

PARKDALE COMMUNITY AUTHORITY
Boulder County, Colorado

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2025

**PARKDALE COMMUNITY AUTHORITY
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YEAR ENDED DECEMBER 31, 2025**

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Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Parkdale Community Authority
Boulder County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund, of the Parkdale Community Authority (the Authority), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Authority'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 Authority, as of December 31, 2025, and the respective changes in financial position, and the respective budgetary comparisons for the General Fund and the Special Revenue Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority'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 Authority's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplementary Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The Other Information, as listed in the table of contents, does not include the basic financial statements and our 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.

Duggio & Associates, P.C.

July 1, 2026

BASIC FINANCIAL STATEMENTS

**PARKDALE COMMUNITY AUTHORITY
STATEMENT OF NET POSITION
DECEMBER 31, 2025**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 496,487
Cash and Investments - Restricted	14,063,759
Receivable from Parkdale Metro District No. 1	5,114
Receivable from Parkdale Metro District No. 2	25
Accounts Receivable	7,666
Prepaid Expenses	33,130
Prepaid Bond Insurance	579,290
Capital Assets, Not Being Depreciated	4,751,607
Capital Assets, Net	8,625,920
Total Assets	<u>28,562,998</u>
DEFERRED OUTFLOWS OF RESOURCES	
Cost of Refunding, Net	985,516
Total Deferred Outflows of Resources	<u>985,516</u>
LIABILITIES	
Accounts Payable	30,060
Prepaid Assessments	25,250
Bond Interest Payable	135,409
Noncurrent Liabilities:	
Due in More Than One Year	83,988,077
Total Liabilities	<u>84,178,796</u>
NET POSITION	
Net Investment in Capital Assets	(209,694)
Restricted for:	
Emergency Reserves	26,400
Unrestricted	<u>(54,446,988)</u>
Total Net Position	<u><u>\$ (54,630,282)</u></u>

See accompanying Notes to Basic Financial Statements.

**PARKDALE COMMUNITY AUTHORITY
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025**

FUNCTIONS/PROGRAMS	Program Revenues			Net Revenues (Expenses) and Change in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Governmental Activities:				
General Government	\$ 1,196,830	\$ 540,672	\$ 327,382	\$ -
Transfer of Public Improvements to Another Government	56,013,487	-	-	-
Interest and Related Costs on Long-Term Debt	4,982,256	-	-	1,077,269
Total Governmental Activities	<u>\$ 62,192,573</u>	<u>\$ 540,672</u>	<u>\$ 327,382</u>	<u>\$ 1,077,269</u>
GENERAL REVENUES				
Other Revenue				9,572
Net Investment Income				638,868
SPECIAL ITEM				
Forgiveness of Debt				14,401,167
Total General Revenues				<u>15,049,607</u>
CHANGE IN NET POSITION				(45,197,643)
Net Position - Beginning of Year				<u>(9,432,639)</u>
NET POSITION - END OF YEAR				<u><u>\$ (54,630,282)</u></u>

See accompanying Notes to Basic Financial Statements.

**PARKDALE COMMUNITY AUTHORITY
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025**

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
ASSETS					
Cash and Investments	\$ 190,594	\$ 305,893	\$ -	\$ -	\$ 496,487
Cash and Investments - Restricted	9,800	16,600	1,394,359	12,643,000	14,063,759
Receivable from Parkdale Metro District No. 1	1,180	-	3,934	-	5,114
Receivable from Parkdale Metro District No. 2	6	-	19	-	25
Due from Other Funds	29,134	-	-	-	29,134
Accounts Receivable	-	7,666	-	-	7,666
Prepaid Expenses	15,806	17,324	-	-	33,130
Total Assets	<u>\$ 246,520</u>	<u>\$ 347,483</u>	<u>\$ 1,398,312</u>	<u>\$ 12,643,000</u>	<u>\$ 14,635,315</u>
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accounts Payable	\$ 15,159	\$ 14,901	\$ -	\$ -	\$ 30,060
Due to Other Funds	-	-	-	29,134	29,134
Prepaid Assessments	-	25,250	-	-	25,250
Total Liabilities	<u>15,159</u>	<u>40,151</u>	<u>-</u>	<u>29,134</u>	<u>84,444</u>
FUND BALANCES					
Nonspendable:					
Prepaid Expenses	15,806	17,324	-	-	33,130
Restricted For:					
Emergency Reserves	9,800	16,600	-	-	26,400
Debt Service	-	-	1,398,312	-	1,398,312
Capital Projects	-	-	-	12,613,866	12,613,866
Committed:					
Operations Fees	-	273,408	-	-	273,408
Unassigned	205,755	-	-	-	205,755
Total Fund Balances	<u>231,361</u>	<u>307,332</u>	<u>1,398,312</u>	<u>12,613,866</u>	<u>14,550,871</u>
Total Liabilities and Fund Balances	<u>\$ 246,520</u>	<u>\$ 347,483</u>	<u>\$ 1,398,312</u>	<u>\$ 12,643,000</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Capital Assets, Net 13,377,527

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

Cost of Refunding, Net 985,516

Prepaid Bond Insurance 579,290

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

Bonds Payable (80,368,229)

Bond Interest Payable (1,191,985)

Bond Premium (643,210)

Bond Discount 76,216

Developer Advance Payable (1,898,444)

Developer Advance Interest Payable (97,834)

Net Position of Governmental Activities

\$ (54,630,282)

See accompanying Notes to Basic Financial Statements.

PARKDALE COMMUNITY AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
REVENUES					
Transfer from Parkdale Metro District No. 1	\$ 321,581	\$ -	\$ 1,071,954	\$ -	\$ 1,393,535
Transfer from Parkdale Metro District No. 2	1,594	-	5,315	-	6,909
Transfer from Parkdale Metro District No. 3	29	-	-	-	29
Operations Fees	-	450,072	-	-	450,072
Transfer Fees	-	90,600	-	-	90,600
Other Revenue	-	9,572	-	-	9,572
Net Investment Income	1,009	819	98,491	538,549	638,868
Total Revenues	324,213	551,063	1,175,760	538,549	2,589,585
EXPENDITURES					
General, Administrative, and Operations:					
Accounting	52,787	-	-	1,922	54,709
Auditing	11,000	-	-	-	11,000
District Management	-	51,255	-	-	51,255
Dues	1,098	-	-	-	1,098
Easement	29,344	-	-	-	29,344
Election	23,681	-	-	-	23,681
Electricity	-	8,869	-	-	8,869
Engineering	-	-	-	5,418	5,418
Holiday Lighting	-	2,790	-	-	2,790
Insurance	12,750	11,927	-	-	24,677
Irrigation Repairs	-	17,476	-	-	17,476
Landscaping	-	197,554	-	-	197,554
Legal	91,069	2,513	-	1,120	94,702
Miscellaneous	2,675	-	-	-	2,675
Pool	-	42,705	-	-	42,705
Pool Supplies and Chemicals	-	28,568	-	-	28,568
Repairs and Maintenance	-	1,544	-	-	1,544
Social Committee	-	4,182	-	-	4,182
Snow Removal	-	28,952	-	-	28,952
Trash Collection	-	86,028	-	-	86,028
Water	-	132,266	-	-	132,266
Debt Service:					
Bond Interest - Series 2020A	-	-	534,363	-	534,363
Bond Interest - Series 2025A	-	-	798,915	-	798,915
Bond Issuance Costs	-	-	1,600,913	-	1,600,913
Paying Agent Fees	-	-	11,000	-	11,000
Capital:					
Public Improvements	-	-	-	3,368,440	3,368,440
Total Expenditures	224,404	616,629	2,945,191	3,376,900	7,163,124
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	99,809	(65,566)	(1,769,431)	(2,838,351)	(4,573,539)
OTHER FINANCING SOURCES (USES)					
Developer Advance	-	-	-	3,368,440	3,368,440
Developer Contribution	-	4,178	-	-	4,178
Repay Developer Advance	-	-	-	(1,779,657)	(1,779,657)
Bond Issuances	-	-	38,990,000	-	38,990,000
Bond Premium - Series 2025A	-	-	658,991	-	658,991
Bond Discount - Series 2025B	-	-	(78,086)	-	(78,086)
Refunding Escrow	-	-	(28,515,538)	-	(28,515,538)
Refunding - Series 2024C	-	-	(11,107,000)	-	(11,107,000)
Total Other Financing Sources	-	4,178	(51,633)	1,588,783	1,541,328
NET CHANGE IN FUND BALANCES	99,809	(61,388)	(1,821,064)	(1,249,568)	(3,032,211)
Fund Balances - Beginning of Year	131,552	368,720	3,219,376	13,863,434	17,583,082
FUND BALANCES - END OF YEAR	\$ 231,361	\$ 307,332	\$ 1,398,312	\$ 12,613,866	\$ 14,550,871

