CONFLUENCE METROPOLITAN DISTRICT
AVON STATION METROPOLITAN DISTRICT
2025 CONSOLIDATED ANNUAL REPORT

Pursuant to the Amended and Restated Consolidated Service Plan for Confluence Metropolitan District and Avon Station Metropolitan District (the "Districts"), and pursuant to §32-1-207(3)(c), C.R.S., the Districts are required to provide an annual report to the Town of Avon (the "Town").

For the year ending December 31, 2025, the Districts make the following report:

1. **Boundary changes made or proposed to the District's boundaries as of December 31 of the prior year.**

There were no changes to the boundaries of the Districts during the reporting year.

2. **Intergovernmental Agreements with other governmental entities either entered into or proposed as of December 31 of the prior year.**

On December 3, 2025, the Districts entered into that certain Second Amendment to the Second Amended and Restated District Facilities Joint Financing, Construction and Service Agreement with one another.

3. **A list of all facilities and improvements constructed by the District that has been dedicated to and accepted by the City as of December 31 of the prior year.**

No facilities or improvements were dedicated to the Town in 2025.

4. **The assessed valuation of the District for the current year.**

The assessed valuation of each district is as follows:

- Confluence Metropolitan District: $1,943,040.
- Avon Station Metropolitan District: $44,149,350.
- Avon Station Metropolitan District (Debt Service) : $1,942,990

5. **Current year budget including a description of the Public Improvements to be constructed in such year.**

Copies of the Districts' 2026 budgets are attached hereto as **Exhibits A-1 and A-2**.

6. **Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.**

The 2025 annual audits for Confluence Metropolitan District and Avon Station Metropolitan District are attached hereto as **Exhibits B-1 and B-2**.

7. **Copies of the District's rules and regulations, if any, as of December 31 of the prior year.**

The Districts have not adopted rules or regulations as of December 31, 2025.

8. A summary of any litigation which involves the District Public Improvements as of December 31 of the prior year.

To our actual knowledge, based on review of the court records in Eagle County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts' Public Improvements as of December 31, 2025.

9. Status of the District's construction of the Public Improvements as of December 31 of the prior year.

The Districts did not undertake construction of any Public Improvements in 2025.

10. Notice of any uncured events of default by the Districts, which continue beyond a ninety (90) day period, under any Debt instrument.

To our actual knowledge, the Districts did not receive notice of any uncured events of default by the Districts, which continued beyond a ninety (90) day period, under any Debt instrument.

11. Any inability of the Districts to pay their obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

To our actual knowledge, there was not any inability of the Districts to pay their obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period.

EXHIBIT A-1

2026 BUDGET (CONFLUENCE METROPOLITAN DISTRICT)

CONFLUENCE METROPOLITAN DISTRICT

January 23, 2026

Division of Local Government
Via: E-Filing Portal

RE: Confluence Metropolitan District Budget; LGID # 19063

Attached is the 2026 Budget for the Confluence Metropolitan District in Eagle County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on December 3, 2025. If there are any questions on the budget, please contact Mr. Jon Erickson, telephone number 970-926-6060.

The mill levy certified to the County Commissioners of Eagle County is 23.000 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 0.000 mills for Contractual Obligations: 0.000 mills for G.O. bonds; 0.000 mills for refund/abatement; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on a net assessed valuation of $1,175,620, the total property tax revenue is $27,039.26. A copy of the certification of mill levies sent to the County Commissioners for Eagle County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Eagle County, Colorado.

Sincerely,

Jon Erickson
District Administrator

Enclosure(s)

CONFLUENCE METROPOLITAN DISTRICT

2026 BUDGET MESSAGE

Confluence Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established to supply the necessary services of parking areas and/or structures, transportation, water and wastewater mainlines, streets, bridges and other improvements needed for the area.

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

The following budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

2026 BUDGET STRATEGY

Confluence Metropolitan District joined with Avon Station Metropolitan District in adopting an Amended and Restated Consolidated Service Plan in March 2006. Confluence Metropolitan District is the "service" district in a dual district structure whereby its primary sources of revenues are contract fees received from the companion "financing" district, Avon Station Metropolitan District, pursuant an Intergovernmental Agreement ("IGA"). The District also receives contract fees from the Mountain Vista Metropolitan District pursuant to an IGA. Confluence Metropolitan District is responsible for managing the operation and maintenance of facilities and improvements within the Districts.

In June of 2021 the District issued $23,120,000 in General Obligation Refunding debt to refund the Series 2007 Tax Supported Revenue Bonds which were used to finance improvements for the benefit of the property owners and residents of the District. The District will use revenues provided by the Avon Station Metro District and the Town of Avon pursuant to the IGA's to fund debt service payments for the bonds.

RESOLUTIONS OF CONFLUENCE METROPOLITAN DISTRICT

TO ADOPT 2026 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE CONFLUENCE METROPOLITAN DISTRICT, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026 AND ENDING ON THE LAST DAY OF DECEMBER 2026.

WHEREAS, the Board of Directors (the "Board") of the Confluence Metropolitan District (the "District") has appointed a budget committee to prepare and submit a proposed 2026 budget at the proper time; and

WHEAREAS, such committee has submitted a proposed budget to this governing body at the proper time, for its consideration, and;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, and a public hearing was held on December 3, 2025 interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and;

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves/fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District:

Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the District for the year stated above as adjusted for immaterial changes in the final certified assessed value of the District as certified by the county assessor and corresponding adjustments resulting from such changes to the assessed value. In the event there are material changes to the assessed value then a subsequent meeting of the Board shall be called to consider such changes. Furthermore, to the extent capital or significant operating expenditures forecasted for the current year are anticipated to be extended into the following year, the expenditures and offsetting change in the budgeted beginning fund balance shall be updated to reflect management's best estimate at the time the budget is to be filed with the Colorado Division of Local Affairs.

Section 2. That the budget hereby approved and adopted shall be certified by any officer of the District or the District Administrator of the District and made a part of the public records of the District.

RESOLUTIONS OF CONFLUENCE METROPOLITAN DISTRICT (CONTINUED)

TO SET MILL LEVIES

A RESOLUTION LEVYING PROPERTY TAXES FOR THE YEAR 2025, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE CONFLUENCE METROPOLITAN DISTRICT, EAGLE COUNTY, COLORADO, FOR THE 2026 BUDGET YEAR.

WHEREAS, the Board of Directors of the Confluence Metropolitan District (the "District"), has adopted the annual budget in accordance with the Local Government Budget Law, on December 3, 2025 and;

WHEREAS, the amount of money necessary to balance the budget for general operating expenses and capital expenditure purposes from property tax revenue is $27,039.26 and;

WHEREAS, the Board of Directors of the District finds that it is required to temporarily lower the general operating mill levy to render a refund for $0.00, and;

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue approved by voters or at public hearing is $0.00, and;

WHEREAS, the amount of money necessary to balance the budget for voter approved bonds and interest is $0.00, and;

WHEREAS, the 2025 net valuation for assessment for the District, as certified by the County Assessor is $1,175,620

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District:

Section 1. That for the purposes of meeting all general operating expenses of the District during the 2026 budget year, there is hereby levied a tax of 23.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

Section 2. That for the purposes of rendering a refund to its constituents during budget year 2026 there is hereby levied a temporary tax credit/mill levy reduction of 0.00 mills.

Section 3. That for the purpose of meeting all capital expenditures of the District during the 2026 budget year, there is hereby levied a tax of 0.00 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

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RESOLUTIONS OF CONFLUENCE METROPOLITAN DISTRICT (CONTINUED)

TO SET MILL LEVIES (CONTINUED)

Section 4. That for the purpose of meeting all payments for bonds and interest of the District during the 2026 budget year, there is hereby levied a tax of 0.00 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

Section 5. That any officer of the District or the District Administrator is hereby authorized and directed to either immediately certify to the Board of County Commissioners of Eagle County, Colorado, the mill levies for the District as hereinabove determined and set, or be authorized and directed to certify to the Board of County Commissioners of Eagle County, Colorado, the mill levies for the District as hereinabove determined and set based upon the final (December) certification of valuation from the County Assessor.

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RESOLUTIONS OF CONFLUENCE METROPOLITAN DISTRICT (CONTINUED)

TO APPROPRIATE SUMS OF MONEY
(PURSUANT TO SECTION 29-1-108, C.R.S.)

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CONFLUENCE METROPOLITAN DISTRICT, EAGLE COUNTY, COLORADO, FOR THE 2026 BUDGET YEAR.

WHEREAS, the Board of Directors of the Confluence Metropolitan District (the "District") has adopted the annual budget in accordance with the Local Government Budget Law of Colorado, on December 3, 2025, and;

WHEREAS, the Board of Directors has made provision therein for revenues in an amount equal or greater to the total proposed expenditures as set forth in said budget, and;

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues and reserves or fund balances provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT:

Section 1. That the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated:

GENERAL FUND:	
Current Operating Expenses	$ 973,255
CAPITAL RESERVE FUND:	
Capital Expenditures	$ 118,000
DEBT SERVICE FUND:	
Debt Service Expenditures	$ 1,349,320

RESOLUTIONS OF CONFLUENCE METROPOLITAN DISTRICT (CONTINUED)

TO ADOPT 2026 BUDGET, SET MILL LEVIES AND APPROPRIATE SUMS OF MONEY (CONTINUED)

The above resolutions to adopt the 2026 budget, set the mill levies and to appropriate sums of money were adopted this 3rd day of December, 2025.

DocuSigned by:

Officer of the District: Robert Mann
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Title: President

CONFLUENCE METROPOLITAN DISTRICT **Printed: 23-Jan-26**
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED **Modified Accrual Basis**

GENERAL FUND	Cal Yr 2024 Audited	Cal Yr 2025 Adopted Budget	Cal Yr 2025 Forecast	10 Months Ended 10/31/25 Actual	10 Months Ended 10/31/25 Budget	Variance Favorable (Unfav)	2026 Adopted Budget	BUDGET ASSUMPTIONS
CFMD Assessed Value NET		1,125,430	1,125,430				1,175,620	Final AV 11.13.25
CFMD Assessed Value - TIF		728,830	728,830				767,420	Final AV 11.13.25
CFMD Assessed Value - Gross		1,854,260	1,854,260				1,943,040	Final AV 11.13.25
Mill Levy Rate -		0.000	0.000				23.000	
REVENUES								
Property Tax- Confluence Net AV	2,181	0	0	0	0	0	27,039	23 Mills
Property Tax- Confluence TIF TOA URA	0	0	0	0	0	0	0	
Specific Ownership Taxes	6	0	0	0	0	0	1,487	5.5% of prop tax
TOA Gondola Ops IGA Contrib	237,614	317,014	313,314	100,413	212,781	(112,368)	319,792	50% of gond ops
TOA Public Plaza Ops IGA Contrib	48,870	50,657	50,657	37,993	37,993	0	52,200	50% of a portion of plaza ops
Trnsfr Prop Taxes - ASMD - 23 mills	536,709	552,483	554,330	554,315	546,958	7,357	595,947	23 Mills
Trnsfr Prop Taxes - AS TOA URA 23 mills	310,700	357,792	357,792	351,106	310,004	41,102	389,025	23 Mills
Trnsfr Prop Taxes - Mtn Vista 5 Mills	23,133	36,947	22,648	22,648	36,947	(14,298)	23,562	5 Mills
Misc Income	814	300	311	311	300	11	300	Holy X equity refund
Interest	23,044	10,000	16,000	15,651	8,333	7,318	10,000	
TOTAL REVENUES	**1,183,070**	**1,325,193**	**1,315,053**	**1,082,438**	**1,153,315**	**(70,877)**	**1,419,352**	
EXPENDITURES								
General & Admin								
Insurance	38,059	48,339	40,568	40,568	42,500	1,933	41,430	Pool including B&M gondola
Directors Fees & Payroll Taxes	2,045	2,250	2,250	861	1,625	764	2,250	4 mtgs 5 directors
Accounting & Administration	50,668	42,000	46,000	41,392	35,000	(6,392)	48,300	Based on Prior Yrs
Website	480	2,460	1,330	1,171	480	(691)	1,330	
Audit	7,500	7,900	7,900	7,900	7,900	0	8,100	2025 Engagement
Elections	0	20,000	20,000	1,841	20,000	18,159	0	
Office Overhead	195	265	350	279	235	(44)	350	
Legal	20,833	29,400	24,000	14,725	24,500	9,775	25,000	Based on Prior Yrs
Special Proj - Gondola Reserve Study	0	10,000	10,000	0	10,000	10,000	10,000	Get in 2026
Treasurers Fees	65	0	0	0	0	0	811	
Operations:								
Gondola Ops & Maint	324,345	353,500	353,500	329,242	307,734	(21,509)	365,200	based on VR budget
Gondola Utilities	28,905	42,400	35,000	24,320	33,450	9,130	35,000	based on EW budget
Gondola Stop Gap Insurance	41,887	43,144	43,144	42,148	43,144	996	44,400	TCW Admiral Sept
Gondola Mgmt - VR	75,000	75,000	75,000	62,500	62,500	0	75,000	based on VR budget
Gondola Reserve- Xfer	115,000	115,000	115,000	0	0	0	115,000	
CDOT Lease - thru 2037	5,092	4,984	4,984	0	4,984	4,984	4,984	per agreement
Public Plaza & Restrooms O&M -TOA cost sh	97,741	101,314	101,314	79,481	84,428	4,947	104,400	based on EW budget
Plaza Reserve Xfer	14,500	14,500	14,500	0	0	0	14,500	
RR Fence Staining	0			0	0	0		every other year
District Landscape, Entry Monument, O&M	102,254	65,229	65,229	49,506	40,850	(8,656)	67,200	
Roadway Pull Out Relocation	0			0	0	0		
Contingency	0	10,000	0	0	0	0	10,000	
TOTAL EXPENDITURES	**924,568**	**987,685**	**960,069**	**695,933**	**719,329**	**23,396**	**973,255**	
REVENUE OVER (UNDER) EXPEND.	**258,502**	**337,508**	**354,984**	**386,505**	**433,986**	**(47,481)**	**446,097**	
FUND BALANCE - BEGINNING	133,770	475,452	392,272	392,272	475,452	(83,180)	747,256	
FUND BALANCE - ENDING	**392,272**	**812,960**	**747,255**	**778,776**	**909,438**	**(130,661)**	**1,193,353**	

No assurance provided on these financial statements; substantially all disclosures required by GAAP omitted.

