and distributed. With respect to the Financial Guarantee Funds on deposit with PWSD under

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 9 AGREEMENTS (CONTINUED)

First Supplement to Escrow Agreement (Warranty Funds Under Water and/or Sewer Main Improvement Agreement for Tanterra Filing No. 1) (Continued)

the Financial Guarantee Agreement, (i) \$1,101,901 shall hereafter be deemed to constitute Developer funds, comprising amounts paid by District No. 5 to the Developer in reimbursement of amounts due and owing in accordance with the Reimbursement Agreement, and (ii) the remaining amount of the Financial Guarantee Funds on deposit with PWSD under the Financial Guarantee Agreement shall continue to constitute District funds, comprising a portion of net proceeds of the Bonds. With respect to the amount of \$1,101,901 on deposit in the Escrow Account, such amount shall hereafter be deemed to constitute District funds, comprising a portion of net proceeds of the Bonds.

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.

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

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. District No. 4 provides for the emergency reserve, equal to at least 3% of fiscal year spending as defined under TABOR, for the Districts.

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 11 TAX, SPENDING AND DEBT LIMITATIONS (CONTINUED)

The District's management has taken steps it believes are 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.

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 property tax revenue is limited to a 5.25% increase (10.5% increase over a two-year period), such increase is determined based on prior assessment period and adjusted for allowable exclusions and exemptions from qualified property tax revenues. On May 6, 2025, the District's electorate voted to waive the 5.25% property tax limit imposed on increases in property taxation by Section 20-1-1702, C.R.S. 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.

SUPPLEMENTARY INFORMATION

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

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
REVENUES				
Property Taxes	\$ 1,780	\$ 1,780	\$ 1,780	\$ -
Property Taxes - Infrastructure Capital	156	156	156	-
Property Taxes - Town Capital and Maintenance	156	156	156	-
Specific Ownership Taxes	160	160	137	(23)
Specific Ownership Taxes - Infrastructure Capital	14	14	12	(2)
Specific Ownership Taxes - Town Capital and Maintenance	14	14	12	(2)
Interest Income	-	4,500	5,190	690
Transfer from District No. 6	260,584	257,285	257,427	142
Total Revenues	262,864	264,065	264,870	805
EXPENDITURES				
County Treasurer's Fees	32	32	31	1
Paying Agent Fees	4,000	4,000	4,000	-
Transfer to Town of Parker	168	166	165	1
Bond Interest	261,000	263,002	261,000	2,002
Total Expenditures	265,200	267,200	265,196	2,004
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(2,336)	(3,135)	(326)	2,809
OTHER FINANCING SOURCES (USES)				
Transfer from Other Fund	-	-	391	391
Total Other Financing Sources (Uses)	-	-	391	391
NET CHANGE IN FUND BALANCE	(2,336)	(3,135)	65	3,200
Fund Balance - Beginning of Year	3,244	3,239	3,239	-
FUND BALANCE - END OF YEAR	<u>\$ 908</u>	<u>\$ 104</u>	<u>\$ 3,304</u>	<u>\$ 3,200</u>

**CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
REVENUES				
Interest Income	\$ 325,000	\$ 600,000	\$ 800,083	\$ 200,083
Total Revenues	325,000	600,000	800,083	200,083
EXPENDITURES				
Capital Outlay	25,000,000	27,500,000	26,281,484	1,218,516
Transfers to District No. 4	40,000	50,000	25,628	24,372
Total Expenditures	25,040,000	27,550,000	26,307,112	1,242,888
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(24,715,000)	(26,950,000)	(25,507,029)	1,442,971
OTHER FINANCING SOURCES (USES)				
Developer Advance	25,000,000	27,500,000	26,281,484	(1,218,516)
Repay Developer Advance	(25,000,000)	(27,500,000)	(26,281,484)	1,218,516
Transfer to Other Fund	-	-	(391)	(391)
Total Other Financing Sources (Uses)	-	-	(391)	(391)
NET CHANGE IN FUND BALANCE	(24,715,000)	(26,950,000)	(25,507,420)	1,442,580
Fund Balance - Beginning of Year	27,796,045	29,571,020	29,571,020	-
FUND BALANCE - END OF YEAR	<u>\$ 3,081,045</u>	<u>\$ 2,621,020</u>	<u>\$ 4,063,600</u>	<u>\$ 1,442,580</u>

**CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION AS
REQUIRED BY LIMITED TAX GENERAL OBLIGATION BONDS,
SERIES 2021⁽³⁾**

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
HISTORY OF ASSESSED VALUATIONS AND MILL LEVIES FOR THE TAXING DISTRICTS
DECEMBER 31, 2025
(UNAUDITED)

Levy/ Collection Year	Assessed Valuation	District No. 5 Mill Levies				Total
		General Fund	Debt Service Fund	Contractual Infrastructure Capital	Contractual Town Cap & Maintenance	
2021/2022	\$ 2,290	0.000	57.398	5.034	5.034	67.466
2022/2023	2,080	0.000	62.615	5.492	5.492	73.599
2023/2024	19,650	0.000	59.546	5.223	5.223	69.992
2024/2025	29,950	0.000	59.443	5.214	5.214	69.871
2025/2026	5,980,660	0.000	61.222	5.370	5.370	71.962