See accompanying Notes to Basic Financial Statements.

PARKDALE COMMUNITY AUTHORITY
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

Net Change in Fund Balances - Governmental Funds \$ (3,032,211)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of any cost of any depreciable asset over the estimated useful life of the asset.

Capital Outlay - Public Improvements	3,368,440
Depreciation Expense	(347,337)
Transfer of Public Improvements to Another Government	(56,013,487)

Long-term debt (e.g., bonds, Developer advances) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Bond Issuances	(38,990,000)
Bond Premium	(658,991)
Bond Discount	78,086
Refunding Bond Principal Payments	36,665,000
Cost of Refunding	1,010,935
Prepaid Bond Insurance	593,503
Forgiveness of Debt (Accrued Interest on 2024C-1 Bonds)	1,393,007
Forgiveness of Debt (Developer Advances)	12,809,525
Developer Advances	(3,368,440)
Developer Advance Repayment - Principal	1,778,131

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accretion on Bonds	(1,069,759)
Accrued Interest on Bonds - Change in Liability	543,515
Accrued Interest on Developer Advance - Change in Liability	68,161
Amortization of Bond Premium	15,781
Amortization of Bond Discount	(1,870)
Amortization of Cost of Refunding	(25,419)
Amortization of Prepaid Bond Insurance	(14,213)

Change in Net Position of Governmental Activities	\$ (45,197,643)
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**PARKDALE COMMUNITY AUTHORITY
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive (Negative)
REVENUES				
Transfer from Parkdale Metro District No. 1	\$ 323,635	\$ 314,544	\$ 321,581	\$ 7,037
Transfer from Parkdale Metro District No. 2	1,587	1,594	1,594	-
Transfer from Parkdale Metro District No. 3	7	29	29	-
Net Investment Income	-	1,000	1,009	9
Total Revenues	325,229	317,167	324,213	7,046
EXPENDITURES				
General and Administrative:				
Accounting	42,000	53,500	52,787	713
Auditing	7,000	11,000	11,000	-
Contingency	7,500	2,627	-	2,627
Dues	2,000	1,098	1,098	-
Easement	-	29,344	29,344	-
Election	25,000	23,681	23,681	-
Insurance	15,500	12,750	12,750	-
Legal	68,000	95,000	91,069	3,931
Miscellaneous	3,000	3,000	2,675	325
Total Expenditures	170,000	232,000	224,404	7,596
NET CHANGE IN FUND BALANCE	155,229	85,167	99,809	14,642
Fund Balance - Beginning of Year	142,723	131,552	131,552	-
FUND BALANCE - END OF YEAR	<u>\$ 297,952</u>	<u>\$ 216,719</u>	<u>\$ 231,361</u>	<u>\$ 14,642</u>

See accompanying Notes to Basic Financial Statements.

**PARKDALE COMMUNITY AUTHORITY
SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive (Negative)
REVENUES				
Operations Fees	\$ 639,480	\$ 446,385	\$ 450,072	\$ 3,687
Transfer Fees	147,600	89,400	90,600	1,200
Other Revenue	6,000	10,000	9,572	(428)
Net Investment Income	100	850	819	(31)
Total Revenues	793,180	546,635	551,063	4,428
EXPENDITURES				
General, Administrative, and Operations:				
Contingency	13,280	573	-	573
District Management	42,000	52,000	51,255	745
Electricity	3,000	9,000	8,869	131
Holiday Lighting	10,000	3,000	2,790	210
Insurance	5,000	11,927	11,927	-
Irrigation Repairs	5,000	18,000	17,476	524
Landscaping	153,720	198,000	197,554	446
Legal	-	2,000	2,513	(513)
Pool	45,000	43,000	42,705	295
Pool Supplies and Chemicals	10,000	28,000	28,568	(568)
Repairs and Maintenance	-	2,000	1,544	456
Snow Removal	30,000	29,000	28,952	48
Social Committee	5,000	5,000	4,182	818
Trash Collection	123,000	86,000	86,028	(28)
Water	30,000	132,500	132,266	234
Total Expenditures	475,000	620,000	616,629	3,371
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	318,180	(73,365)	(65,566)	7,799
OTHER FINANCING SOURCES (USES)				
Developer Contribution	-	2,850	4,178	1,328
Total Other Financing Sources (Uses)	-	2,850	4,178	1,328
NET CHANGE IN FUND BALANCE	318,180	(70,515)	(61,388)	9,127
Fund Balance - Beginning of Year	498,582	368,720	368,720	-
FUND BALANCE - END OF YEAR	<u>\$ 816,762</u>	<u>\$ 298,205</u>	<u>\$ 307,332</u>	<u>\$ 9,127</u>

See accompanying Notes to Basic Financial Statements.

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 1 DEFINITION OF REPORTING ENTITY

Parkdale Metropolitan District No. 1 (District No. 1), Parkdale Metropolitan District No. 2 (District No. 2) and Parkdale Metropolitan District No. 3 (District No. 3 and, together with District No. 1 and District No. 2, the Districts), pursuant to the Colorado Constitution Article XIV, Sections 18(2)(a) and (b) and Sections 29-1-203 and 29-1-203.5, C.R.S. (the Act), have entered into that Agreement Establishing the Parkdale Community Authority (the Authority) dated as of February 20, 2020 (as further amended or supplemented from time to time, the Establishment Agreement), establishing the Authority to provide the Services (as defined in the Establishment Agreement, generally comprised of the street improvements, traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements, and irrigation system improvements contemplated by the Service Plan for the Districts, including the Public Improvements) and ongoing covenant enforcement, design review services and maintenance services, including landscaping and snow removal and, in connection therewith, to incur financial obligations on behalf of the Districts.

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

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

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

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

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are intergovernmental revenues and operations fees. All other revenue items are considered to be measurable and available only when cash is received by the Authority. The Authority has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

The Authority reports the following major governmental funds:

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

The Special Revenue Fund is used to account for the Authority fees collected and spent.