CONFLUENCE METROPOLITAN DISTRICT Printed: 23-Jan-26
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET, ACTUAL AND FORECAST FOR TI Modified Accrual Basis Modified Accrual Basis

GONDOLA/CAPITAL RESERVE FUND	Cal Yr 2024 Audited	Cal Yr 2025 Adopted Budget	Cal Yr 2025 Forecast	10 Months Ended 10/31/25 Actual	10 Months Ended 10/31/25 Budget	Variance Favorable (Unfav)	2026 Adopted Budget	BUDGET ASSUMPTIONS
REVENUES								
Xfer from General Fund - Gondola	115,000	115,000	115,000	0	0	0	115,000	
Xfer from General Fund - Plaza	14,500	14,500	14,500	0	0	0	14,500	
Xfer from Cap Impr Fund								
Interest Income	59,045	39,517	39,517	35,845	32,930	2,915	43,414	
TOTAL REVENUES	**188,545**	**169,017**	**169,017**	**35,845**	**32,930**	**2,915**	**172,914**	
EXPENDITURES								
Gondola								
Gondola Capital Improvements	0	70,000	0	0	0	0	70,000	
Plaza								
Upper Terminal Plaza								
Public Plaza					0	0	48,000	$38K for Sidewalk; $10K Stair
Other								
Entry Monuments/Landscaping		90,000	90,650	90,650	90,000	(650)		
Fence			0					
TOTAL EXPENDITURES	**0**	**160,000**	**90,650**	**90,650**	**90,000**	**(650)**	**118,000**	
REVENUE OVER (UNDER) EXPEND.	**188,545**	**9,017**	**78,367**	**(54,805)**	**(57,070)**	**2,265**	**54,914**	
FUND BALANCE - BEGINNING	1,180,220	1,317,220	1,368,765	1,368,765	1,317,220	51,545	1,447,132	
FUND BALANCE - ENDING	**1,368,765**	**1,326,237**	**1,447,132**	**1,313,961**	**1,260,150**	**53,810**	**1,502,046**	
No assurance provided on these financial statements; substantially all disclosures required by GAAP omitted.	=	=		=	=	=	=	
Components of Fund Balance								
Gondola Reserve	1,053,538	753,538	938,538				983,538	
Plaza Reserve	159,500	130,500	145,000				111,500	
Unrestricted	155,727	442,199	363,594				407,008	
	1,368,765	1,326,237	1,447,132				1,502,046	

CONFLUENCE METROPOLITAN DISTRICT **Printed:** **23-Jan-26**
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET, ACTUAL AND FORECAST FOR TI Modified Accrual Basis **Modified Accrual Basis**

DEBT SERVICE FUND	Cal Yr 2024 Audited	Cal Yr 2025 Adopted Budget	Cal Yr 2025 Forecast	10 Months Ended 10/31/25 Actual	10 Months Ended 10/31/25 Budget	Variance Favorable (Unfav)	2026 Adopted Budget	BUDGET ASSUMPTIONS
Assessed Valuation								
Mountain Vista - information purposes only		**7,389,300**	**4,484,930**				4,712,300	Final AV 11.13.25
Confluence-		**1,125,430**	**1,125,430**				1,175,620	Final AV 11.13.25
Confluence - TIF		**728,830**	**728,830**				767,420	Final AV 11.13.25
Avon Station - Excl Commercial DS NET		**1,125,390**	**1,125,390**				**1,175,590**	Final AV 11.13.25
Avon Station - Excl Commercial DS TIF		**728,810**	**728,810**				**767,400**	Final AV 11.13.25
Avon Station - NET		**24,763,920**	**24,763,920**				**26,712,110**	Final AV 11.13.25
Avon Station - TIF		**16,037,300**	**16,037,300**				**17,437,240**	Final AV 11.13.25
REVENUES								
Trnsfr Prop Taxes - ASMD IGA	1,043,870	816,311	818,920	818,898	808,148	10,750	865,769	
Trnsfr Prop Taxes - AS TOA URA	598,392	479,604	479,604	496,220	479,604	16,616	513,433	
Trnsfr Prop Taxes - ASMD IGA - SO Tax	83,907	44,274	62,182	52,088	29,516	22,572	65,761	
Interest Income	47,046	43,844	43,844	54,256	36,537	17,719	43,844	based on 3%
TOTAL REVENUES	**1,773,216**	**1,384,033**	**1,404,550**	**1,421,461**	**1,353,805**	**67,656**	**1,488,807**	
EXPENDITURES								
Bond Interest - 2007 Bonds	0	0	0	0	0	0	0	
Bond Principal - 2007 Bonds	0	0	0	0	0	0	0	
Bond Interest - 2021A1 GO Refund Loan	11,781	5,929	5,929	2,965	2,965	0	0	
Bond Principal - 2021A1 GO Refund Loan	380,000	385,000	385,000	0	0	0	0	
Bond Interest - 2021A2 GO Refund Loan	509,120	509,120	509,120	254,560	254,560	0	509,120	
Bond Principal - 2021A2 GO Refund Loan	0	0	0	0	0	0	400,000	
Bond Interest - 2021B Sub GO Ref Bond	243,100	242,275	242,275	0	0	0	233,200	
Bond Principal - 2021B Sub GO Ref Bond	15,000	165,000	165,000	0	0	0	190,000	
Bond Paying Agent Fees	7,000	10,000	10,000	7,000	7,000	0	7,000	
Contingency	0	0	0	0	0	0	10,000	
TOTAL EXPENDITURES	**1,166,001**	**1,317,324**	**1,317,324**	**264,525**	**264,525**	**0**	**1,349,320**	
REVENUE OVER (UNDER) EXPEND.	**607,215**	**66,709**	**87,226**	**1,156,937**	**1,089,280**	**67,656**	**139,487**	
OTHER FINANCING SOURCES and (USES)								
TOTAL OTHER FINANCING SOURCES	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
FUND BALANCE - BEGINNING	884,086	1,461,481	1,491,301	1,491,301	1,461,481	29,820	1,578,526	
Reverse contingency	0		0	0	0	0		
FUND BALANCE - ENDING	**1,491,301**	**1,528,190**	**1,578,526**	**2,648,238**	**2,550,761**	**97,476**	**1,718,014**	
	=	=		=	=	=	=	

No assurance provided on these financial statements; substantially all disclosures required by GAAP omitted.

Components of Fund Balance:	Cal Yr 2024 Audited	Cal Yr 2025 Adopted Budget	Cal Yr 2025 Forecast	10 Months Ended 10/31/25 Actual	2026 Adopted Budget	BUDGET ASSUMPTIONS
Debt Service Reserve Fund	530,070	500,872	530,070	538,193	538,193	
Loan Payment Fund	38,823	0	38,823	39,418	39,418	
Pledged Revenue Fund	893,362	0	893,362	1,832,941	125,633	
Subordinate Surplus Fund			442,000		442,000	Maximum of $442,000
Restricted for future debt service	29,045	1,027,318	(325,729)	237,685	572,770	
Total	1,491,301	1,528,190	1,578,526	2,648,238	1,718,014	
			=			

37 County Tax entity code | DOLA LGID/SID 19063

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners[1] of Eagle County, Colorado.

On behalf of the Confluence Metropolitan District
(taxing entity)[A]

the Board of Directors
(governing body)[B]

of the Confluence Metropolitan District
(local government)[C]

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 1,943,040
(Gross[D] assessed valuation, Line 2 of the Certification of Valuation From DLG 57[E])

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area[F] the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: $ 1,175,620
(NET[G] assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: *12/10/2025* (mm/dd/yyyy) for budget/fiscal year *2026* (yyyy)
(not later than Dec 15)

PURPOSE (see end notes for definitions and examples)	LEVY[2]		REVENUE[2]
1. General Operating Expenses[H]	23.000	mills	$ 27,039.26
2. **<Minus>** Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	0.000	mills	$ -
SUBTOTAL FOR GENERAL OPERATING:	23.000	**mills**	$ 27,039.26
3. General Obligation Bonds and Interest[J]	0.000	mills	$ -
4. Contractual Obligations[K]	0.000	mills	$ -
5. Capital Expenditures[L]	0.000	mills	$ -
6. Refunds/Abatements[M]	0.000	mills	$ -
7. Other[N] (specify):	0.000	mills	$ -
	0.000	mills	$ -
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	23.000	**mills**	$ 27,039.26

Contact person: (print) Jon Erickson
Daytime phone: (970) 926-6060

Signed: [signature]
Title: District Administrator

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S. with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, Colorado 80203. Questions? Call DLG (303) 864-7720.

[1] If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

[2] Levies must be rounded to three decimal places and revenue must be calculated from the total *NET assessed valuation* (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

EXHIBIT A-2

2026 BUDGET (AVON STATION METROPOLITAN DISTRICT)

AVON STATION METROPOLITAN DISTRICT

January 23, 2026

Division of Local Government
Via: E-Filing Portal

RE: Avon Station Metropolitan District Budget; LGID #19062

Attached is the 2026 Budget for the Avon Station Metropolitan District in Eagle County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on December 3, 2025. If there are any questions on the budget, please contact Mr. Jon Erikson, telephone number 970-926-6060.

The mill levy certified to the County Commissioners of Eagle County is 23.000 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 32.005 mills for Contractual Obligations (32.005 mills for Contractual Obligations for Debt District 147): 0.000 mills for G.O. bonds; 0.000 mills for refund/abatement; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on a net assessed valuation of $26,712,110 ($1,175,590 for District 147), the total property tax revenue is $1,469,299.61 (plus $37,624.76 for Debt District 147). A copy of the certifications of mill levies sent to the County Commissioners for Eagle County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Eagle County, Colorado.

Sincerely,

Jon Erickson
District Administrator

Enclosure(s)

AVON STATION METROPOLITAN DISTRICT

2026 BUDGET MESSAGE

Avon Station Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established to supply the necessary services of parking areas and/or structures, transportation, water and wastewater mainlines, streets, bridges and other improvements needed for the area.

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

The following budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

2026 BUDGET STRATEGY

Avon Station Metropolitan District joined with Confluence Metropolitan District in adopting an Amended and Restated Consolidated Service Plan in March 2006. Under this consolidated service plan, Confluence will be the “service district” and Avon Station will be the “financing district.” As such, Confluence Metropolitan District will be responsible for managing the construction and operation of facilities and improvements needed for the Avon Station area and Avon Station Metropolitan District will be responsible for providing the funding and tax bases needed to support the financing plan for capital improvements.

Avon Station Metropolitan District anticipates utilizing the property taxes it collects to pay for a portion of its obligations under the Intergovernmental Agreements (“IGA”) with Confluence Metropolitan District.

RESOLUTIONS OF AVON STATION METROPOLITAN DISTRICT

TO ADOPT 2026 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE AVON STATION METROPOLITAN DISTRICT, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026 AND ENDING ON THE LAST DAY OF DECEMBER 2026.

WHEREAS, the Board of Directors (the "Board") of the Avon Station Metropolitan District (the "District") has appointed a budget committee to prepare and submit a proposed 2026 budget at the proper time; and

WHEAREAS, such committee has submitted a proposed budget to this governing body at the proper time, for its consideration, and;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, and a public hearing was held on December 3, 2025 interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and;

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves/fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District:

Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the District for the year stated above as adjusted for immaterial changes in the final certified assessed value of the District as certified by the county assessor and corresponding adjustments resulting from such changes to the assessed value. In the event there are material changes to the assessed value then a subsequent meeting of the Board shall be called to consider such changes. Furthermore, to the extent capital or significant operating expenditures forecasted for the current year are anticipated to be extended into the following year, the expenditures and offsetting change in the budgeted beginning fund balance shall be updated to reflect management's best estimate at the time the budget is to be filed with the Colorado Division of Local Affairs.

Section 2. That the budget hereby approved and adopted shall be certified by any officer of the District or the District Administrator of the District and made a part of the public records of the District.

RESOLUTIONS OF AVON STATION METROPOLITAN DISTRICT (CONTINUED)

TO SET MILL LEVIES

A RESOLUTION LEVYING PROPERTY TAXES FOR THE YEAR 2024, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE AVON STATION METROPOLITAN DISTRICT, EAGLE COUNTY, COLORADO, FOR THE 2026 BUDGET YEAR.

WHEREAS, the Board of Directors of the Avon Station Metropolitan District (the "District"), has adopted the annual budget in accordance with the Local Government Budget Law, on December 3, 2025 and;

WHEREAS, the amount of money necessary to balance the budget for general operating expenses and capital expenditure purposes from property tax revenue is $614,378.53 and;

WHEREAS, the Board of Directors of the District finds that it is required to temporarily lower the general operating mill levy to render a refund for $0.00, and;

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue approved by voters or at public hearing is $0.00, and;

WHEREAS, the amount of money necessary to balance the budget for contractual obligations from property tax revenue as approved by voters is $854,921.08 ($37,624.76 for District 147) and;

WHEREAS, the amount of money necessary to balance the budget for voter approved bonds and interest is $0.00, and;

WHEREAS, the 2026 net valuation for assessment for the District, as certified by the County Assessor is $ 26,712,110 ($1,175,590 for District 147).

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District:

Section 1. That for the purposes of meeting all general operating expenses of the District during the 2026 budget year, there is hereby levied a tax of 23.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

Section 2. That for the purposes of rendering a refund to its constituents during budget year 2026 there is hereby levied a temporary tax credit/mill levy reduction of 0.00 mills.