Levy/ Collection Year	Assessed Valuation	District No. 6 Mill Levies				Total
		General Fund	Debt Service Fund	Contractual Infrastructure Capital	Contractual Town Cap & Maintenance	
2021/2022	\$ 1,570	0.000	57.398	5.034	5.034	67.466
2022/2023	3,680	0.000	62.611	5.492	5.492	73.595
2023/2024	17,400	0.000	60.098	5.271	5.271	70.640
2024/2025	3,761,410	0.000	59.248	5.197	5.197	69.642
2025/2026	18,309,760	0.000	61.222	5.370	5.370	71.962

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
TEN LARGEST OWNERS OF TAXABLE PROPERTY WITHIN THE TAXING DISTRICTS
DECEMBER 31, 2025
(UNAUDITED)

<u>Taxpayer Name</u>	<u>Ten Largest Owners of Taxable Property within the Taxing Districts</u>			
	<u>District No. 5</u> <u>2025 Final</u> <u>Assessed</u> <u>Valuation</u>	<u>District No. 6</u> <u>2025 Final</u> <u>Assessed</u> <u>Valuation</u>	<u>Total</u> <u>Combined</u> <u>Assessed</u> <u>Valuation</u>	<u>Percentage</u> <u>of Total</u> <u>Assessed</u> <u>Valuation⁽¹⁾</u>
North Parker Investments, LLC	\$ 5,013,050	\$ 2,831,640	\$ 7,844,690	32.30%
North Parker Investments, LLC	942,920	2,004,910	2,947,830	12.14%
North Parker Investments, LLC	-	650,430	650,430	2.68%
North Parker Investments, LLC	-	437,120	437,120	1.80%
North Parker Investments, LLC	-	81,930	81,930	0.33%
TH Tanterra LLC	-	43,790	43,790	0.18%
TH Tanterra LLC	-	42,790	42,790	0.18%
TH Tanterra LLC	-	42,260	42,260	0.17%
Richmond American Homes of Colorado Inc	-	36,770	36,770	0.15%
Richmond American Homes of Colorado Inc	-	36,580	36,580	0.15%
Total	<u>\$ 5,955,970</u>	<u>\$ 6,208,220</u>	<u>\$ 12,164,190</u>	<u>50.08 %</u>

⁽¹⁾Based on 2025 combined certified assessed valuation for collection in 2026 of \$24,290,420.

Sources: Douglas County Assessor's Office

**CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
 ASSESSED VALUATION OF CLASSES OF PROPERTY IN THE TAXING
 DISTRICTS, RATIO OF DEBT TO ASSESSED VALUATION AND PROPERTY TAX COLLECTIONS
 IN THE TAXING DISTRICTS
 DECEMBER 31, 2025
 (UNAUDITED)**

Assessed Valuation of Classes of Property in the Taxing Districts

<u>Property Class</u>	<u>District No. 5 Assessed Valuation</u>	<u>District No. 6 Assessed Valuation</u>	<u>Total Assessed Valuation</u>	<u>Percent of Total Assessed Valuation</u>
State Assessed	\$ 100	\$ 100	\$ 200	0.00%
Vacant Land	5,965,260	18,299,460	24,264,720	99.89%
Personal Property	15,300	10,200	25,500	0.11%
Total	<u>\$ 5,980,660</u>	<u>\$ 18,309,760</u>	<u>\$ 24,290,420</u>	<u>100.00%</u>

Ratio of Debt to Assessed Valuation

	Total Debt
Amount of Debt ⁽¹⁾	<u>\$ 68,549,000</u>
Total Direct Debt	<u>\$ 68,549,000</u>
2025 Combined Certified Assessed Valuation ⁽²⁾	\$ 24,290,420
Ratio of Direct Debt to 2025 District Certified Assessed Valuation	2.8X

(1) The figure consists of the Original Principal Amount of the Bonds (\$68,549,000) as rounded.

(2) This figure has been calculated using a statutory formula under which assessed valuation is calculated at 6.25% of the statutory "actual" value of residential property in the District, and 27.0% of the statutory "actual" value of other property within the District (with certain specified exceptions). Statutory "actual" value is not intended to represent market value.

Sources: County Assessor's Office and the District.

Property Tax Collection in the Taxing Districts

<u>Levy/ Collection Year</u>	<u>District No. 5</u>	<u>District No. 6</u>	<u>Total Taxes Levied</u>	<u>Current Tax Collection</u>	<u>Collection Rate</u>
2021/2022	\$ 155	\$ 106	\$ 261	\$ 260	100%
2022/2023	153	271	424	424	100%
2023/2024	1,375	1,229	2,604	2,604	100%
2024/2025	2,092	261,952	264,044	264,044	100%