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

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

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

Pooled Cash and Investments

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

Capital Assets

Capital assets, which include infrastructure assets, are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the Authority as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

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

Drainage	30 Years
Pool	30 Years
Cabana Facility	30 Years
Parks	20 Years
Fencing	20 Years
Landscape Improvements	15 Years
Irrigation System	15 Years
Security System	10 Years
Furniture and Equipment	5 Years

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Amortization

Original Issue Premium/ Discount

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

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Cost of Bond Refunding

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

Deferred Outflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period and so will not be recognized as an outflow of resources (expenditure) until that time. The Authority has one item that qualifies for reporting in this category. Accordingly, the item, cost of refunding, is deferred and recognized as an outflow of resources in the period that the amounts are incurred.

Equity

Net Position

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

Fund Balance

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

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

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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

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

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

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

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

Authority Fees

On June 8, 2023, the Authority and the Districts adopted a joint resolution to impose an Operations Fee that is comprised of a recurring payment and a transfer payment. Each residential unit is charged a recurring payment fee of \$219 quarterly. A transfer payment fee of \$600 is imposed on transfers of a vacant lot or residential unit by an end user, with certain exceptions, and is collected at the time of transfer. The Authority collects the Operations Fee.

Adoption of New Accounting Standards

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

The Authority adopted the requirements of the guidance effective January 1, 2025, and has elected to apply the provisions of this standard to the beginning of the period of adoption. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS

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

Statement of Net Position:

Cash and Investments	\$ 496,487
Cash and Investments - Restricted	14,063,759
Total Cash and Investments	<u>\$ 14,560,246</u>

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

Deposits with Financial Institutions	\$ 194,785
Investments	14,365,461
Total Cash and Investments	<u>\$ 14,560,246</u>

Deposits with Financial Institutions

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

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

At December 31, 2025, the Authority's cash deposits had a bank and carrying balance of \$194,785.

Investments

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

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

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

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

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

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

<u>Investments</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST PLUS+)	Weighted-Average Under 60 Days	\$ 14,359,130
Invesco Treasury Fund	Weighted-Average Under 60 Days	6,331
Total		<u>\$ 14,365,461</u>

COLOTRUST

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

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

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

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST (Continued)

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

Invesco Treasury Fund

Funds held in trust by BOK Financial were invested in the Invesco Treasury Fund which invests primarily in short-term, high-credit-quality money market instruments that are direct obligations of the U.S. Treasury and repurchase agreements backed by Treasury obligations. The fund is designed for short- to medium- term cash investments, operating cash, cash sweeps, and the liquidity components of investment portfolios. The fund aims to preserve capital, maintain liquidity and produce a competitive yield. The Invesco Treasury Fund is rated AAAm by Standard & Poors and Aaa-mf by Moody's.

PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 4 CAPITAL ASSETS

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

	Balance - December 31, 2024	Increases	Decreases	Balance - December 31, 2025
Capital Assets, Not Being Depreciated:				
Landscape Improvements	\$ 1,744,876	\$ -	\$ 1,744,876	\$ -
Construction in Progress	58,929,960	3,368,440	57,546,793	4,751,607
Total Capital Assets, Not Being Depreciated	60,674,836	3,368,440	59,291,669	4,751,607
Capital Assets, Being Depreciated:				
Drainage	3,265,056	-	-	3,265,056
Pool	905,925	-	-	905,925
Cabana Facility	830,228	-	-	830,228
Parks	628,838	-	-	628,838
Fencing	56,000	-	-	56,000
Irrigation System	20,400	-	-	20,400
Security System	9,073	-	-	9,073
Furniture and Equipment	14,200	-	-	14,200
Landscape Improvements	-	3,278,182	-	3,278,182
Total Capital Assets, Being Depreciated	5,729,720	3,278,182	-	9,007,902
Less Accumulated Depreciation for:				
Drainage	18,139	108,835	-	126,974
Pool	5,033	30,198	-	35,231
Cabana Facility	4,612	27,674	-	32,286
Parks	5,240	31,441	-	36,681
Fencing	467	2,800	-	3,267
Irrigation System	227	1,360	-	1,587
Security System	454	907	-	1,361
Furniture and Equipment	473	2,840	-	3,313
Landscape Improvements	-	141,282	-	141,282
Total Accumulated Depreciation	34,645	347,337	-	381,982
Total Capital Assets, Being Depreciated, Net	5,695,075	2,930,845	-	8,625,920
Governmental Activities Capital Assets, Net	<u>\$ 66,369,911</u>	<u>\$ 6,299,285</u>	<u>\$ 59,291,669</u>	<u>\$ 13,377,527</u>

Depreciation expense was charged to functions/programs of the Authority as follows:

Governmental Activities:

General Government \$ 347,337

In 2025, \$56,013,487 in certain capital assets constructed by the Authority were transferred to the Town of Erie (Town).

PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance - December 31, 2024	Additions	Retirements	Balance - December 31, 2025	Due Within One Year
Governmental Activities:					
Bonds Payable:					
Series 2020A Senior	\$ 20,710,000	\$ -	\$ 20,710,000	\$ -	\$ -
Series 2020B Subordinate	4,848,000	-	4,848,000	-	-
Series 2024A Convertible					
Capital Appreciation	13,540,470	1,069,759	-	14,610,229	-
Series 2024B Subordinate	4,175,000	-	-	4,175,000	-
Series 2024C(3)-1 Second					
Subordinate	33,200,000	-	11,107,000	22,093,000	-
Series 2024C(3)-2 Second	500,000	-	-	500,000	-
Subordinate					
Series 2025A	-	31,150,000	-	31,150,000	-
Series 2025A Bond Premium	-	658,991	15,781	643,210	-
Series 2025B(3)	-	7,840,000	-	7,840,000	-
Series 2025B(3) Bond Discount	-	(78,086)	(1,870)	(76,216)	-
Accrued Interest on:					
Series 2020B Subordinate	1,892,813	312,063	2,204,876	-	-
Series 2024B Subordinate	300,688	402,812	-	703,500	-
Series 2024C(3)-1 Second					
Subordinate	829,975	563,032	1,393,007	-	-
Series 2024C(3)-2 Second					
Subordinate	15,971	20,639	-	36,610	-
Series 2025B(3)	-	316,466	-	316,466	-
Other Debts:					
Developer Advances:					
Capital	12,810,005	3,368,440	14,587,656	1,590,789	-
Operations	307,655	-	-	307,655	-
Accrued Interest on Developer					
Advances:					
Capital	98,968	112,002	200,161	10,809	-
Operations	67,027	19,998	-	87,025	-
Total	<u>\$ 93,296,572</u>	<u>\$ 45,756,116</u>	<u>\$ 55,064,611</u>	<u>\$ 83,988,077</u>	<u>\$ -</u>

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2020A Limited Tax Supported (District No. 1) Revenue Bonds and Series 2020B Subordinate Limited Tax Supported (District No. 1) Revenue Bonds

On August 5, 2020, the Authority issued Limited Tax Supported (District No. 1) Revenue Bonds, Series 2020A (the "Senior Bonds") and Subordinate Limited Tax Supported (District No. 1) Revenue Bonds, Series 2020B (the "Subordinate Bonds", and together with the Senior Bonds, the "Bonds"). Proceeds from the sale of the Bonds were used to finance public improvements related to the Parkdale Development and to pay the costs of issuing the Bonds. A portion of the proceeds of the Senior Bonds were used to: (i) partially fund the Senior Surplus Fund, and (ii) fund capitalized interest on the Senior Bonds.