Section 3. That for the purpose of meeting all capital expenditures of the District during the 2026 budget year, there is hereby levied a tax of 0.00 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

RESOLUTIONS OF AVON STATION METROPOLITAN DISTRICT (CONTINUED)

TO SET MILL LEVIES (CONTINUED)

Section 4. That for the purpose of meeting all payments for contractual obligations of the District during the 2026 budget year, there is hereby levied a tax of 32.005 mills (32.005 mills for District 147) upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

Section 5. That for the purpose of meeting all payments for bonds and interest of the District during the 2026 budget year, there is hereby levied a tax of 0.00 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

Section 6. That any officer of the District or the District Administrator is hereby authorized and directed to either immediately certify to the Board of County Commissioners of Eagle County, Colorado, the mill levies for the District as hereinabove determined and set, or be authorized and directed to certify to the Board of County Commissioners of Eagle County, Colorado, the mill levies for the District as hereinabove determined and set based upon the final (December) certification of valuation from the County Assessor.

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

TO APPROPRIATE SUMS OF MONEY
(PURSUANT TO SECTION 29-1-108, C.R.S.)

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE AVON STATION METROPOLITAN DISTRICT, EAGLE COUNTY, COLORADO, FOR THE 2026 BUDGET YEAR.

WHEREAS, the Board of Directors of the Avon Station Metropolitan District (the "District") has adopted the annual budget in accordance with the Local Government Budget Law of Colorado, on December 3, 2025, and;

WHEREAS, the Board of Directors has made provision therein for revenues in an amount equal or greater to the total proposed expenditures as set forth in said budget, and;

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues and reserves or fund balances provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT:

Section 1. That the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated:

GENERAL FUND:	
Current Operating Expenses	$13,116
DEBT SERVICE FUND:	
Debt Service Expenditures	$1,622,685
Fund Transfers	$65,690
TOTAL DEBT SERVICE FUND:	$1,688,375

RESOLUTIONS OF AVON STATION METROPOLITAN DISTRICT (CONTINUED)

TO ADOPT 2026 BUDGET, SET MILL LEVIES AND APPROPRIATE SUMS OF MONEY (CONTINUED)

The above resolutions to adopt the 2026 budget, set the mill levies and to appropriate sums of money were adopted this 3rd day of December 2025.

Officer of the District: DocuSigned by: Robert Mann 030A8F3210154B2...

Title: President

AVON STATION METROPOLITAN DISTRICT — Printed: 23-Jan-26

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED — Modified Accrual Basis

GENERAL FUND	Cal Yr 2024 Audited	Cal Yr 2025 Adopted Budget	Cal Yr 2025 Amended Budget	Cal Yr 2025 Forecast	10 Months Ended 10/31/25 Actual	10 Months Ended 10/31/25 Budget	Variance Favorable (Unfav)	2026 Adopted Budget	BUDGET ASSUMPTIONS
REVENUES									
Confluence Expense Reimbursement									
Transfer S.O. Tax from Debt Serv	76,577	48,413	73,997	73,997	0	0	0	65,690	SO tax & int
TOTAL REVENUES	**76,577**	**48,413**	**73,997**	**73,997**	**0**	**0**	**0**	**65,690**	
EXPENDITURES									
Audit	5,315	5,600	5,600	5,600	5,600	5,600	0	5,750	2025 Engagement
Directors Fees & Payroll Taxes	2,045	2,250	2,250	2,250	861	1,650	789	2,250	(4 mtgs 5 dir)
Elections	0	20,000	20,000	1,875	1,875	19,500	17,625	500	Prep for 2027 Election
Insurance	3,591	3,771	3,771	3,908	3,908	3,771	(138)	4,116	Based on Prior Yrs
Office Overhead	53	500	500	95	95	50	(45)	500	
TOTAL EXPENDITURES	**11,005**	**32,121**	**32,121**	**13,728**	**12,339**	**30,571**	**18,231**	**13,116**	
REVENUE OVER (UNDER) EXPEND.	**65,572**	**16,293**	**41,877**	**60,269**	**(12,339)**	**(30,571)**	**18,231**	**52,574**	
FUND BALANCE - BEGINNING	201,288	265,540	266,860	266,860	266,860	265,540	(1,320)	327,129	
FUND BALANCE - ENDING	**266,860**	**281,833**	**308,737**	**327,129**	**254,521**	**234,970**	**19,551**	**379,703**	
	=	=			=	=	=	=	

No assurance provided on these financial statements; substantially all disclosures required by GAAP omitted.

AVON STATION METROPOLITAN DISTRICT **Printed:** **Printed:** **23-Jan-26**
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET, ACTUAL AND FORECAST FOR TH **Modified Accrual Basis** **Modified Accrual Basis**

DEBT SERVICE FUND	Cal Yr 2024 Audited	2025 Adopted Budget	2025 Amended Budget	Cal Yr 2025 Forecast	10 Months Ended 10/31/25 Actual	10 Months Ended 10/31/25 Budget	Variance Favorable (Unfav)	2026 Adopted Budget	BUDGET ASSUMPTIONS
Assessed Valuation									
		7%	7%	7%				8%	
Residential Assessment Rate		6.77%	0.00%	0.00%				6.77%	
Avon Station - Excl Commercial DS NET	1,157,560	1,125,390	1,125,390	1,125,390				1,175,590	Final AV 11.13.25
Avon Station - Excl Commercial DS TIF	697,690	728,810	728,810	728,810				767,400	Final AV 11.13.25
Avon Station - Excl Commercial DS GROSS	1,855,250	1,854,200	1,854,200	1,854,200				1,942,990	Final AV 11.13.25
Avon Station - NET AV	23,054,130	24,763,920	24,763,920	24,763,920				26,712,110	Final AV 11.13.25
Avon Station - TIF	13,895,310	16,037,300	16,037,300	16,037,300				17,437,240	Final AV 11.13.25
Gross AV	36,949,440	40,801,220	40,801,220	40,801,220				44,149,350	
Percent change	40.4%	10.4%	55.0%	10.4%					**Percent change**
Services/Operations Mill Levy Rate	23.000	23.000	23.000	23.000				23.000	**Serv/Ops Mill levy**
Debt Service Mill Levy Rate (gallagherized)	44.299	32.506	32.506	32.506				32.005	**Debt Serv Mill levy**
	67.299	**55.506**	**55.506**	**55.506**				**55.005**	
REVENUES									
Property Taxes - 23 Mills Serv IGA	552,909	569,570	571,475	571,475	571,475	569,570	1,905	614,379	
Property Taxes - Pledged DS	1,076,610	804,976	844,247	844,247	844,247	804,976	39,271	854,921	
Property Taxes - Excl NET Pledged DS	0	36,582	0	0	0	36,582	(36,582)	37,625	Net AV DS Mill ONLY
Allowance for potential Abatement	0				0	0	0		
Specific Ownership Taxes	125,391	75,600	106,179	106,179	87,340	56,700	30,640	113,019	7.5% of Prop tax
Interest Income	35,093	17,087	30,000	30,000	19,776	14,239	5,536	18,431	3% of prop tax
Revenue Contingency			35,000					25,000	
TOTAL REVENUES	**1,790,003**	**1,503,815**	**1,586,901**	**1,551,901**	**1,522,838**	**1,482,067**	**40,770**	**1,663,375**	
EXPENDITURES									
Treasurer's Fees	48,940	42,334	42,472	42,472	42,508	42,334	(175)	45,208	3% of Prop Tax
Transfer Prop Tax - IGA Serv	536,709	552,483	554,331	554,330	554,315	546,958	(7,357)	595,947	23 Mills to CF Ops
Transfer Prop Tax- IGA D/S	1,043,870	780,827	818,920	818,920	818,898	773,018	(45,880)	829,273	Net DS Mills to CF
Transfer Prop Tax-Excl Comm IGA D/S	0	35,484	0	0	0	35,130	35,130	36,496	Net DS Mills to CF
Transfer SO Tax - IGA D/S	83,907	44,274	62,182	62,182	52,088	29,516	(22,572)	65,761	
Contingency		25,000	35,000	0				50,000	
Allowance for potential Abatement			0	0		0	0		based on above less treas fe
TOTAL EXPENDITURES	**1,713,426**	**1,480,402**	**1,512,904**	**1,477,903**	**1,467,809**	**1,426,956**	**(40,853)**	**1,622,685**	
REVENUE OVER (UNDER) EXPEND.	**76,577**	**23,413**	**73,997**	**73,997**	**55,028**	**55,111**	**(83)**	**40,690**	
OTHER FINANCING SOURCES/(USES)									
Xfer Net S.O. tax & Int to General Fund	(76,577)	(48,413)	(73,997)	(73,997)	0	0	0	(65,690)	SO tax, int - treas fee
TOTAL OTHER FINANCING SOURCES	**(76,577)**	**(48,413)**	**(73,997)**	**(73,997)**	**0**	**0**	**0**	**(65,690)**	
FUND BALANCE - BEGINNING	35,000	35,000	35,000	35,000	35,000	35,000	0	35,000	
FUND BALANCE - ENDING	**35,000**	**10,000**	**35,000**	**35,000**	**90,028**	**90,112**	**(83)**	**10,000**	
	=	=			=	=	=	=	

No assurance provided on these financial statements; substantially all disclosures required by GAAP omitted.

38	County Tax entity code	DOLA LGID/SID	19062

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners[1] of Eagle County, Colorado.

On behalf of the Avon Station Metropolitan District
(taxing entity)[A]

the Board of Directors
(governing body)[B]

of the Avon Station Metropolitan District
(local government)[C]

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 44,149,350

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area[F] the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: $ 26,712,110

(NET[G] assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: *12/10/2025* (mm/dd/yyyy) for budget/fiscal year *2026* (yyyy)
(not later than Dec 15)

PURPOSE (see end notes for definitions and examples)	**LEVY**[2]		**REVENUE**[2]
1. General Operating Expenses[H]	23.000	mills	$ 614,378.53
2. **<Minus>** Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	0.000	mills	$ -
SUBTOTAL FOR GENERAL OPERATING:	23.000	**mills**	$ 614,378.53
3. General Obligation Bonds and Interest[J]	0.000	mills	$ -
4. Contractual Obligations[K]	32.005	mills	$ 854,921.08
5. Capital Expenditures[L]	0.000	mills	$ -
6. Refunds/Abatements[M]	0.000	mills	$ -
7. Other[N] (specify):	0.000	mills	$ -
	0.000	mills	$ -
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	55.005	**mills**	$ 1,469,299.61

Contact person: (print) Jon Erickson

Daytime phone: (970) 926-6060

Signed:

Title: District Administrator

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S. with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, Colorado 80203. Questions? Call DLG (303) 864-7720.

[1] If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

[2] Levies must be rounded to three decimal places and revenue must be calculated from the total *NET assessed valuation* (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

Avon Station Metropolitan District

<u>THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT</u> (32-1-603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenue to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS[J]:

1. Purpose of Issue:
   Series:
   Date of Issue:
   Coupon rate:
   Maturity Date:
   Levy:
   Revenue:

2. Purpose of Issue:
   Series:
   Date of Issue:
   Coupon rate:
   Maturity Date:
   Levy:
   Revenue:

CONTRACTS[K]:

3. Purpose of Contract: To provide funds for repayment of Senior 2021 A & B Promisorry Notes and Subordinate2021B Bond issued by Confluence Metropolitan District
   Title: Amended & Restated Avon Station Capital Pledge Agreement and Subordinate Captial Pledge Agreement
   Date: June 1, 2021
   Principal Amount: A portion of $23,120,000
   Maturity Date: None Stated
   Levy: 32.005
   Revenue: $854,921.08

4. Purpose of Contract:
   Title:
   Date:
   Principal Amount:
   Maturity Date:
   Levy:
   Revenue:

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners[1] of Eagle County, Colorado.

On behalf of the Avon Station Metropolitan District - Debt SVC
(taxing entity)[A]

the Board of Directors
(governing body)[B]

of the Avon Station Metropolitan District - Debt SVC
(local government)[C]

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 1,942,990

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area[F] the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: $ 1,175,590

(NET[G] assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: *12/10/2025* (mm/dd/yyyy) for budget/fiscal year *2026* (yyyy)
(not later than Dec 15)

PURPOSE (see end notes for definitions and examples)	LEVY[2]		REVENUE[2]
1. General Operating Expenses[H]	0.000	mills	$ -
2. **<Minus>** Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	0.000	mills	$ -
SUBTOTAL FOR GENERAL OPERATING:	0.000	**mills**	$ -
3. General Obligation Bonds and Interest[J]	0.000	mills	$ -
4. Contractual Obligations[K]	32.005	mills	$ 37,624.76
5. Capital Expenditures[L]	0.000	mills	$ -
6. Refunds/Abatements[M]	0.000	mills	$ -
7. Other[N] (specify):	0.000	mills	$ -
	0.000	mills	$ -
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	32.005	**mills**	$ 37,624.76

Contact person: (print) Jon Erickson

Daytime phone: (970) 926-6060

Signed:

Title: District Administrator

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S. with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, Colorado 80203. Questions? Call DLG (303) 864-7720.

[1] If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

[2] Levies must be rounded to three decimal places and revenue must be calculated from the total *NET assessed valuation* (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

Avon Station Metropolitan District - Debt SVC

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenue to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS[J]:

1. Purpose of Issue:
   Series:
   Date of Issue:
   Coupon rate:
   Maturity Date:
   Levy:
   Revenue:

2. Purpose of Issue:
   Series:
   Date of Issue:
   Coupon rate:
   Maturity Date:
   Levy:
   Revenue:

CONTRACTS[K]:

3. Purpose of Contract: To provide funds for repayment of Senior 2021 A & B Promisorry Notes and Subordinate2021B Bond issued by Confluence Metropolitan District
   Title: Amended & Restated Avon Station Capital Pledge Agreement and Subordinate Captial Pledge Agreement
   Date: June 1, 2021
   Principal Amount: A portion of $23,120,000
   Maturity Date: None Stated
   Levy: 32.005
   Revenue: $37,624.76

4. Purpose of Contract:
   Title:
   Date:
   Principal Amount:
   Maturity Date:
   Levy:
   Revenue:

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

EXHIBIT B-1

2025 AUDIT (CONFLUENCE METROPOLITAN DISTRICT)

Confluence Metropolitan District

Financial Statements

December 31, 2025

Confluence Metropolitan District
Financial Statements
December 31, 2025

Table of Contents

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Confluence Metropolitan District
Avon, Colorado

Report on the Audit of the Financial Statements

Opinions

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

In our opinion, the 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 ("U.S. GAAP").