The Senior Bonds were issued as two term bonds with the first bearing interest at 5.000% per annum and maturing on December 1, 2040, and the second bearing interest at 5.250% and maturing on December 1, 2050. Interest on the Senior Bonds is payable semiannually to the extent of Senior Pledged Revenue available on June 1 and December 1, beginning on December 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2026.

The Subordinate Bonds bear interest at the rate of 7.750% per annum and are payable annually on December 15, beginning December 15, 2020, from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2050.

The Bonds were refunded in their entirety upon issuance of the 2025 Bonds (detailed and defined below).

Series 2024A Limited Tax Supported (District No. 2) Convertible Capital Appreciation Revenue Bonds and Series 2024B Subordinate Limited Tax Supported (District No. 2) Revenue Bonds

On March 14, 2024, the Authority issued Limited Tax Supported (District No. 2) Convertible Capital Appreciation Revenue Bonds, Series 2024A (the "2024A Bonds"), and Subordinate Limited Tax Supported (District No. 2) Revenue Bonds, Series 2024B (the "2024B Bonds", and together with the 2024A Bonds, the "2024 Bonds"), in the amount of \$12,825,030 (value at issue accreting to \$17,010,000), and \$4,175,000, respectively.

The proceeds from the sale of the 2024 Bonds were used for the purposes of financing public improvements related to the Parkdale Development and paying other costs incurred in connection with the issuance of the 2024 Bonds. A portion of the 2024A Bonds proceeds was also used to partially fund the Senior Surplus Fund.

The 2024A Bonds were issued as capital appreciation bonds, convertible to current interest bonds on December 1, 2027. Prior to conversion to current interest bonds, the 2024A Bonds accrete in value at an annual yield equal to 7.75% from their date of issuance. The accreted amount compounds semi-annually on each June 1 and December 1, beginning on June 1, 2024, to and including December 1, 2027. Such accreted amount, together with the original principal amount of the 2024A Bonds, bears additional interest at 7.75%. The accreted 2024A Bonds principal balance at conversion on December 1, 2027, will be \$17,010,000.

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2024A Limited Tax Supported (District No. 2) Convertible Capital Appreciation Revenue Bonds and Series 2024B Subordinate Limited Tax Supported (District No. 2) Revenue Bonds (Continued)

Upon conversion to current interest bonds, interest is payable semi-annually on each June 1 and December 1, commencing on June 1, 2028. Annual principal payments are due on December 1 of each year, with a final maturity on December 1, 2053.

The 2024A Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on December 2, 2064 (the "2024A Termination Date"), regardless of the amount of principal and interest paid prior to the 2024A Termination Date.

The 2024B Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Rather, principal on the 2024B Bonds is payable annually on each December 15 from, and to the extent of Subordinate Pledged Revenue on deposit, if any, in the Subordinate Bond Fund. To the extent principal of any bond is not paid when due, such principal is to remain outstanding until the earlier of its payment or December 16, 2064 (the "2024B Termination Date") and is to continue to bear interest at the rate then borne by the 2024B Bond. The 2024B Bonds mature on December 15, 2053.

The 2024B Bonds bear interest at the rate of 9.00% per annum payable annually on each December 15, but only from and to the extent of available Subordinate Pledged Revenue, beginning on December 15, 2024. In the event interest on any bond is not paid when due, such interest is to compound annually on each December 15, at the rate then borne by the 2024B Bond.

The 2024B Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on the 2024B Termination Date, regardless of the amount of principal and interest amounts remaining unpaid.

The 2024A Bonds are secured by and payable solely from 2024A Pledged Revenue, consisting of the moneys derived by the Authority from the Pledge District Revenues (including the District No. 2 Required Mill Levy Revenue and the portion of the Specific Ownership Tax which is collected as a result of District No. 2's imposition of its Required Mill Levy); and any other legally available moneys which the Authority determines, in its absolute discretion, to transfer to the Trustee for application as 2024 Pledged Revenue.

The 2024B Bonds are secured by payable solely from 2024B Pledged Revenue, consisting of the moneys derived by the Authority from the Subordinate Pledge District Revenues (generally defined in the 2024B Subordinate Indenture as any revenue from the Pledge District Revenues remaining after payment on the Senior Bonds and any Senior Parity Bonds; the amounts, if any, in the Senior Surplus Fund after the payment or defeasance of the Senior Bonds; and any other legally available moneys which the Authority determines, in its absolute discretion, to transfer to the Trustee for application as 2024B Pledged Revenue.

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2024A Limited Tax Supported (District No. 2) Convertible Capital Appreciation Revenue Bonds and Series 2024B Subordinate Limited Tax Supported (District No. 2) Revenue Bonds (Continued)

The Pledge Agreement generally defines “Required Mill Levy” as (net of collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County) an ad valorem mill levy imposed upon all taxable property of District No. 2 each year in an amount sufficient to pay the 2024A Bonds, the 2024B Bonds, and any other Additional Obligations as they come due, but (i) not in excess of 50 mills (subject to adjustment as described below); and (ii) not less than 50 mills (subject to adjustment) or such lesser mill levy which will: fund the 2024A Bond Fund for the relevant 2024A Bond Year; pay the 2024A Bonds as they come due; fund the 2024A Surplus Fund up to the Maximum Surplus Amount; pay all of the principal of and interest on the 2024B Bonds in full; and, as applicable, will pay any Additional Obligations as the same become due and payable.

If, on or after January 1, 2017, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the minimum and maximum mill levies shall be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board of District No. 2 in good faith so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

The 2024A Bonds are additionally secured by the 2024A Surplus Fund which will be partially funded with the proceeds of the 2024A Bonds in the amount of \$1,282,000 and is required to be further funded with excess Senior Pledged Revenue, if any, up to the Maximum Surplus Amount of \$2,565,006. The Authority has acknowledged that State Law places certain restrictions on the use of bond proceeds and debt service mill levies which may be credited to the 2024A Surplus Fund.

The 2024 Bonds are subject to redemption prior to maturity, at the option of the Authority, on March 1, 2029, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
March 1, 2029 to February 28, 2030	3.00 %
March 1, 2030 to February 28, 2031	2.00
March 1, 2031 to February 29, 2032	1.00
March 1, 2032 and Thereafter	-

Events of default occur if District No. 2 fails to impose the Required Mill Levies, or the Authority fails to apply the Pledged Revenues as required by the Indentures, and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indentures. Acceleration of the 2024 Bonds shall not be an available remedy for an Event of Default.

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2024A Limited Tax Supported (District No. 2) Convertible Capital Appreciation Revenue Bonds and Series 2024B Subordinate Limited Tax Supported (District No. 2) Revenue Bonds (Continued)

The 2024 Bonds do not have any unused line of credit. No assets have been pledged as collateral on the 2024 Bonds.

Series 2024C(3)-1 Second Subordinate Limited Tax Supported (District No. 1) Revenue Bonds

On March 14, 2024 the Authority issued Second Subordinate Limited Tax (District No. 1) Revenue Bonds, Series 2024C(3)-1 (the "2024C-1 Bonds") in the maximum aggregate principal amount of \$33,200,000 (first draw \$19,112,000). On August 12, 2024, the Authority issued the second and final draw in the principal amount of \$14,088,000.