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("U.S. 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

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis in Section B be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The budgetary comparison information in section E is not a required part of the basic financial statements but is supplementary information required by U.S. GAAP. The budgetary comparison information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

INDEPENDENT AUDITOR'S REPORT
To the Board of Directors
Confluence Metropolitan District
Avon, Colorado

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The fund budgetary comparisons in Section F are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The budgetary comparisons found in Section F are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the 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 financial statements or to the 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 financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the summary schedule of bond obligations and interest but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or 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.

McMahan and Associates, L.L.C.

McMahan and Associates, L.L.C.
Avon, Colorado
July 13, 2026
[Except for note V on page D15, which is dated August 4, 2026]

MANAGEMENT’S DISCUSSION AND ANALYSIS

Confluence Metropolitan District

Management's Discussion and Analysis
December 31, 2025

As management of Confluence Metropolitan District (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2025.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. This report also contains supplementary information presented after the notes to the financial statements.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on the District's assets, deferred outflows, liabilities, and deferred inflows with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The governmental activity of the District is the financing, installation and operation of the gondola transportation and other infrastructure systems for the Avon Station Metropolitan District.

The government-wide financial statements can be found on pages C1 and C2 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District currently has four funds, the General Fund, the Debt Service Fund, the Capital Projects Fund, and the Gondola Reserve Fund, all of which are governmental funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of expendable resources, as well as on balances of expendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. The governmental fund financial statements are located on pages C3 through C6 of this report.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The Notes to the Financial Statements can be found starting on page D1 of this report.

Government-wide Financial Analysis. The following tables show condensed financial information derived from the government-wide financial statements.

	Activities	
	2025	2024
Current assets	$ 3,872,356	$ 3,479,409
Capital and other non-current assets	25,510,395	26,921,234
Total Assets	29,382,751	30,400,643
Current liabilities and Deferred Inflows	2,864,732	2,891,844
Non-current liabilities	21,962,573	22,557,531
Total Liabilities	24,827,305	25,449,375
Net position:		
Net Investment in fixed assets	(17,875,810)	(18,021,536)
Restricted for debt service	1,623,109	1,491,301
Restricted for emergencies	38,000	35,490
Unrestricted	20,851,025	21,536,405
Total Net Position	$ 4,636,324	$ 5,041,660

Statement of Activities

	Governmental Activities	
	2025	2024
REVENUES:		
Program revenues:	$ -	$ -
Operating grants and contributions	1,170,609	1,218,709
Capital Contributions	1,445,126	1,664,486
General revenues:		
Property and other taxes	-	2,187
Interest and other revenue	140,379	129,950
Total Revenues	2,756,114	3,015,332
EXPENSES:		
Program expenses:		
General government	1,319,764	1,674,972
Transportation	990,351	874,930
Intergovernmental agreement	-	-
Interest on long-term debt	851,335	869,044
Total Expenses	3,161,450	3,418,946
Change in Net Position	(405,336)	(403,614)
Net Position - Beginning	5,041,660	5,445,274
Net Position - Ending	$ 4,636,324	$ 5,041,660

The District is the “service district” in a dual district structure whereby the District constructed the infrastructure for the Avon Station Metropolitan District (ASMD) subdivision. The District entered into a District Facilities Joint Financing and Service Agreement with ASMD which has been subsequently amended. Pursuant to this agreement, the District is obligated to construct and provide the initial financing for the primary infrastructure for the ASMD area. ASMD is the “financing district” and as such, will ultimately pay “capital and service obligations” to reimburse the District for the costs to construct, maintain, and operate the infrastructure. The District will then use the funds received from ASMD to pay off the District’s debt. In addition, the District has an Intergovernmental Agreement with Mountain Vista Metropolitan District to provide funds for specific infrastructure regional improvements, the debt obligation within the agreement expired February 2020, the operations obligation continues.

The District’s revenues consists primarily of operating and capital contributions received or accrued from ASMD pursuant to the District Facilities Construction and Service Agreement. Other sources of revenues include contributions from the Town of Avon toward the operating costs of the plaza and gondola and operating and maintenance contributions from Mountain Vista Metropolitan District.

Financial Analysis of the District’s Funds

As mentioned earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the District’s governmental funds is to provide information on near-term inflows, outflows, and balances of expendable resources. Such information is useful in assessing the District’s financing requirements. In particular, unrestricted fund balance may serve as a useful measure of a government’s net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District’s governmental funds reported a combined ending fund balance of $3,801,852. The fund balance primarily consists of funds being held in escrow accounts for capital reserves and future debt payments.

Budget variances. The District expenditures were similar to budgeted results. Details for each of the funds can be seen on pages E1 and F1 through F2 of this report.

Capital assets. The District’s net investment in capital assets decreased by $404,475 as a result of depreciation expense being greater than capital additions. Additional information as well as a detailed classification of the District’s net capital assets can be found in the Notes to the Financial Statement on page D11 of this report.

Long-term debts. In June 2021 the District issued Series 2021 A-1 Senior Note in the amount of $1,500,000, a Series 2021 A-2 Senior Note in the amount of $17,200,000 and a Series 2021 B Subordinate Bond in the amount of $4,420,000 to refund the remining principal of the Series 2007 tax supported revenue bonds. Additional information can be found in the Notes to the Financial Statement on pages D11 through D13 of this report.

Request for Information

This financial report is designed to provide a general overview of the District’s finances for all those with an interest in the government’s finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Confluence Metropolitan District, Marchetti & Weaver LLC, P.C., 28 Second Street, Suite 213, Edwards, CO 81632 or you may call (970) 926-6060.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

Confluence Metropolitan District
Statement of Net Position
December 31, 2025

Assets:	
Cash and cash equivalents	3,602,144
Property taxes receivable	27,039
Other receivables	202,438
Prepaid expenses	40,735
Capital and Service obligations from Avon Station Metropolitan District	20,874,071
Capital assets, net	4,636,324
Total Assets	29,382,751
Deferred Outflows of Resources:	
Deferred charge on refunding	40,439
Total Deferred Outflows of Resources	40,439
Liabilities:	
Current liabilities due in less than one year:	
Accounts payable	43,465
Accrued interest	2,163,789
Bonds payable	590,000
Non-current liabilities due in excess of one year:	
Due to developer	991,101
Bonds payable	20,971,472
Total Liabilities	24,759,827
Deferred Inflow of Resources:	
Property tax revenue	27,039
Total Deferred Inflow of Resources	27,039
Net Position:	
Net investment in capital assets	(17,875,810)
Restricted for debt service	1,623,109
Restricted for emergencies	38,000
Unrestricted	20,851,025
Total Net Position	4,636,324

Confluence Metropolitan District
Statement of Activities
For the Year Ended December 31, 2025

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Expenses	**Charges for Services**	**Operating Grants and Contributions**	**Capital Grants and Contributions**	**Net (Expense) Revenue**
Functions/Programs:					
Governmental activities:					
General government	1,319,764	-	865,575	889,534	435,345
Transportation	990,351	-	305,034	555,592	(129,725)
Interest	851,335	-	-	-	(851,335)
Total primary government	3,161,450	-	1,170,609	1,445,126	(545,715)

General revenues:	
Taxes:	
Other income	1,128
Interest income	139,251
Total General Revenues	140,379
Change in Net Position	(405,336)
Net Position - Beginning	5,041,660
Net Position - Ending	4,636,324

The accompanying notes are an integral part of these financial statements.

FUND FINANCIAL STATEMENTS

Confluence Metropolitan District
Balance Sheet
Governmental Funds
December 31, 2025

	General	Debt Service	Gondola Capital & Reserve	Total Governmental Funds
Assets:				
Cash and cash equivalents	548,946	1,602,421	1,450,777	3,602,144
Property taxes receivable	27,039	-	-	27,039
Accounts receivables	181,750	20,688	-	202,438
Prepaid expenses	40,735	-	-	40,735
Total Assets	798,470	1,623,109	1,450,777	3,872,356
Liabilities:				
Accounts payable	43,465	-	-	43,465
Total Liabilities	43,465	-	-	43,465
Deferred Inflow of Resources:				
Unavailable property tax revenue	27,039	-	-	27,039
Total Deferred Inflow of Resources	27,039	-	-	27,039
Fund Balances:				
Nonspendable	40,735	-	-	40,735
Restricted for debt service	-	1,623,109	-	1,623,109
Restricted for emergencies	38,000	-	-	38,000
Committed for gondola & capital reserve	-	-	1,450,777	1,450,777
Unassigned	649,231	-	-	649,231
Total Fund Balances	727,966	1,623,109	1,450,777	3,801,852
Total Liabilities, Deferred Inflow of Resources, and Fund Balances	798,470	1,623,109	1,450,777	3,872,356

The accompanying notes are an integral part of these financial statements.

Confluence Metropolitan District
Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
December 31, 2025

Governmental Funds Total Fund Balance		3,801,852
Amounts owed to the District for costs incurred to construct, operate, and maintain infrastructure are not collectible in the current period and, therefore, are not reported in the governmental funds.		20,874,071
Capital assets used in governmental activities are not considered current financial resources and, therefore, are not reported in the funds. Details of these amounts are as follows:		
Capital assets	12,277,956	
Accumulated depreciation	(7,641,632)	
		4,636,324
Deferred outflows are not available for current period expenditures and therefore, are not reported in the funds. This represents the District's deferred charges on refunding.		40,439
Long-term liabilities, including bonds payable and leases payable, are not due and payable in the current period and, therefore, are not reported in the funds. This is the amount of District long-term liabilities. Details of these amounts are as follows:		
Due to developer	(991,101)	
Bonds payable	(21,440,000)	
Bond issuance premium	(121,472)	
Accrued interest payable	(2,163,789)	
		(24,716,362)
Net Position of Governmental Activities		4,636,324

The accompanying notes are an integral part of these financial statements.

Confluence Metropolitan District
Statement of Revenues, Expenditures
and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2025

	General	Debt Service	Gondola Capital & Reserve	Total Governmental Funds
Revenues:				
TIFF payments from Town of Avon	350,847	492,080	-	842,927
Capital obligation payments from Avon Station Metropolitan District	555,592	889,534	-	1,445,126
Service obligation payments from Mountain Vista Metropolitan District	22,648	-	-	22,648
Town of Avon payments for gondola and public plaza operations	305,034	-	-	305,034
Other income	1,128	-	-	1,128
Interest	31,571	64,518	43,162	139,251
Total Revenues	1,266,820	1,446,132	43,162	2,756,114
Expenditures:				
General government	169,644	7,000	-	176,644
Transportation	631,982	-	-	631,982
Debt service:				
Principal	-	550,000	-	550,000
Interest	-	757,324	-	757,324
Capital outlay	-	-	90,650	90,650
Total Expenditures	801,626	1,314,324	90,650	2,206,600
Excess (Deficiency) of Revenues over Expenditures	465,194	131,808	(47,488)	549,514
Other Financial Sources (Uses):				
Transfers in	-	-	129,500	129,500
Transfers (out)	(129,500)	-	-	(129,500)
Total Other Financing Sources (Uses)	(129,500)	-	129,500	-
Net Change in Fund Balances	335,694	131,808	82,012	549,514
Fund Balances - Beginning	392,272	1,491,301	1,368,765	3,252,338
Fund Balances - Ending	727,966	1,623,109	1,450,777	3,801,852

The accompanying notes are an integral part of these financial statements.

Confluence Metropolitan District
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities
For the Year Ended December 31, 2025

Net change in fund balances for total governmental funds		549,514
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of the assets is allocated over their estimated useful lives as depreciation expense. This is the net difference between depreciation and capital additions during the year. Details of these differences are as follows:		
Depreciation expense	(404,475)	
		(404,475)
The repayment of the principal of long-term debt consumes current financial resources of governmental funds. This transaction, however, has no effect on net position. This amount is the net effect of these differences in the treatment of long-term debt repayments.		
Principal repayments - Bonds payable	550,000	
Amortization of premium on bonds payable	4,958	
Amortization of bond refunding costs	(4,757)	
		550,201
Increases and decreases in capital and service obligations owed to the District do not produce or use current financial resources and, therefore, are not reported in governmental funds.		(1,006,364)
The change in accrued interest reported in the Statement of Activities does not require the use of current financial resources and, therefore, is not reported as an expenditure in governmental funds.		(94,212)
Change in Net Position of Governmental Activities		(405,336)

The accompanying notes are an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

I. Summary of Significant Accounting Policies

The District, a quasi-municipal organization, was organized on December 5, 1998, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Eagle County, Colorado. The District was established as part of a dual district structure with the Avon Station Metropolitan District ("ASMD"). The District is considered the service district and was established to provide water, street, traffic and safety, fire protection and emergency medical services, television relay, transportation, parks and recreation, sanitation, and mosquito and pest control improvements. ASMD is the financing district and was established to provide funding and tax base for capital improvements constructed and operated by the District. The District has no employees and all services are contracted.

The District's financial statements are prepared in accordance with generally accepted accounting principles ("GAAP"). The Governmental Accounting Standards Board ("GASB") is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant accounting policies established by GAAP used by the District are discussed below.

A. Reporting Entity

The reporting entity consists of (a) the primary government; i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits, to, or to impose specific financial burdens on, the District. Consideration is also given to other organizations which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria discussed above, the District is not financially accountable for any other entity, nor is the District a component unit of any other government.

B. Government-wide and Fund Financial Statements

The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize primary activities as governmental type.

1. Government-wide Financial Statements

In the government-wide Statement of Net Position, all balances are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations.

The government-wide focus is on the sustainability of the District as an entity and the change in the District's net position resulting from the current year's activities.

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

I. Summary of Significant Accounting Policies (continued)

B. Government-wide and Fund Financial Statements (continued)

2. Fund Financial Statements

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues and expenditures/expenses. The fund focus is on current available resources and budget compliance.

The District reports the following governmental funds:

The *General Fund* is the District's primary operating fund. It accounts for all financial resources of the District, except those required to be accounted for in another fund.