The proceeds from the sale of the 2024C-1 Bonds were to be used for the purposes of (i) reimbursing any Advances; and (ii) paying other costs incurred in connection with the issuance of the 2024C-1 Bonds. Pursuant to the Infrastructure Acquisition and Reimbursement Agreement (discussed in Note 7) between the Authority and OEO LLC, OEO LLC is and will be owed certain reimbursement by the Authority for the costs of public improvements previously or to be advanced (the "Advances").

The 2024C-1 Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Rather, principal on the Bonds is payable annually on each December 15, and to the extent of Second Subordinate Pledged Revenue available.

To the extent principal of any bond is not paid when due, such principal is to remain outstanding until the earlier of its payment or December 16, 2060 (the "Termination Date") and is to continue to bear interest at the rate then borne by the 2024C-1 Bond. The 2024C-1 Bonds mature on December 15, 2059.

The 2024C-1 Bonds bear interest at the rate of 4.00% per annum payable annually on each December 15, but only from and to the extent of available Second Subordinate Pledged Revenue, beginning on December 15, 2024. In the event interest on any bond is not paid when due, such interest is to compound annually on each December 15, at the rate then borne by the 2024C-1 Bond; provided, however, that notwithstanding anything in the Indenture to the contrary, the Authority is not to be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the 2024C-1 Bonds.

The 2024C-1 Bonds are subject to redemption prior to maturity, at the option of the Authority, as a whole or in integral multiples of \$1,000, on any date, upon payment of par and accrued interest with no redemption premium.

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2024C(3)-1 Second Subordinate Limited Tax Supported (District No. 1) Revenue Bonds (Continued)

The 2024C-1 Bonds are secured by Second Subordinate Pledged Revenue consisting of the moneys derived by the Authority from the Second Subordinate Pledge District Revenues; any other legally available moneys which the Authority determines, in its absolute discretion, to transfer to the Trustee for application as Second Subordinate Pledged Revenue.

Second Subordinate Pledge District Revenues is any revenue from Pledge District Revenues remaining after deduction of any amount thereof used, paid, pledged, or otherwise applied to the payment of any Senior Bonds. Second Subordinate Pledge District Revenues consist of Pledge District No. 1 Capital Revenue meaning the moneys derived by District No. 1 from the District No. 1 Required Mill Levy Revenue and the portion of Special Ownership Tax which is collected as a result of imposition of the District No. 1 Required Mill Levy.

The Amended and Restated Second Subordinate Revenue Pledge Agreement generally defines Second Subordinate Required Mill Levy as an ad valorem mill levy imposed upon all taxable property of District No. 1 each year in an amount sufficient to pay the Bonds as they come due, net of collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County, but not in excess of 50.000 mills (subject to adjustment) less the amount of the Senior Bond Mill Levy, or such lesser mill levy which will pay all of the principal of and interest on 2024C-1 Bonds; and, as applicable, will pay any Additional Obligations as the same become due and payable.

If, on or after January 1, 2017, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the minimum and maximum mill levies shall be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board of District No. 1 in good faith so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Events of default occur if the Authority fails to apply the Second Subordinate Pledged Revenue, does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indenture or the Authority filed petition under the federal bankruptcy laws.

The 2024C-1 Bonds were partially paid on June 4, 2025 upon issuance of the 2025 Bonds (detailed and defined below). The bondholder of the 2024C-1 Bonds waived all accrued interest on the 2024C-1 Bonds upon partial payment and interest has ceased to accrue as of the payment date. As a result, \$1,393,007 is recorded as forgiveness of debt related to the remaining balance of accrued interest of the 2024C-1 Bonds.

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2024C(3)-2 Second Subordinate Limited Tax Supported (District No. 2) Revenue Bonds

On March 14, 2024, the Authority issued Second Subordinate Limited Tax (District No. 2) Revenue Bonds, Series 2024C(3)-2 (the “2024C-2 Bonds”) in the aggregate principal amount of \$21,725,000 (first draw \$500,000).

The 2024C-2 Bonds are structured as cash flow bonds with the same terms and conditions of the 2024B Bonds with the exception of the interest rate, which is 4.00% per annum.

The 2024C-2 Bonds were issued to reimburse Advances from the Developer to the Authority pursuant to the Infrastructure Acquisition and Reimbursement Agreement between the Authority and OEO 2, LLC (discussed in Note 7) for the purpose of paying or reimbursing public improvement costs constructed by the Developer. The 2024C-2 Bonds were issued by the Trustee to the OEO 2, LLC in a principal amount which is equal to the dollar amount of any Advances accepted by the Authority.

The 2024C-2 Bonds are secured by payable solely from 2024C-2 Second Subordinate Pledged Revenue, consisting of the moneys derived by the Authority from the 2024C-2 Second Subordinate Pledge District Revenues (meaning any revenue from Pledged District Revenues remaining after deduction of any amount thereof used, paid, pledged or otherwise applied to the payment of any Senior Bonds; and any other legally available moneys which the Authority determines, in its absolute discretion, to transfer to the Trustee for application as Second Subordinate Pledged Revenue.

The Second Subordinate Revenue Pledge Agreement generally defines “2024C(3)-2 Second Subordinate Required Mill Levy” as (net of collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County) an ad valorem mill levy imposed upon all taxable property of District No. 2 each year in the amount of 50 mills (as adjusted for changes in the method of calculating assessed valuation after January 1, 2017) less the amount of the 2024A Bond Mill Levy, or such lesser mill levy which will pay all of the principal of and interest on the 2024C-2 Bonds in full.

The 2024C-2 Bonds are subject to redemption prior to maturity, at the option of the Authority, as a whole or in integral multiples of \$1,000, on any date, upon payment of par and accrued interest, with no redemption premium.

Events of default occur if the Authority fails to apply the 2024C-2 Second Subordinate Pledged Revenue, does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indenture or the Authority filed petition under the federal bankruptcy laws.

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2025A Limited Tax Supported (District No. 1) Revenue Refunding Bonds and Series 2025B(3) Subordinate Limited Tax Supported (District No. 1) Revenue Refunding Bonds

On June 4, 2025, the Authority issued Limited Tax Supported (District No. 1) Revenue Refunding Bonds, Series 2025A (the "2025A Bonds"), and Subordinate Limited Tax Supported (District No. 1) Revenue Refunding Bonds, Series 2025B(3) (the "2025B Bonds", and together with the 2025A Bonds, the "2025 Bonds"), in the amount of \$31,150,000, and \$7,840,000, respectively.

Pursuant to the Amended and Restated Senior and Subordinate Pledge Agreements between the Authority, District No. 1, and the Trustee, the Authority covenants and agrees to require District No. 1, and District No. 1 covenants and agrees, to levy the Senior Required Mill Levy and Subordinate Required Mill Levy upon all taxable property of District No. 1 in accordance with the Amended and Restated Senior Pledge Agreement and Subordinate Pledge Agreement, respectively.

The proceeds from the sale of the 2025A Bonds were used for the purposes of: (i) paying the costs of refunding the Bonds and partially paying the 2024 C-1 Bonds; (ii) funding reserves to the extent provided in the 2025A Senior Indenture; and (iii) paying other costs incurred in connection with the issuance of the 2025 Bonds and the refunding of the Bonds. The proceeds from the sale of the 2025B Bonds were issued for the purposes of (i) paying the costs of partially paying the 2024 C-1 Bonds; and (ii) paying other costs incurred in connection with the issuance of the 2025 Bonds and the partial payment of the 2024 C-1 Bonds.