The *Debt Service Fund* accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

The *Gondola & Capital Reserve Fund* accounts for financial resources to be used for future repairs of the gondola and capital improvements.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements. Financial statement presentation refers to classification of revenues by source and expenses by function.

1. Long-term Economic Focus and Accrual Basis

Governmental activities in the government-wide financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

2. Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. "Available" means collectible within the current period or soon enough thereafter (60 days) to be used to pay liabilities of the current period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

I. Summary of Significant Accounting Policies (continued)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

3. Financial Statement Presentation

Amounts reported as program revenues include capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes and interest income.

D. Financial Statement Accounts

1. Cash and Cash Equivalents

Cash and equivalents are defined as deposits that can be withdrawn at any time without notice or penalty and investments with maturities of three months or less.

Investments are stated at net asset value or fair value. The change in fair value of investments is recognized as an increase or decrease to investment assets and investment income. The District's investment policy is detailed in note III.A.

2. Receivables

Receivables are reported net of an allowance for uncollectible accounts. There was no allowance as of December 31, 2025.

3. Property Taxes

Property taxes are assessed in one year as a lien on the property, but not collected by governmental units until the subsequent year. In accordance with GAAP, the assessed but uncollected property taxes have been recorded as a receivable and as deferred inflow of resources.

4. Capital Assets

Capital assets, which include land, buildings, equipment, vehicles, and infrastructure assets, are reported in the governmental activity columns in the government-wide financial statements. The District defines capital assets as assets with an initial cost of $5,000 or more and an estimated useful life in excess of five years. Such assets are recorded at historical cost. Donated capital assets are recorded at estimated fair value at the date of donation.

Improvements, Gondola, and Buildings are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Improvements	15
Gondola	30
Buildings	25

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

5. Long-term Capital and Service Obligations Receivable

Avon Station Metropolitan District ("ASMD") is obligated under the District Facilities Construction and Service Agreement to reimburse the District over time for the cost of the infrastructure constructed (capital obligation) as well as operating and maintenance costs (service obligation) by the District. These items represent the portion of the obligations not yet been paid by ASMD as of December 31, 2025.

6. Long-term Debt

Long-term debt and other long-term obligations are reported as liabilities on the Statement of Net Position. Bond premium are deferred and amortized over the respective life of the respective debt using a straight-line method. Bonds payable are reported including the applicable bond premium. Bond issuance costs are expensed in the period incurred. The deferred cost on bond refunding is being amortized over the lesser of the life of the new bond or the remaining life of the refunded bonds using the straight-line method which approximates the effective interest method. The amortization amount is a component of interest expense and the unamortized deferred cost is reflected as a deferred outflow of resources.

7. Deferred Outflows and Inflows of Resources

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

In addition to liabilities, the Statement of Net Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District only has one item that qualifies for reporting in this category. It is the unavailable property taxes levied during the year that will be collected in the subsequent year.

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

8. Fund Balance

The District classifies governmental fund balances as follows:

Nonspendable - includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual requirements.

Restricted – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation.

Committed – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority which is the Board of Directors.

Assigned – includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. Fund balance may be assigned by the Board of Directors or its management designee.

Unassigned - includes residual positive fund balance within the General Fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

The District uses restricted amounts first when both restricted and unrestricted fund balance is available unless there are legal documents/contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the District first uses committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The District does not have a formal minimum fund balance policy. However, the District's budget includes a calculation of targeted reserve positions and management reports the targeted amounts annually to Board of Directors.

E. Use of Estimates

The preparation of financial statements in conformity with GAAP requires the District's management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenues and expenditures or expenses during the reporting period. Actual results could differ from those estimates.

II. Stewardship, Compliance, and Accountability

A. Budgetary Information

As required by Colorado Statutes, the District followed this timetable in approving and enacting a budget for the ensuing year.

(1) For the 2025 budget, prior to August 25, 2024, the County Assessor sent to the District a certified assessed valuation of all taxable property within the District's boundaries. The County Assessor may change the assessed valuation on or before December 10, 2024, only once by a single notification to the District.

(2) On or before October 15, 2024, the Budget Director submitted to the District's Board of Directors a recommended budget that detailed the necessary property taxes needed along with other available revenues to meet the District's operating requirements.

(3) Prior to December 15, 2024, the District computed and certified to the County Commissioners a rate of levy that derived the necessary property taxes as computed in the proposed budget.

(4) After a required publication of “Notice of Proposed Budget” and a public hearing, the District adopted the proposed budget and an appropriating resolution, which legally appropriated expenditures for the upcoming year.

(5) After adoption of the budget resolution, the District may make the following changes: (a) it may transfer appropriated monies between funds or between spending agencies within a fund, as determined by the original appropriation level; (b) supplemental appropriations to the extent of revenues in excess of the estimate in the budget; (c) emergency appropriations; and (d) reduction of appropriations for which originally estimated revenues are insufficient.

The level of control in the budget at which expenditure exceeds appropriations is at the fund level. All appropriations lapse at year-end.

B. TABOR Amendment

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer's Bill of Rights (“TABOR”). TABOR contains revenue, spending, tax and debt limitations that apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government. Any revenues earned in excess of the fiscal year spending limit must be refunded in the next fiscal year, unless voters approve retention of such excess revenue.

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

TABOR also requires local governments to establish an emergency reserve to be used for declared emergencies only. The reserve is calculated at 3% of fiscal year spending. Fiscal year spending excludes bonded debt service and enterprise spending. The District has reserved $38,000, which is the approximate required reserve, at December 31, 2025.

II. Stewardship, Compliance, and Accountability (continued)

B. TABOR Amendment (continued)

On November 3, 1998, a majority of the District's electors authorized the District (1) to increase taxes annually unlimited as to rate or amount by the imposition of an ad valorem property tax levy, which is limited to 20 years, and (2) to collect, keep, and expend all District revenues during 1999, and continuing thereafter without regard to limitations under TABOR.

Also, on November 3, 1998, the voters of the District authorized the issuance of $46,800,000 in debt, $46,800,000 in contractual obligations, and approved an increase in property tax revenue to pay such obligations. On May 2, 2006, voters of the District increased debt authorizations by $47,300,000 and contractual obligations by $46,800,000, bringing the total authorizations for $94,100,000 for debt and $93,600,000 for contractual obligations.

On November 3, 2020, a majority of the District's electorate authorized the District to increase refunding debt by $47,800,000 and to increase taxes annually to pay such debt, and to collect, keep and expend all District revenues during 2020 and continuing thereafter without regard to limitations under TABOR.

The District's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

C. Statutory Mill Levy Limitation Exemption

Pursuant to C.R.S. 29-1-1702 and 29-1-1704 a District has a limitation on annual property tax revenue growth, commonly referred to as the 5.25% limit. This limitation generally restricts annual increases in property tax revenues to no more than 5.25% over the prior year, exclusive of revenues attributable to new construction, annexation, or valuation changes resulting from reassessment.

Pursuant to these statutes, local governments may be exempt from the 5.25% limitation upon approval by the electorate. Once approved, the exemption allows the local government to levy property taxes without regard to the statutory revenue growth limitation in future years, unless otherwise restricted by voter authorization.

On November 4, 2025, a majority of the District's electorate authorized the District to waive the 5.25% property tax limit imposed on increases in property taxation and to collect, keep and expend all district revenues during 2025 and continuing thereafter.

II. Stewardship, Compliance, and Accountability (continued)

D. Authorized But Unissued Debt

Pursuant to the Amended and Restated Consolidated Service Plan, the District's maximum general obligation bonded indebtedness shall not exceed $36,000,000, exclusive of costs of issuance, inflation, contingencies, and other costs. This limit may not be increased without written approval of the Town of Avon. Confluence Metropolitan District, as the Service District under the Service Plan, has separate authority to issue revenue bonds in any amount, provided such bonds are secured or issued in a manner permitted by state law; Confluence Metropolitan District's revenue bond authority is not subject to the foregoing cap, and the cap applies solely to Avon Station Metropolitan District's general obligation bonded indebtedness.

The District's electors have authorized the issuance of general obligation bonds and contractual obligations for the purposes described in the Service Plan, in accordance with the Colorado Special District Act and the TABOR Amendment.

III. Detailed Notes on all Funds

A. Deposits and Investments

The District's deposits are entirely covered by federal depository insurance ("FDIC") or by collateral held under Colorado's Public Deposit Protection Act ("PDPA"). The FDIC insures the first $250,000 of the District's deposits at each financial institution. Deposit balances over $250,000 are collateralized as required by PDPA. The carrying amount of the District's demand deposits was $408,689 at year end.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments, and entities such as the District, may invest which include:

- Obligations of the United States and certain U.S. government agency securities
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market mutual funds
- Guaranteed investment contract
- Local government investment pools

Interest Rate Risk. As a means of limiting its exposure to interest rate risk, the District diversifies its investments by security type and institution, and limits holdings in any one type of investment with any one issuer and type of issuer. The District coordinates its investment maturities to closely match cash flow needs and restricts the maximum investment term to less than five years (less in some cases) from the purchase date. As a result of the limited length of maturities the District has limited its interest rate risk.

III. Detailed Notes on all Funds (continued)

A. Deposits and Investments (continued)

Credit Risk. District investment policy limits investments to those authorized by State statutes. The District's general investment policy is to apply the prudent-person rule: investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and, in general, avoid speculative investments.

Concentration of Credit Risk. The District diversifies its investments by security type and institution. Financial institutions holding District funds must provide the District a copy of the certificate from the Banking Authority that states that the institution is an eligible public depository.

At year end, the District had the following deposits and investments with the following maturities:

	Standard & Poors Rating	Carrying Amounts	Term to Maturity: Less than one year	Term to Maturity: More than one year
Deposits:				
Checking and savings	Not rated	408,689	408,689	-
Money market	Not rated	579,075	579,075	-
Investments:				
Certificates of deposit	Not rated	246,974	-	246,974
Investment pool	AAAm	2,367,406	2,367,406	-
		3,602,144	3,355,170	246,974

At December 31, 2025, the District had the following recurring fair value measurements.

Investments Measured at Fair Value	Total	Fair Value Measurements Using: Level 1	Level 2	Level 3
Certificates of deposit	246,974	-	246,974	-
Total	246,974	-	246,974	-

Investments Measured at Net Asset Value	Total
Colotrust	2,367,406
	2,367,406

Fair Value of Investments. The District measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Quoted prices for identical investments in active markets;
- *Level 2:* Observable inputs other than quoted market prices; and,
- *Level 3:* Unobservable inputs.

III. Detailed Notes on all Funds (continued)

A. Deposits and Investments (continued)

Investments classified in Level 1 are valued using prices quoted in active markets for those securities. Investments classified in Level 2 are valued using the following approaches:

- U.S. Treasuries, U.S. Agencies, and Commercial Paper: quoted prices for identical securities in markets that are not active;
- Repurchase Agreements, Negotiable Certificates of Deposit, and Collateralized Debt Obligations: matrix pricing based on the securities' relationship to benchmark quoted prices;
  Money Market, Bond, and Equity Mutual Funds: published fair value per share (unit) for each fund.

The Investment Pool represents investments in COLOTRUST. The net asset value of the pool is determined by the pool's share price. The District has no regulatory oversight for the pool. At December 31, 2025, the District's investments in COLOTRUST were 91% of the District's investment portfolio and certificates of deposit were 9% of the investment portfolio.

The District had invested $2,367,406 in the Colorado Local Government Liquid Asset Trust (the "Trust"). The Trust is 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 operates similarly to a money market fund, measured at net asset value, and each share is equal in value to $1.00. Investments consist of U.S. Treasury bills, notes and note strips and repurchase agreements collateralized by U.S. Treasury securities. A designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. Substantially all securities owned are held by the Federal Reserve Bank in the account maintained for the custodial bank.

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III. Detailed Notes on all Funds (continued)

C. Capital Assets

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, being depreciated:				
Improvements	286,189	-	-	286,189
Upper Terminal	173,442	-	-	173,442
Gondola	7,715,648	-	-	7,715,648
Lower Public Plaza	4,102,677	-	-	4,102,677
Total capital assets	12,277,956	-	-	12,277,956
Less accumulated depreciation for:				
Improvements	(286,189)	-	-	(286,189)
Upper Terminal	(101,093)	(5,781)	-	(106,874)
Gondola	(4,594,405)	(261,938)	-	(4,856,343)
Lower Public Plaza	(2,255,470)	(136,756)	-	(2,392,226)
Total accumulated depreciation	(7,237,157)	(404,475)	-	(7,641,632)
Net Capital Assets	5,040,799	(404,475)	-	4,636,324

Depreciation and capital outlay was allocated as follows:

	Capital Outlay	Depreciation Expense
General government	-	136,756
Transportation	-	267,719
	-	404,475

D. Long-Term Obligations

Developer Advances

On August 22, 2006, the District entered into a Funding and Reimbursement Agreement with East West Resort Development XIV L.L.P. The Developer agreed to advance funds to the District, up to a maximum of $25,000,000 to enable the District to improve property and to acquire those public facilities and improvements that were paid for by the Developer within the District boundaries. Any amounts advanced to the District under this original agreement bear an annual interest rate of 12 percent, and the agreement automatically renewed each year unless terminated by the Developer.

On December 18, 2007 the District entered into the First Amendment to the Funding and Reimbursement Agreement. The Amendment acknowledged the repayment of principal amounts owed to the Developer for advances made to the District excluding unpaid interest of $1,062,963 which remains due and owing to the Developer. In addition the Developer agreed to continue to advance funds to the District up to a maximum of $1,000,000 through January 31, 2009 to enable the District to provide operations and continue to improve property and to acquire those public facilities and improvements that have been paid for by the Developer within the District boundaries. Any amounts advanced to the District under this amended agreement also bear an annual interest rate of 12 percent, and the agreement automatically renews each year unless terminated by the Developer.

III. Detailed Notes on all Funds (continued)

C. Long-Term Obligations (continued)

Developer Advances (continued)

On August 26, 2008, the District entered into the Second Amendment to the Funding and Reimbursement Agreement. The amendment modified the interest rate to the prime rate specified in the Wall Street Journal on January 1, plus 2%. All other terms of the Agreement remain the same.