Without considering the advances that were forgiven as part of the 2025 refunding transaction (detailed below in Note 8, IARA), the 2025 Bonds' estimated debt service payments over the next 30 years is approximately \$8,000,000 higher than the estimated debt service payments of the old/refunded bonds; however, although immaterial, the refunding resulted in a net present value/economic gain.

The 2025A Bonds bear interest at rates ranging from 5.000% to 5.500%, payable semiannually to the extent of Senior Pledged Revenue available on each June 1 and December 1 (each an "Interest Payment Date"), beginning on December 1, 2025. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2027. The 2025A Bonds mature on December 1, 2055.

To the extent principal of any 2025A Bonds is not paid when due, such principal shall remain outstanding until paid, subject to discharge on December 2, 2060 (the "2025A Termination Date"). To the extent interest on any 2025A Bonds is not paid when due, such interest shall compound semiannually on each Interest Payment Date at the rate then borne by the 2025A Bonds. If any amount of principal of or interest on the 2025A Bonds remains unpaid after the application of all Senior Pledged Revenue available therefore on the 2025A Termination Date, the 2025A Bonds will be deemed terminated.

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2025A Limited Tax Supported (District No. 1) Revenue Refunding Bonds and Series 2025B(3) Subordinate Limited Tax Supported (District No. 1) Revenue Refunding Bonds (Continued)

The 2025B Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal prior to the final maturity date. Rather, principal on the 2025B Bonds is payable annually on each December 15, commencing December 15, 2025, from, and to the extent of available Subordinate Pledged Revenue (defined below). The 2025B Bonds mature on December 15, 2044.

The 2025B Bonds bear interest at the rate of 7.00% per annum payable annually on December 15, but only from and to the extent of available Subordinate Pledged Revenue, beginning on December 15, 2025.

To the extent principal of any 2025B Bonds is not paid when due, such principal shall remain outstanding until the earlier of its payment or December 16, 2060 (the "2025B Termination Date"). In the event interest on any 2025B Bonds is not paid when due, such interest is to compound annually on each December 15, at the rate then borne by 2025B Bonds. If any amount of principal of or interest on the 2025B Bonds remains unpaid after the application of all Subordinate Pledged Revenue available therefore on the 2025B Termination Date, the 2025B Bonds will be deemed terminated.

The 2025A Bonds are secured by and payable solely from and to the extent of Senior Pledged Revenue which includes: (a) all Senior Property Tax Revenues; (b) all Senior Specific Ownership Tax Revenues; and (c) any other legally available moneys which the Authority determines, in its absolute discretion, to transfer to credit to the Trustee for application as Pledged Revenue.

"Senior Property Tax Revenues" means all moneys derived from imposition by District No. 1 of the Senior Required Mill Levy. Senior Property Tax Revenues are net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County and do not include specific ownership tax revenues. "Senior Specific Ownership Tax Revenues" means the specific ownership taxes remitted to District No. 1 as a result of imposition by District No. 1 of the Senior Required Mill Levy.

The Amended and Restated Senior Pledge Agreement requires that District No. 1 impose a Senior Required Mill Levy on all taxable property of District No. 1 each year in an amount sufficient to generate Senior Property Tax Revenues equal to the Annual Financing Costs, but (i) not in excess of 50 mills (subject to adjustment for changes in the method of calculating assessed valuation occurring after January 1, 2017), and (ii) for so long as the Surplus Fund is less than the Maximum Surplus Amount, not less than 50 mills (subject to adjustment), or such lesser mill levy which, if imposed by District No. 1 for collection in the succeeding calendar year, would generate Senior Property Tax Revenues sufficient to pay the principal of, premium if any, and interest on the 2025A Bonds and any Additional Senior Obligations as they come due, to replenish any reserve fund securing Additional Senior Obligations.

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2025A Limited Tax Supported (District No. 1) Revenue Refunding Bonds and Series 2025B(3) Subordinate Limited Tax Supported (District No. 1) Revenue Refunding Bonds (Continued)

The 2025B Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue which means: (a) all Subordinate Property Tax Revenues; (b) all Subordinate Specific Ownership Tax Revenues; and (c) any other legally available moneys which the Authority determines, in its absolute discretion, to credit to the Subordinate Bond Fund. "Subordinate Property Tax Revenues" means all moneys derived from imposition by District No. 1 of the Subordinate Required Mill Levy and Subordinate Specific Ownership Tax Revenues.

Subordinate Property Tax Revenues are net of the costs of collection and any tax refunds or abatements authorized by or on behalf of the County. "Subordinate Specific Ownership Tax Revenues" means the specific ownership taxes remitted to District No. 1 as a result of imposition by District No. 1 of the Subordinate Required Mill Levy.

The Amended and Restated Subordinate Pledge Agreement requires that District No. 1 impose a Subordinate Required Mill Levy on all taxable property of District No. 1 each year in the amount of 50 mills (subject to adjustment for changes in the method of calculating assessed valuation after January 1, 2017) less the Senior Obligation Mill Levy, or such lesser amount determined by the Authority which generates Subordinate Property Tax Revenues sufficient to pay the 2025B Bonds and any other Additional Subordinate Obligations in full in the year of collection.

The 2025 Bonds are subject to redemption prior to maturity, at the option of the Authority, on June 1, 2030, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
June 1, 2030, to May 31, 2031	3.00%
June 1, 2031, to May 31, 2032	2.00
June 1, 2032, to May 31, 2033	1.00
June 1, 2033, and thereafter	0.00

The 2025A Bonds do not have any unused line of credit. No assets have been pledged as collateral on the 2025A Bonds. The 2025A Bonds are not subject to acceleration.

Events of default occur if the Authority fails to apply the Pledged Revenue as required or District No. 1 fails to impose the Senior Required Mill Levy, or to apply the Senior Pledged Revenues as required by the 2025A Senior Indenture and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the 2025A Senior Indenture.

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2025A Limited Tax Supported (District No. 1) Revenue Refunding Bonds and Series 2025B(3) Subordinate Limited Tax Supported (District No. 1) Revenue Refunding Bonds (Continued)

The 2025B Bonds do not have any unused line of credit. No assets have been pledged as collateral on the 2025B Bonds. The 2025B Bonds are not subject to acceleration.

Events of default occur if the Authority fails to apply the Pledged Revenue as required or District No. 1 fails to impose the Subordinate Required Mill Levy, or to apply the Subordinate Pledged Revenues as required by the 2025B Subordinate Indenture and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the 2025B Subordinate Indenture.

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

<u>Year Ending December 31,</u>	<u>2025A Bonds</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ -	\$ 1,624,913	\$ 1,624,913
2027	185,000	1,624,913	1,809,913
2028	405,000	1,615,663	2,020,663
2029	440,000	1,595,413	2,035,413
2030	505,000	1,573,413	2,078,413
2031-2035	3,185,000	7,448,065	10,633,065
2036-2040	4,340,000	6,531,815	10,871,815
2041-2045	5,590,000	5,289,545	10,879,545
2046-2050	7,210,000	3,671,250	10,881,250
2051-2055	9,290,000	1,587,300	10,877,300
Total	<u>\$ 31,150,000</u>	<u>\$ 32,562,290</u>	<u>\$ 63,712,292</u>

A schedule for the 2025B Bonds is not presented as the repayments of those bonds are subject to cash availability.

Debt Authorization

Pursuant to the Amended and Restated Service Plan, the Districts are permitted to issue bond indebtedness of up to \$100,000,000 (Service Plan Debt Issuance Limit). In no event are the Districts authorized to issue debt in excess of the Service Plan Debt Issuance Limit, with the exception that such limit is not applicable to refundings of the debt authorized to be issued under the Service Plan.

District Nos. 1 and 2 have voter authorization in excess of the Service Plan Debt Issuance Limit as at the time of the election, the actual costs of construction were not known. Without knowing the costs of construction, it is not possible to allocate the Service Plan Debt Issuance Limit by power (such as water, sewer or streets). Therefore, the Service Plan Debt Issuance Limit was voted in every power relative to debt for public improvements. With that understanding, at elections held by District No. 1 and District No. 2 on May 8, 2018 and May 5, 2020, a majority of the qualified electors of the District No. 1 and District No. 2 authorized the issuance of indebtedness in an amount not to exceed \$2,950,000,000 for each District at an interest rate not to exceed 18% per annum.

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Debt Authorization (Continued)

At December 31, 2025, District No. 1 had authorized but unissued indebtedness of \$2,852,252,000, and District No. 2 had authorized but unissued indebtedness of \$2,907,090,000.

NOTE 6 NET POSITION

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

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2025, the Authority had net investment in capital assets of \$(209,694).

The Authority's restricted net position as of December 31, 2025 is as follows:

	<u>Governmental Activities</u>
Restricted Net Position:	
Emergency Reserve	<u>\$ 26,400</u>
Total	<u><u>\$ 26,400</u></u>

The Authority has a deficit in unrestricted net position. The deficit at December 31, 2025, is primarily a result of the Authority being responsible for the repayment of debt issued for public improvements that have been conveyed to other governments.

NOTE 7 AGREEMENTS

Reimbursement Agreement

The Authority entered into a Reimbursement Agreement with the Town of Erie (Town) on May 12, 2021. Pursuant to the Reimbursement Agreement, the Authority shall reimburse the Town for its actual costs related to the operation, maintenance, and repair of storm drainage facilities. As of December 31, 2025, no reimbursements have been requested by or made to the Town under the Reimbursement Agreement.

NOTE 8 RELATED PARTIES

The developer of the property within District No. 1 is OEO, LLC (the Developer). Certain members of the Board of Directors of the Authority are employees of, owners of, or otherwise associated with the Developer, and may have conflicts of interest in dealing with the Authority and the Districts. The Developer of the property within District No. 2 is OEO 2, LLC and is a related entity to the Developer.

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 8 RELATED PARTIES (CONTINUED)

Funding and Reimbursement Agreement (FRA)

The Authority entered into a Funding and Reimbursement Agreement (the FRA) with the Developer on February 20, 2020, as amended on July 15, 2020, October 21, 2020, and October 20, 2021. Pursuant to the FRA, the Developer will provide advances to the Authority for operations and maintenance not to exceed the aggregate of \$110,000 for calendar year 2020; \$140,000 for calendar year 2021; \$130,000 for calendar year 2022; and \$100,000 for calendar year 2023, up to \$480,000 total. The advances will bear an interest rate of 6.50%.

Pursuant to the FRA, the obligations of the Authority under this Agreement are subject to annual appropriation and shall not be deemed to be multiple fiscal year obligations for the purposes of Article X, Section 20 of the Colorado Constitution, and may not exceed amounts permitted by the Parkdale Metropolitan District Nos. 1-3 electoral authorization and Service Plan.

The Authority's obligations under the FRA shall terminate at the earlier of the repayment in full of the Maximum Loan Amount of \$480,000 or twenty (20) years from the execution date. As of December 31, 2025, the amount outstanding under the FRA totaled \$394,680, comprised of principal of \$307,655 and accrued interest of \$87,025.

Infrastructure Acquisition and Reimbursement Agreement with OEO, LLC (IARA)

The Authority entered into an Infrastructure Acquisition and Reimbursement Agreement (the IARA) with the Developer on April 19, 2023. Pursuant to the IARA, the Developer will provide advances to the Authority for public improvements. The advances will bear an interest rate of 2.0% per annum. Pursuant to the Termination Agreement and the IARA, the Outstanding Certified Costs (\$116,188) were recognized as due and owing to the Developer under the IARA.

Pursuant to the IARA the obligations of the Authority are subject to annual appropriation and shall not be deemed to be multiple fiscal year obligations for the purposes of Article X, Section 20 of the Colorado Constitution, and may not exceed amounts permitted by the Parkdale Metropolitan District Nos. 1-3 electoral authorization and Service Plan. The Authority's obligations under the IARA shall terminate at the earlier of the repayment in full of the Certified Authority Eligible Costs or twenty (20) years from the execution date.

In June 2025, at closing of the 2025 Bonds, all outstanding amounts outstanding under the IARA have been cancelled. As a result, \$13,008,160 is recorded as forgiveness of debt related to the remaining balances or principal and accrued interest under the IARA.

Infrastructure Acquisition and Project Fund Disbursement Agreement with OEO 2, LLC (IAPFA)

The Authority entered into an Infrastructure Acquisition and Project Fund Disbursement Agreement (the IAPFA) with OEO 2, LLC (OEO 2) on April 19, 2023. Pursuant to the IAPFA, OEO 2 will provide advances to the Authority for public improvements.

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 8 RELATED PARTIES (CONTINUED)

Infrastructure Acquisition and Project Fund Disbursement Agreement with OEO 2, LLC (IAPFA) (Continued)

Pursuant to the IAPFA, after the Authority has adopted an Authority Acceptance Resolution the Authority shall make a requisition in the amount of the Certified Authority Eligible Cost from the Project Fund which requisition shall direct the Trustee to make payment of the applicable amount directly to OEO 2. The Authority's obligations with respect to the payment of Certified Authority Eligible Costs shall be limited to amounts on deposit in the Project Fund and available for such purpose in accordance with the Indenture. The Authority's obligations under the IAPFA shall terminate at the earlier of exhaustion of all amounts in the Project Fund or twenty (20) years from the execution date. During 2025, \$1,779,657 was requisitioned from the Project Fund under the IAPFA.

Infrastructure Acquisition and Reimbursement Agreement with OEO 2, LLC (IARA – OEO 2)

The Authority entered into an Infrastructure Acquisition and Reimbursement Agreement (the IARA – OEO 2) with OEO 2, LLC (OEO 2) on April 19, 2023. Pursuant to the IARA – OEO 2, OEO 2 will provide advances to the Authority for public improvements. The advances will bear an interest rate of 2.0% per annum.

Pursuant to the IARA – OEO 2 the obligations of the Authority are subject to annual appropriation and shall not be deemed to be multiple fiscal year obligations for the purposes of Article X, Section 20 of the Colorado Constitution, and may not exceed amounts permitted by the Parkdale Metropolitan District Nos. 1-3 electoral authorization and Service Plan. The Authority's obligations under the IARA – OEO 2 shall terminate at the earlier of the repayment in full of the Certified Authority Eligible Costs or twenty (20) years from the execution date. As of December 31, 2025, the amount outstanding amount under the IARA – OEO 2 totaled \$1,601,598, comprised of \$1,590,789 in principal and \$10,809 in interest.