On January 31, 2009, the District entered into a Third Amendment to the Funding and Reimbursement Agreement whereby the Developer agreed to continue to advance funds up to a maximum of $1,400,000 through December 31, 2011. All other terms of the Agreement remained the same.

On November 29, 2011, the District entered into a Fourth Amendment to the Funding and Reimbursement Agreement whereby the Developer shall have no further obligation to advance funds to the District after December 31, 2011. All other terms of the Agreement remained the same.

Repayment of amounts due to the Developer is subordinated to debt service requirements of the District's Tax Supported Revenue Bonds. At December 31, 2025, in addition to outstanding developer advances of $991,101, unpaid interest due to the developer totaled $2,101,929.

2021A-1 and 2021-A2 Senior Notes and 2021B Subordinate Bonds

On June 10, 2021, the District closed on two loans in the aggregate amount of $18,700,000 consisting of the 2021A-1 Senior Loan in the amount of $1,500,000 and the 2021A-2 Senior Loan in the amount of $17,200,000. The proceeds of these loans were used to redeem the Refunded 2007 bonds on June 17, 2021. $499,414 of the proceeds from the 2021A-2 Loan were credited to the Senior Reserve Fund. Interest rates on the 2021A-1 and 2021A-2 loans are 1.540% to 3.06% and are due on December 1 and June 1 beginning in 2021. The loans are scheduled to be paid off in 2025 and 2050, respectively.

The 2021B Bonds were issued on June 10, 2021 in the amount of $4,420,000 with a premium of $143,783. Principal payments on the bonds begin in 2021 and carry an interest rate of 5.50%. The bonds will be paid off in 2050.

The refunding resulted in a loss on refunding of $61,846 and an economic loss of $8,725,393.

III. Detailed Notes on all Funds (continued)

C. Long-Term Obligations (continued)

For the year ended December 31, 2025, the District had the following changes in long-term obligations:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Due to Developer	991,101	-	-	991,101	-
Bonds payable:					
2021A-1 Senior Refunding	385,000	-	(385,000)	-	-
2021A-2 Senior Refunding	17,200,000	-	-	17,200,000	400,000
2021B Subordinate Bonds	4,405,000	-	(165,000)	4,240,000	190,000
2021 Premium	126,430	-	(4,958)	121,472	-
Total bonds payable:	22,116,430	-	(554,958)	21,561,472	590,000
Total Long-Term Obligations	23,107,531	-	(554,958)	22,552,573	590,000

The future maturities for the District's bonds are as follows:

	Principal	Interest	Total
2026	590,000	742,320	1,332,320
2027	610,000	720,030	1,330,030
2028	660,000	697,148	1,357,148
2029	685,000	672,405	1,357,405
2030	740,000	646,795	1,386,795
2031 - 2035	4,315,000	2,783,521	7,098,521
2036 - 2040	3,020,000	3,499,375	6,519,375
2041 - 2045	4,295,000	2,536,050	6,831,050
2046 - 2050	6,525,000	1,174,250	7,699,250
Total	21,440,000	13,471,894	34,911,894

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IV. Other Information

A. District Facilities and Construction Agreement

CMD has entered into a second Amended and Restated Joint Facilities Construction and Service Agreement (the “Agreement”) with Avon Station Metropolitan District (“ASMD”) dated April 26, 2007. This Agreement was amended on May 25, 2021 and December 3, 2025. The December 3, 2025 amendment revised the definition of 'Maximum Mill Levy' to provide that, in the event the method of calculating assessed valuation is changed after January 1, 2010, the maximum mill levy shall be adjusted to reflect such changes so that actual tax revenues generated by the mill levy are neither diminished nor enhanced as a result of such change.

Under the Agreement, ASMD is to provide funding and the necessary tax base for financing the construction, operation, and maintenance of the public improvements that benefit both Districts. ASMD may also obtain financing for the construction of the public improvements and pay the proceeds to CMD.

CMD will manage the construction and operation of the public improvements, and own, operate, and maintain the public improvements pursuant to a long-term operations and maintenance program.

Under the Agreement, ASMD has assigned all revenue raised from mill levies assessed by ASMD to CMD in order to offset the expenses of the construction of the public improvements and CMD’s costs of operation and maintenance of such public improvements. The Agreement remains in force until all terms and conditions have been performed in their entirety. ASMD’s primary revenue source is property taxes collectible annually based on a set mill levy applied to the assessed valuation of ASMD’s property.

During 2025 ASMD paid $1,445,126 to CMD in accordance with this Agreement. ASMD has a service and capital obligation to CMD pursuant to the agreement for costs incurred in excess of funds received. The Agreement does not establish specific payment dates for these obligations. The capital and service obligation receivables total $20,874,071 at December 31, 2025. There is no allowance for uncollectible obligation at December 31, 2025.

B. Capital Pledge Agreement

On May 1, 2007 the District entered into a Capital Pledge Agreement with ASMD and the Trustee whereby ASMD has pledged certain revenues to assist in the repayment of the CMD bonds to the extent of the pledged revenues. The Capital Pledge Agreement was amended and restated on June 1, 2021.

In June 2021 the District entered into the Amended and Restated Capital Pledge Agreement and the Capital Pledge Agreement (subordinate) in connection with CMD’s issuance of the 2021 obligations.

IV. Other Information (continued)

C. Intergovernmental Agreement with Avon Urban Renewal Authority

The District entered into an Intergovernmental Agreement with the Avon Urban Renewal Authority (the "Authority") and Avon Station Metropolitan District concerning incremental taxes on October 9, 2007.

Under the Intergovernmental Agreement the Authority agreed to remit to the Districts the incremental revenue it receives as a result of ad valorem property taxes and specific ownership taxes levied by the Districts except those upon Lot B in ASMD and upon any increase in the number of dwelling units permitted or commercial square footage in the zoning entitlement as of February 27, 2007. The Districts can use any District Tax Increment Revenue remitted for those purposes permitted by the Service Plan, including paying for public improvements within the Districts. For the year ended December 31, 2025, approximately $842,927 tax increment revenue was collected under this agreement.

D. Risk Management

Colorado Special Districts Property and Liability Pool

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omission; and general liability. The District is a member of the Colorado Special District Property and Liability Pool ("Pool") for property and liability insurance. The Pool was formed by an intergovernmental agreement to provide public officials, property, general and automobile liability coverage for claims up to $1,000,000, except if the claim falls within the government immunity statute, then the coverage is $150,000 per person and a $600,000 aggregate claim. The Pool is reinsured for 80% of the first $250,000 of all claims and 100% for claims in excess of $250,000. The District may be required to make additional contributions in the event aggregate losses incurred by the Pool exceed amounts recoverable from reinsurance contracts. 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. Any settled claims are not expected to exceed coverage. A summary of audited statutory basis financial information for the Pool can be found here: https://www.csdpool.org/financials

E. Related Parties

A majority of the members of the Board of Directors of the District are employees of East West Partners (the Developer) or related entities.

V. Reissuance

The District's 2025 audit was reissued to update note II.D, III.C, IV.A, and IV.C.

REQUIRED SUPPLEMENTARY INFORMATION

Confluence Metropolitan District
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
Governmental Funds - General Fund
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended 2024)

	2025			2024
	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:				
Property taxes	-	-	-	2,181
Specific ownership taxes	-	-	-	6
TIFF payments from Town of Avon	357,792	350,847	(6,945)	310,700
Capital obligation payments from Avon Station Metropolitan District	552,483	555,592	3,109	536,709
Service obligation payments from Mountain Vista Metropolitan District	36,947	22,648	(14,299)	23,133
Town of Avon payments for gondola and public plaza operations	367,671	305,034	(62,637)	286,484
Other income	300	1,128	828	814
Interest	10,000	31,571	21,571	23,044
Total Revenues	1,325,193	1,266,820	(58,373)	1,183,071
Expenditures:				
General government:				
Accounting and auditing	49,900	55,632	(5,732)	58,168
Insurance	48,339	40,568	7,771	38,059
Legal	29,400	17,709	11,691	20,833
Administration - Other	34,975	10,290	24,685	2,720
Treasurer fees	-	-	-	65
Landscape	65,229	45,445	19,784	68,013
Transportation:				
Utilities	42,400	33,453	8,947	28,905
Gondola insurance	43,144	42,148	996	41,887
Gondola operations	353,500	355,285	(1,785)	324,345
Gondola repair and maintenance	-	2,650	(2,650)	-
Gondola management	75,000	75,000	-	75,000
Plaza operations	101,314	118,239	(16,925)	131,982
Other	4,984	5,207	(223)	5,092
Contingency	10,000	-	10,000	-
Total General Government Expenditures	858,185	801,626	56,559	795,069
Other Financing Sources:				
Transfers (out)	(129,500)	(129,500)	-	(129,500)
Total Other Financing Sources	(129,500)	(129,500)	-	(129,500)
Net Change in Fund Balance	337,508	335,694	(1,814)	258,502
Fund Balance - Beginning	475,452	392,272	(83,180)	133,770
Fund Balance - Ending	812,960	727,966	(84,994)	392,272

SUPPLEMENTARY INFORMATION

Confluence Metropolitan District
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
Governmental Funds - Debt Service Fund
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended 2024)

	2025			2024
	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:				
TIFF payments from Town of Avon	479,604	492,080	12,476	598,392
Capital obligation payments from Avon Station Metropolitan District	860,585	889,534	28,949	1,127,777
Interest	43,844	64,518	20,674	47,047
Total Revenues	1,384,033	1,446,132	62,099	1,773,216
Expenditures:				
General government:				
Paying agent fees	10,000	7,000	3,000	7,000
Debt service:				
Principal	550,000	550,000	-	395,000
Interest	757,324	757,324	-	764,001
Total Expenditures	1,317,324	1,314,324	3,000	1,166,001
Net Change in Fund Balance	66,709	131,808	65,099	607,215
Fund Balance - Beginning	1,461,481	1,491,301	29,820	884,086
Fund Balance - Ending	1,528,190	1,623,109	94,919	1,491,301

Confluence Metropolitan District
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
Governmental Funds - Gondola & Capital Reserve Fund
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended 2024)

	2025			2024
	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:				
Interest	39,517	43,162	3,645	59,045
Total Revenues	39,517	43,162	3,645	59,045
Expenditures:				
Capital expenditures	160,000	90,650	69,350	-
Total General Government Expenditures	160,000	90,650	69,350	-
Other Financing Sources:				
Transfers in	129,500	129,500	-	129,500
Total Other Financing Sources	129,500	129,500	-	129,500
Net Change in Fund Balance	9,017	82,012	72,995	188,545
Fund Balance - Beginning	1,317,220	1,368,765	51,545	1,180,220
Fund Balance - Ending	1,326,237	1,450,777	124,540	1,368,765

Confluence Metropolitan District
Schedule of Bond Obligations and Interest
Requirements to Maturity
December 31, 2025

Limited Tax Supported Revenue Refunding Loan Series 2021A1 and 2021A2 and
Subordinate Limited Tax Supported Refunding Bonds Series 2021B
Principal Due June 1 and December 1
Interest at 1.54% to 5.00% Due June 1 and December 1

Year Ended December 31	Principal	Interest	Total
2026	590,000	742,320	1,332,320
2027	610,000	720,030	1,330,030
2028	660,000	697,148	1,357,148
2029	685,000	672,405	1,357,405
2030	740,000	646,795	1,386,795
2031	770,000	618,795	1,388,795
2032	825,000	589,653	1,414,653
2033	855,000	558,375	1,413,375
2034	915,000	525,828	1,440,828
2035	950,000	490,870	1,440,870
2036	525,000	761,200	1,286,200
2037	540,000	732,325	1,272,325
2038	610,000	702,625	1,312,625
2039	635,000	669,075	1,304,075
2040	710,000	634,150	1,344,150
2041	730,000	595,100	1,325,100
2042	815,000	554,950	1,369,950
2043	845,000	510,125	1,355,125
2044	935,000	463,650	1,398,650
2045	970,000	412,225	1,382,225
2046	1,065,000	358,875	1,423,875
2047	1,110,000	300,300	1,410,300
2048	1,210,000	239,250	1,449,250
2049	1,265,000	172,700	1,437,700
2050	1,875,000	103,125	1,978,125
	21,440,000	13,471,894	34,911,894

EXHIBIT B-2

2025 AUDIT (AVON STATION METROPOLITAN DISTRICT)

Avon Station Metropolitan District

Financial Statements

December 31, 2025

Avon Station Metropolitan District
Financial Statements
December 31, 2025

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McMahan and Associates, L.L.C.
Certified Public Accountants and Consultants

Web Site: www.McMahanCPA.com Main Office: (970) 845-8800

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Avon Station Metropolitan District
Avon, Colorado

Report on the Audit of the Financial Statements

Opinions

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

In our opinion, the 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 ("U.S. GAAP").

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("U.S. 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

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis in Section B be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The budgetary comparison information in section E is not a required part of the basic financial statements but is supplementary information required by U.S. GAAP. The budgetary comparison information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

INDEPENDENT AUDITORS REPORT
To the Board of Directors
Avon Station Metropolitan District
Avon, Colorado

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The individual fund budgetary comparison in Section F is presented for purposes of additional analysis and are not a required part of the basic financial statements.

The budgetary comparison found in Section F is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the 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 financial statements or to the 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 financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the summary of assessed valuation, mill levy, and property tax collections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or 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.

McMahan and Associates, L.L.C.

McMahan and Associates, L.L.C.
Avon, Colorado
July 13, 2026
[Except for note V on page D11, which is dated August 4, 2026]

MANAGEMENT'S DISCUSSION AND ANALYSIS

Avon Station Metropolitan District

Management's Discussion and Analysis
December 31, 2025

As management of Avon Station Metropolitan District (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2025.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. This report also contains supplementary information presented after the notes to the financial statements.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the District's assets, deferred outflows, liabilities, and deferred inflows with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The governmental activity of the District is primarily financing construction, operation, and maintenance of the basic public infrastructure that is performed by Confluence Metropolitan District. There are no business-type activities within the District.

The government-wide financial statements can be found on pages C1 and C2 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District currently has two funds, the General Fund and the Debt Service Fund, both of which are governmental funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of expendable resources, as well as on balances of expendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. The governmental fund financial statements can be found on pages C3 through C6 of this report.

Overview of the Financial Statements (continued)

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The Notes to the Financial Statements can be found on pages D1 through D11 of this report.

Government-wide Financial Analysis. A condensed comparative summary of the District's government-wide assets, liabilities, deferred inflows, net position, revenues and expenditures follows:

Avon Station Metropolitan District
Statement of Net Position

	Governmental Activities	
	2025	**2024**
Assets:		
Current and other assets	$ 1,897,939	$ 1,772,172
Long-term assets	-	-
Total Assets	1,897,939	1,772,172
Liabilities and Deferred Inflows:		
Current, other liabilities and Deferred Inflows	1,539,929	1,470,312
Long-term obligations payable	20,874,071	21,880,435
Total Liabilities and Deferred Inflows	22,414,000	23,350,747
Net Assets:		
Restricted	56,005	35,330
Unrestricted	(20,572,066)	(21,613,905)
Total Net Assets	$ (20,516,061)	$ (21,578,575)

Avon Station Metropolitan District
Change in Net Position

	2025	2024
Revenues:		
Operating contributions	$ -	$ -
General revenues:		
Property taxes	1,418,906	1,629,519
Other taxes	115,416	125,391
Interest and other revenue	22,443	35,093
Total Revenues	1,556,765	1,790,003
Expenses:		
General government	494,251	381,072
Intergovernmental agreement	-	-
Total Expenses	494,251	381,072
Change in Net Position	1,062,514	1,408,931
Net Position - Beginning	(21,578,575)	(22,987,506)
Net Position - Ending	$ (20,516,061)	$ (21,578,575)

The District is the "financing district" in a dual district structure whereby the District is financing the majority of the cost of constructing, operating and maintaining the infrastructure built and operated by Confluence Metropolitan District (CMD). This infrastructure is constructed to benefit the constituents of Avon Station Metropolitan District (ASMD) and CMD. The District entered into a District Facilities Joint Financing, Construction and Service Agreement with CMD which has subsequently been amended. Pursuant to this agreement, as amended, CMD is obligated to construct and provide the initial financing for the primary infrastructure for the ASMD area. ASMD will ultimately pay a "capital obligation" to reimburse CMD for the costs to construct the infrastructure. ASMD will also pay a "service obligation" to reimburse CMD for the operating costs associated with administering and maintaining the assets.

Government-wide Financial Analysis (continued)

The majority of the District's assets consist of property taxes receivable, representing those taxes levied in 2025 that will be collected in 2026. The District has an obligation to pay Confluence for the cost of constructing, operating, and maintaining the infrastructure assets and these obligations are reflected as long-term obligations on the District's government-wide balance sheet.

The District's primary revenue sources were property taxes collected. These revenues have been used to pay the expenses of the District. The majority of the District's expenses relate to the transfer of property taxes collected to Confluence Metropolitan District which are used to reduce the capital and service obligations owed.

Financial Analysis of the District's Funds

As mentioned earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of expendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District's governmental funds reported a combined ending fund balance of $358,010 which reflects an increase of $56,150 from 2024.

Budget Variances. The District expenditures were similar to budgeted results. Details can be seen on pages E1 and F1.

Capital assets. As stated above, the infrastructure in the District was constructed and is being maintained by Confluence Metropolitan District. Any assets constructed with funding from or at the direction of CMD that are not dedicated to other governmental entities remain with CMD for ownership, operation and maintenance.

Long-term debts. The District's remaining capital and service obligation to Confluence for the balance of the cost of the infrastructure incurred through December 31, 2025 is $20,874,071. Additional information can be found in the Notes to the Financial Statement on page D9.

Request for Information
This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Marchetti & Weaver LLC, 28 Second Street, Suite 213, Edwards, CO 81632 or you may call (970) 926-6060.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

Avon Station Metropolitan District
Statement of Net Position
December 31, 2025

Assets:	
Cash and equivalents	377,421
Amounts due from Eagle County	10,678
Property taxes receivable	1,506,924
Prepaid expenses	2,916
Total Assets	1,897,939
Liabilities:	
Current liabilities due in less than one year:	
Accounts payable	199
Due to Confluence Metropolitan District	32,806
Non-current liabilities due in excess of one year:	
Capital and Service Obligations payable	20,874,071
Total Liabilities	20,907,076
Deferred Inflows of Resources:	
Property tax revenue	1,506,924
Total Deferred Inflows of Resources	1,506,924
Net Position:	
Restricted for debt service	55,615
Restricted for emergencies	390
Unrestricted	(20,572,066)
Total Net Position	(20,516,061)

The accompanying notes are an integral part of these financial statements.

Avon Station Metropolitan District
Statement of Activities
For the Year Ended December 31, 2025

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Expenses	**Charges for Services**	**Operating Grants and Contributions**	**Capital Grants and Contributions**	**Net (Expense) Revenue**
Functions/Programs:					
Governmental activities:					
General government	494,251	-	-	-	(494,251)
Total primary government	494,251	-	-	-	(494,251)
General revenues:					
Taxes:					
Property tax					1,418,906
Specific ownership tax					115,416
Interest income					22,443
Total General Revenues					1,556,765
Change in Net Position					1,062,514
Net Position - Beginning					(21,578,575)
Net Position - Ending					(20,516,061)

The accompanying notes are an integral part of these financial statements.

FUND FINANCIAL STATEMENTS

Avon Station Metropolitan District
Balance Sheet
Governmental Funds
December 31, 2025

	General	Debt Service	Total Governmental Funds
Assets:			
Cash and equivalents	312,659	64,762	377,421
Amounts due from Eagle County	-	10,678	10,678
Property taxes receivable	-	1,506,924	1,506,924
Prepaid expenses	2,916	-	2,916
Total Assets	315,575	1,582,364	1,897,939
Liabilities:			
Accounts payable	199	-	199
Due to Confluence Metropolitan District	12,981	19,825	32,806
Total Liabilities	13,180	19,825	33,005
Deferred Inflows of Resources:			
Unavailable property tax revenue	-	1,506,924	1,506,924
Total Deferred Inflows of Resources	-	1,506,924	1,506,924
Fund Balances:			
Nonspendable	2,916	-	2,916
Restricted for debt service	-	55,615	55,615
Restricted for emergencies	390	-	390
Unassigned	299,089	-	299,089
Total Fund Balances	302,395	55,615	358,010
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	315,575	1,582,364	1,897,939

The accompanying notes are an integral part of these financial statements.

Avon Station Metropolitan District
Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
December 31, 2025

Governmental Funds Total Fund Balance		358,010
Long-term liabilities, including bonds payable and leases payable, are not due and payable in the current period and, therefore, are not reported in the funds. This is the amount of District long-term liabilities. Details of these amounts are as follows:		
Capital and service obligation payable	(20,874,071)	
		(20,874,071)
Net Position of Governmental Activities		(20,516,061)

The accompanying notes are an integral part of these financial statements.

Avon Station Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2025

	General	Debt Service	Total Governmental Funds
Revenues:			
Property taxes	-	1,418,906	1,418,906
Specific ownership taxes	-	115,416	115,416
Interest	-	22,443	22,443
Total Revenues	-	1,556,765	1,556,765
Expenditures:			
General government:			
Accounting and auditing	3,908	-	3,908
Insurance	5,600	-	5,600
Administration - Other	3,370	-	3,370
Treasurer fees	-	42,611	42,611
Capital obligation	-	889,534	889,534
Service obligation	-	555,592	555,592
Total Expenditures	12,878	1,487,737	1,500,615
Excess (Deficiency) of Revenues over Expenditures	(12,878)	69,028	56,150
Other Financial Sources (Uses):			
Transfers in	48,413	-	48,413
Transfers (out)	-	(48,413)	(48,413)
Total Other Financing Sources (Uses)	48,413	(48,413)	-
Net Change in Fund Balances	35,535	20,615	56,150
Fund Balances - Beginning	266,860	35,000	301,860
Fund Balances - Ending	302,395	55,615	358,010

The accompanying notes are an integral part of these financial statements.

Avon Station Metropolitan District
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities
For the Year Ended December 31, 2025

Net change in fund balances for total governmental funds	56,150
Some revenues and expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported in the governmental funds. This amount represents the net increase in the capital and service obligation owed to Confluence Metropolitan District.	1,006,364
Change in Net Position of Governmental Activities	1,062,514

NOTES TO THE FINANCIAL STATEMENTS

I. Summary of Significant Accounting Policies

Avon Station Metropolitan District (“ASMD”), a quasi-municipal organization, was organized on December 5, 1998, and is governed pursuant to provisions of the Colorado Special District Act. The District’s service area is located in Eagle County, Colorado. The District was established as part of a dual district structure with the Confluence Metropolitan District (“CMD”). The District is considered the financing district and was established to provide funding and tax base for capital improvements that will benefit the District. The capital improvements are owned and maintained by Confluence Metropolitan District, the Service District.

The District has no employees and all services are contracted.

The District’s financial statements are prepared in accordance with generally accepted accounting principles (“GAAP”). The Governmental Accounting Standards Board (“GASB”) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant accounting policies established by GAAP used by the District are discussed below.

A. Reporting Entity

The reporting entity consists of (a) the primary government; i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits, to, or to impose specific financial burdens on, the District. Consideration is also given to other organizations which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria discussed above, the District is not financially accountable for any other entity, nor is the District a component unit of any other government.

B. Government-wide and Fund Financial Statements

The District’s basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District’s major funds). Both the government-wide and fund financial statements categorize primary activities as governmental type.

1. Government-wide Financial Statements

In the government-wide Statement of Net Position, all balances are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations.

The government-wide focus is on the sustainability of the District as an entity and the change in the District’s net position resulting from the current year’s activities.

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

I. Summary of Significant Accounting Policies (continued)

B. Government-wide and Fund Financial Statements (continued)

2. Fund Financial Statements

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues and expenditures/expenses. The fund focus is on current available resources and budget compliance.

The District reports the following governmental funds:

The *General Fund* is the District's primary operating fund. It accounts for all financial resources of the District, except those required to be accounted for in another fund.

The *Debt Service Fund* accounts for the resources accumulated and payments made for long-term general obligations due to Confluence Metropolitan District.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements. Financial statement presentation refers to classification of revenues by source and expenses by function.

1. Long-term Economic Focus and Accrual Basis

Governmental activities in the government-wide financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

2. Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. "Available" means collectible within the current period or soon enough thereafter (60 days) to be used to pay liabilities of the current period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

3. Financial Statement Presentation

Amounts reported as program revenues include capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes and interest income.

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts

1. Cash and Cash Equivalents

Cash and equivalents are defined as deposits that can be withdrawn at any time without notice or penalty and investments with maturities of three months or less.

Investments are stated at net asset value. The change in fair value of investments is recognized as an increase or decrease to investment assets and investment income. The District's investment policy is detailed in note III.A.

2. Receivables

Receivables are reported net of an allowance for uncollectible accounts. There was no allowance as of December 31, 2025.

3. Property Taxes

Property taxes are assessed in one year as a lien on the property, but not collected by governmental units until the subsequent year. In accordance with GAAP, the assessed but uncollected property taxes have been recorded as a receivable and as deferred inflow of resources.

4. Deferred Outflows and Inflows of Resources

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items to report under this category.

In addition to liabilities, the Statement of Net Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Unavailable property tax revenue is deferred and recognized as an inflow of resources in the period that the amounts become available and earned.

5. Accrued Liabilities and Long-Term Obligations

All payables, accrued liabilities, and long-term obligations are reported in the government-wide financial statements.

In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources, are reported as obligation of the funds. Long-term obligations are recognized as a liability on the governmental fund financial statements when due.

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts

6. Fund Balance

The District classifies governmental fund balances as follows:

Nonspendable - includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual requirements.

Restricted – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation.

Committed – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority which is the Board of Directors.

Assigned – includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. Fund balance may be assigned by the Board of Directors or its management designee.

Unassigned - includes residual positive fund balance within the General Fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

The District uses restricted amounts first when both restricted and unrestricted fund balance is available unless there are legal documents/contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the District first uses committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The District does not have a formal minimum fund balance policy. However, the District's budget includes a calculation of targeted reserve positions and management reports the targeted amounts annually to Board of Directors.

E. Use of Estimates

The preparation of financial statements in conformity with GAAP requires the District's management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenues and expenditures or expenses during the reporting period. Actual results could differ from those estimates.

II. Stewardship, Compliance, and Accountability

A. Budgetary Information

As required by Colorado Statutes, the District followed this timetable in approving and enacting a budget for the ensuing year.

(1) For the 2025 budget, prior to August 25, 2024 the County Assessor sent to the District a certified assessed valuation of all taxable property within the District's boundaries. The County Assessor may change the assessed valuation on or before December 10, 2024, only once by a single notification to the District.

(2) On or before October 15, 2024, the Budget Director submitted to the District's Board of Directors a recommended budget that detailed the necessary property taxes needed along with other available revenues to meet the District's operating requirements.

(3) Prior to December 15, 2024 the District computed and certified to the County Commissioners a rate of levy that derived the necessary property taxes as computed in the proposed budget.

(4) After a required publication of “Notice of Proposed Budget” and a public hearing, the District adopted the proposed budget and an appropriating resolution, which legally appropriated expenditures for the upcoming year.

(5) After adoption of the budget resolution, the District may make the following changes: (a) it may transfer appropriated monies between funds or between spending agencies within a fund, as determined by the original appropriation level; (b) supplemental appropriations to the extent of revenues in excess of the estimate in the budget; (c) emergency appropriations; and (d) reduction of appropriations for which originally estimated revenues are insufficient.

The level of control in the budget at which expenditures exceed appropriations is at the fund level. All appropriations lapse at year-end.

B. TABOR Amendment

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer's Bill of Rights (“TABOR”). TABOR contains revenue, spending, tax and debt limitations that apply to the State of Colorado and local governments.

TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government. Any revenues earned in excess of the fiscal year spending limit must be refunded in the next fiscal year, unless voters approve retention of such excess revenue.

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

II. Stewardship, Compliance, and Accountability (continued)

B. TABOR Amendment (continued)

TABOR also requires local governments to establish an emergency reserve to be used for declared emergencies only. The reserve is calculated at 3% of fiscal year spending. Fiscal year spending excludes bonded debt service and enterprise spending. The District has reserved $390, which is the approximate required reserve, at December 31, 2025.

On November 3, 1998, a majority of the District’s electors authorized the District (1) to increase taxes annually unlimited as to rate or amount by the imposition of an ad valorem property tax levy, which is limited to 20 years and (2) to collect, keep, and expend all District revenue during 1999, and continuing thereafter without regard to limitation under TABOR. On May 2, 2006, the majority of the District’s electors, authorized the removal of the 20 year term restriction on the tax levy for operations.

Also, on November 3, 1998, the voters of the District authorized the issuance of $46,800,000 in debt, $46,800,000 in contractual obligations, and approved an increase in the property tax revenue to pay such debt and obligations. On May 2, 2006, voters of the District increased contractual obligations by $46,800,000, bringing the total authorizations to $46,800,000 and $93,600,000 respectively.

The District’s management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

C. Authorized Debt

Pursuant to the Amended and Restated Consolidated Service Plan, the District's maximum general obligation bonded indebtedness shall not exceed $36,000,000, exclusive of costs of issuance, inflation, contingencies, and other costs. This limit may not be increased without written approval of the Town of Avon. Confluence Metropolitan District, as the Service District under the Service Plan, has separate authority to issue revenue bonds in any amount, provided such bonds are secured or issued in a manner permitted by state law; Confluence Metropolitan District's revenue bond authority is not subject to the foregoing cap, and the cap applies solely to Avon Station Metropolitan District's general obligation bonded indebtedness.

The District's electors have authorized the issuance of general obligation bonds and contractual obligations for the purposes described in the Service Plan, in accordance with the Colorado Special District Act and the TABOR Amendment.

II. Stewardship, Compliance, and Accountability (continued)

C. Authorized Debt (continued)

Colorado statutes limit the issuance of general obligation debt to twenty years following the date of the election unless the issuance is approved at a subsequent election, except nothing shall limit the ability to issue refunding bonds in accordance with statutory requirements. As such, without additional electoral authorization under TABOR, the District is currently unable to issue additional general obligation debt except for refunding bonds.

III. Detailed Notes on all Funds

A. Deposits and Investments

The District's deposits are entirely covered by federal depository insurance ("FDIC") or by collateral held under Colorado's Public Deposit Protection Act ("PDPA"). The FDIC insures the first $250,000 of the District's deposits at each financial institution. Deposit balances over $250,000 are collateralized as required by PDPA. The carrying amount of the District's demand deposits was $2,680 at year end.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments, and entities such as the District, may invest which include:

- Obligations of the United States and certain U.S. government agency securities
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market mutual funds
- Guaranteed investment contract
- Local government investment pools

Interest Rate Risk. As a means of limiting its exposure to interest rate risk, the District diversifies its investments by security type and institution, and limits holdings in any one type of investment with any one issuer and type of issuer. The District coordinates its investment maturities to closely match cash flow needs and restricts the maximum investment term to less than five years (less in some cases) from the purchase date. As a result of the limited length of maturities the District has limited its interest rate risk.

Credit Risk. District investment policy limits investments to those authorized by State statutes. The District's general investment policy is to apply the prudent-person rule: investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and, in general, avoid speculative investments.

Concentration of Credit Risk. The District diversifies its investments by security type and institution. Financial institutions holding District funds must provide the District a copy of the certificate from the Banking Authority that states that the institution is an eligible public depository.

III. Detailed Notes on all Funds (continued)

A. Deposits and Investments (continued)

At year end, the District had the following deposits and investments with the following maturities:

	Standard & Poors Rating	Carrying Amounts	Term to Maturity: Less than one year	Term to Maturity: More than one year
Deposits:				
Checking and savings	Not rated	2,680	2,680	-
Investments:				
Investment pool	AAAm	374,741	374,741	-
		377,421	377,421	-

At December 31, 2025, the District had the following recurring fair value measurements.

Investments Measured at Net Asset Value	Total
Colotrust	374,741
	374,741

Fair Value of Investments. The District measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Quoted prices for identical investments in active markets;
- *Level 2:* Observable inputs other than quoted market prices; and,
- *Level 3:* Unobservable inputs.

Investments classified in Level 1 are valued using prices quoted in active markets for those securities. Investments classified in Level 2 are valued using the following approaches:

- U.S. Treasuries, U.S. Agencies, and Commercial Paper: quoted prices for identical securities in markets that are not active;
- Repurchase Agreements, Negotiable Certificates of Deposit, and Collateralized Debt Obligations: matrix pricing based on the securities’ relationship to benchmark quoted prices;
- Money Market, Bond, and Equity Mutual Funds: published fair value per share (unit) for each fund.

III. Detailed Notes on all Funds (continued)

A. Deposits and Investments (continued)

The Investment Pool represents investments in COLOTRUST. The net asset value of the pool is determined by the pool's share price. The District has no regulatory oversight for the pool. At December 31, 2025, the District's investments in COLOTRUST were 100% of the District's investment portfolio.

The District had invested $374,741 in the Colorado Local Government Liquid Asset Trust (the "Trust"). The Trust is 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 operates similarly to a money market fund, measured at net asset value, and each share is equal in value to $1.00. Investments consist of U.S. Treasury bills, notes and note strips and repurchase agreements collateralized by U.S. Treasury securities. A designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. Substantially all securities owned are held by the Federal Reserve Bank in the account maintained for the custodial bank.

IV. Other Information

A. District Facilities and Construction Agreement

ASMD has entered into a second Amended and Restated Joint Facilities Construction and Service Agreement (the "Agreement") with Confluence Metropolitan District ("CMD") dated April 26, 2007. This Agreement was amended on May 25, 2021. This Agreement was further amended on December 3, 2025, by the Second Amendment to the Second Amended and Restated District Facilities Joint Financing, Construction and Service Agreement, which amended the definition of 'Maximum Mill Levy' to provide that, in the event the method of calculating assessed valuation is changed after January 1, 2010, the maximum mill levy shall be adjusted to reflect such changes so that actual tax revenues generated by the mill levy are neither diminished nor enhanced as a result.

Under the Agreement, ASMD is to provide funding and the necessary tax base for financing the construction, operation, and maintenance of the public improvements that benefit both Districts. ASMD may also obtain financing for the construction of the public improvements and pay the proceeds to CMD.

CMD will manage the construction and operation of the public improvements, and own, operate, and maintain the public improvements pursuant to a long-term operations and maintenance program.

Under the Agreement, ASMD has assigned all revenue raised from mill levies assessed by ASMD to CMD in order to offset the expenses of the construction of the public improvements and CMD's costs of operation and maintenance of such public improvements. The Agreement remains in force until all terms and conditions have been performed in their entirety. ASMD's primary revenue source is property taxes collectible annually based on a set mill levy applied to the assessed valuation of ASMD's property.

During 2025 ASMD paid $1,445,126 to CMD in accordance with this Agreement. ASMD has a service and capital obligation to CMD pursuant to the agreement for costs incurred in excess of funds received. The Agreement does not establish specific payment dates for these obligations. The capital and service obligations total $20,874,071 at December 31, 2025.

IV. Other Information (continued)

B. Capital Pledge Agreement

On May 1, 2007 the District entered into a Capital Pledge Agreement with CMD and the Trustee whereby ASMD has pledged certain revenues to assist in the repayment of the CMD bonds to the extent of the pledged revenues. The Capital Pledge Agreement was amended and restated on June 1, 2021.

In June 2021 the District entered into the Amended and Restated Capital Pledge Agreement and the Capital Pledge Agreement (subordinate) in connection with CMD's issuance of the 2021 obligations.

C. Intergovernmental Agreement with Avon Urban Renewal Authority

The District entered into an Intergovernmental Agreement with the Avon Urban Renewal Authority (the "Authority") and Confluence Metropolitan District concerning incremental taxes on October 9, 2007.

Under the Intergovernmental Agreement the Authority agreed to remit to the Districts the incremental revenue it receives as a result of ad valorem property taxes and specific ownership taxes levied by the Districts except those upon Lot B in ASMD and upon any increase in the number of dwelling units permitted or commercial square footage in the zoning entitlement as of February 27, 2007. The Districts can use any District Tax Increment Revenue remitted for those purposes permitted by their Amended and Restated Consolidated Service Plan for Avon Station Metropolitan District and Confluence Metropolitan District, dated March 21, 2006 (the "Service Plan"), including paying for public improvements within the Districts. For the year ended December 31, 2025, approximately $842,927 tax increment revenue was collected under this agreement.

D. Risk Management

Colorado Special Districts Property and Liability Pool

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omission; and general liability. The District is a member of the Colorado Special District Property and Liability Pool ("Pool") for property and liability insurance. The Pool was formed by an intergovernmental agreement to provide public officials, property, general and automobile liability coverage for claims up to $1,000,000, except if the claim falls within the government immunity statute, then the coverage is $150,000 per person and a $600,000 aggregate claim. The Pool is reinsured for 80% of the first $250,000 of all claims and 100% for claims in excess of $250,000. The District may be required to make additional contributions in the event aggregate losses incurred by the Pool exceed amounts recoverable from reinsurance contracts. 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. Any settled claims are not expected to exceed coverage. A summary of audited statutory basis financial information for the Pool can be found here: https://www.csdpool.org/financials

IV. Other Information (continued)

E. Related Parties

A majority of the members of the Board of Directors of the District are employees of East West Partners (the Developer) or related entities.

V. Reissuance

The District’s 2025 audit was reissued to update note II, IV.A, and IV.C.

REQUIRED SUPPLEMENTARY INFORMATION

Avon Station Metropolitan District
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
Governmental Funds - General Fund
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Interest	-	-	-	-	-
Total Revenues	-	-	-	-	-
Expenditures:					
General government:					
Accounting and auditing	3,771	3,771	3,908	(137)	3,591
Insurance	5,600	5,600	5,600	-	5,315
Administration - Other	22,750	22,750	3,370	19,380	2,098
Total Expenditures	32,121	32,121	12,878	19,243	11,004
Excess (Deficiency) of Revenues over Expenditures	(32,121)	(32,121)	(12,878)	19,243	(11,004)
Other Financing Sources:					
Transfers in	48,413	73,997	48,413	(25,584)	76,577
Total Other Financing Sources	48,413	73,997	48,413	(25,584)	76,577
Net Change in Fund Balance	16,292	41,876	35,535	(6,341)	65,573
Fund Balance - Beginning	265,540	266,860	266,860	-	201,287
Fund Balance - Ending	281,832	308,736	302,395	(6,341)	266,860

SUPPLEMENTARY INFORMATION

Avon Station Metropolitan District
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
Governmental Funds - Debt Service Fund
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Property taxes	1,411,129	1,415,722	1,418,906	3,184	1,629,519
Specific ownership taxes	75,600	106,180	115,416	9,236	125,391
Interest	17,087	30,000	22,443	(7,557)	35,093
Other	-	35,000	-	(35,000)	-
Total Revenues	1,503,816	1,586,902	1,556,765	(30,137)	1,790,003
Expenditures:					
General government:					
Treasurer fees	42,335	42,472	42,611	(139)	48,940
Contingency	25,000	35,000	-	35,000	-
Capital obligation	860,585	881,102	889,534	(8,432)	1,127,777
Service obligation	552,483	554,331	555,592	(1,261)	536,709
Total Expenditures	1,480,403	1,512,905	1,487,737	25,168	1,713,426
Excess (Deficiency) of Revenues over Expenditures	23,413	73,997	69,028	(4,969)	76,577
Other Financing Sources (Uses):					
Transfers (out)	(48,413)	(73,997)	(48,413)	25,584	(76,577)
Total Other Financing (Uses)	(48,413)	(73,997)	(48,413)	25,584	(76,577)
Net Change in Fund Balance	(25,000)	-	20,615	20,615	-
Fund Balance - Beginning	35,000	35,000	35,000	-	35,000
Fund Balance - Ending	10,000	35,000	55,615	20,615	35,000

Avon Station Metropolitan District
History of Assessed Valuation, Mill Levy
and Property Taxes Collected
December 31, 2025

Calendar Year Ended December 31	Prior Year Assessed Valuation For Current Year Property Tax Levy	All Funds Mills Levied	Property Taxes Total All Funds Levied	Property Taxes Total All Funds Collected	Percent Collected to Levied
2005	1,283,720	45.000	57,767	$57,768	100.0%
2006	1,628,280	45.000	73,273	73,273	100.0%
2007	1,628,280	45.000	73,273	73,273	100.0%
2008	5,515,510	45.000	248,198	248,673	100.2%
2009	11,893,230	45.000	535,195	535,018	100.0%
2010	21,095,610	45.000	949,302	920,745	97.0%
2011	21,093,700	45.000	949,217	948,732	99.9%
2012	13,469,790	58.000	781,248	780,704	99.9%
2013	13,244,680	58.000	768,191	768,192	100.0%
2014	12,659,710	58.000	734,263	734,262	100.0%
2015	12,526,370	58.000	726,529	726,528	100.0%
2016	14,607,570	58.000	847,239	847,156	100.0%
2017	14,337,080	63.000	903,236	903,236	100.0%
2018	12,696,830	65.585	832,722	826,809	99.3%
2019	12,695,090	65.596	832,747	827,871	99.4%
2020	15,947,630	65.572	1,045,718	1,045,742	100.0%
2021	16,471,320	65.780	1,083,483	1,083,422	100.0%
2022	17,539,380	66.295	1,205,291	1,212,475	100.6%
2023	16,954,840	67.465	1,187,042	1,195,387	100.7%
2024	23,054,130	67.299	1,602,799	1,629,519	101.7%
2025	24,763,920	55.506	1,411,128	1,418,906	100.6%
2026	26,712,110	55.005	1,506,924	N/A	N/A

NOTE:
Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.