NOTE 9 RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S., the Authority may be exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

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

**PARKDALE COMMUNITY AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 9 RISK MANAGEMENT (CONTINUED)

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

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

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

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

SUPPLEMENTARY INFORMATION

**PARKDALE COMMUNITY AUTHORITY
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive (Negative)
REVENUES				
Transfer from Parkdale Metro District No. 1	\$ 1,078,801	\$ 1,078,801	\$ 1,071,954	\$ (6,847)
Transfer from Parkdale Metro District No. 2	5,289	5,289	5,315	26
Net Investment Income	104,000	104,000	98,491	(5,509)
Total Revenues	1,188,090	1,188,090	1,175,760	(12,330)
EXPENDITURES				
Contingency	10,003,275	458,256	-	458,256
Bond Interest - Series 2020A	1,068,725	-	534,363	(534,363)
Bond Interest - Series 2025A	-	682,763	798,915	(116,152)
Bond Issuance Costs	500,000	1,150,000	1,600,913	(450,913)
Paying Agent Fees	10,000	10,000	11,000	(1,000)
Total Expenditures	11,582,000	2,301,019	2,945,191	(644,172)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(10,393,910)</u>	<u>(1,112,929)</u>	<u>(1,769,431)</u>	<u>(656,502)</u>
OTHER FINANCING SOURCES (USES)				
Bond Issuance - Series 2025A	36,000,000	29,065,000	31,150,000	2,085,000
Bond Issuance - Series 2025B	-	10,768,000	7,840,000	(2,928,000)
Bond Premium - Series 2025A	-	325,862	658,991	333,129
Bond Discount - Series 2025B	-	-	(78,086)	(78,086)
Refunding Escrow	(27,451,000)	(28,512,326)	(28,515,538)	(3,212)
Refunding - Series 2024C	-	(12,186,655)	(11,107,000)	1,079,655
Total Other Financing Sources (Uses)	<u>8,549,000</u>	<u>(540,119)</u>	<u>(51,633)</u>	<u>488,486</u>
NET CHANGE IN FUND BALANCE	<u>(1,844,910)</u>	<u>(1,653,048)</u>	<u>(1,821,064)</u>	<u>(168,016)</u>
Fund Balance - Beginning of Year	<u>3,218,437</u>	<u>3,219,376</u>	<u>3,219,376</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 1,373,527</u>	<u>\$ 1,566,328</u>	<u>\$ 1,398,312</u>	<u>\$ (168,016)</u>

**PARKDALE COMMUNITY AUTHORITY
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Net Investment Income	\$ 260,000	\$ 538,549	\$ 278,549
Total Revenues	<u>260,000</u>	<u>538,549</u>	<u>278,549</u>
EXPENDITURES			
Accounting	10,000	1,922	8,078
Capital Outlay - Public Improvements	12,181,249	3,368,440	8,812,809
Engineering - Costs Verification	15,000	5,418	9,582
Legal	10,000	1,120	8,880
Total Expenditures	<u>12,216,249</u>	<u>3,376,900</u>	<u>8,839,349</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(11,956,249)	(2,838,351)	9,117,898
OTHER FINANCING SOURCES (USES)			
Developer Advance	12,181,249	3,368,440	(8,812,809)
Repay Developer Advance	(12,181,249)	(1,779,657)	10,401,592
Total Other Financing Sources	<u>-</u>	<u>1,588,783</u>	<u>1,588,783</u>
NET CHANGE IN FUND BALANCE	(11,956,249)	(1,249,568)	10,706,681
Fund Balance - Beginning of Year	<u>11,956,249</u>	<u>13,863,434</u>	<u>1,907,185</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 12,613,866</u>	<u>\$ 12,613,866</u>

OTHER INFORMATION

PARKDALE COMMUNITY AUTHORITY
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

\$31,150,000			
Limited Tax Supported (District No. 1) Revenue Refunding Bonds			
Series 2025A			
Issue Date June 4, 2025			
Interest Rate of 5.00-5.50%			
Due June 1 and December 1			
<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ -	\$ 1,624,913	\$ 1,624,913
2027	185,000	1,624,913	1,809,913
2028	405,000	1,615,663	2,020,663
2029	440,000	1,595,413	2,035,413
2030	505,000	1,573,413	2,078,413
2031	530,000	1,548,163	2,078,163
2032	595,000	1,521,663	2,116,663
2033	625,000	1,491,913	2,116,913
2034	700,000	1,460,663	2,160,663
2035	735,000	1,425,663	2,160,663
2036	785,000	1,388,913	2,173,913
2037	825,000	1,349,663	2,174,663
2038	865,000	1,308,413	2,173,413
2039	910,000	1,265,163	2,175,163
2040	955,000	1,219,663	2,174,663
2041	1,005,000	1,171,913	2,176,913
2042	1,060,000	1,117,894	2,177,894
2043	1,115,000	1,060,919	2,175,919
2044	1,175,000	1,000,988	2,175,988
2045	1,235,000	937,831	2,172,831
2046	1,305,000	871,450	2,176,450
2047	1,370,000	806,200	2,176,200
2048	1,440,000	737,700	2,177,700
2049	1,510,000	665,700	2,175,700
2050	1,585,000	590,200	2,175,200
2051	1,665,000	510,950	2,175,950
2052	1,755,000	419,375	2,174,375
2053	1,855,000	322,850	2,177,850
2054	1,955,000	220,825	2,175,825
2055	2,060,000	113,300	2,173,300
Total	<u>\$ 31,150,000</u>	<u>\$ 32,562,290</u>	<u>\$ 63,712,290</u>

PARKDALE COMMUNITY AUTHORITY
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)
DECEMBER 31, 2025

\$12,825,030 (Value at Issuance)
\$17,010,000 (Value at Conversion Date)
Limited Tax Supported (District No. 2) Convertible Capital Appreciation Bonds
Series 2024A
Issue Date March 14, 2024
Interest at 7.75%
Due June 1 and December 1

Year Ending December 31,	Value at Issuance \$12,825,030	Accretion	Accreted Value	Principal	Interest	Total
2026		\$ 1,154,299	\$ 15,764,528	\$ -	\$ -	\$ -
2027		1,245,472	17,010,000	-	-	-
2028				-	1,318,275	1,318,275
2029				-	1,318,275	1,318,275
2030				-	1,318,275	1,318,275
2031				135,000	1,453,275	1,588,275
2032				180,000	1,487,813	1,667,813
2033				190,000	1,483,863	1,673,863
2034				235,000	1,514,138	1,749,138
2035				255,000	1,515,925	1,770,925
2036				305,000	1,546,163	1,851,163
2037				330,000	1,547,525	1,877,525
2038				385,000	1,576,950	1,961,950
2039				415,000	1,577,113	1,992,113
2040				480,000	1,609,950	2,089,950
2041				515,000	1,607,750	2,122,750
2042				590,000	1,642,838	2,232,838
2043				635,000	1,642,113	2,277,113
2044				715,000	1,672,900	2,387,900
2045				770,000	1,672,488	2,442,488
2046				865,000	1,707,813	2,572,813
2047				930,000	1,705,775	2,635,775
2048				1,040,000	1,743,700	2,783,700
2049				1,120,000	1,743,100	2,863,100
2050				1,240,000	1,776,300	3,016,300
2051				1,335,000	1,775,200	3,110,200
2052				1,475,000	1,811,738	3,286,738
2053				2,870,000	3,092,425	5,962,425
Total				<u>\$ 17,010,000</u>	<u>\$ 42,861,680</u>	<u>\$ 59,871,680</u>