POWERS METROPOLITAN DISTRICT

ANNUAL REPORT

TO

THE CITY OF COLORADO SPRINGS

FISCAL YEAR ENDING DECEMBER 31, 2025

Pursuant to the Powers Metropolitan District Service Plan, the District is required to provide an annual report to the City of Colorado Springs no later than August 1st of each year following May 9, 2008, the year in which the District was organized. Such annual report shall include information concerning the following matters:

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

2. Intergovernmental Agreement either entered into or proposed as of December 31 of the prior year.

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

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

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

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

7. The assessed valuation of the District for the current year.

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

9. Audit of the District 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.

10. Notice of any uncured events of noncompliance by the District under any Debt instrument, which continue beyond a 90-day period.

11. Any inability of a District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a 90-day period.

12. Copies of any Certifications of an External Financial Advisor provided as required by the Privately Placed Debt Limitation provision.

For the year ending December 31, 2025, the District makes the following report.

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

None.

2. Intergovernmental Agreement either entered into or proposed as of December 31 of the prior year.

None.

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

None.

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

None.

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

The District did not construct any public improvements during 2025.

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

None.

7. The assessed valuation of the District for the current year.

The assessed valuation of the District for 2025 is $9,298,900.00.

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

See the 2026 Budget attached as **Exhibit A**. At this time, no public improvements will be constructed by the District in 2026.

9. Audit of the District 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.

See the 2025 Audit attached as **Exhibit B**.

10. Notice of any uncured events of noncompliance by the District under any Debt instrument, which continue beyond a 90-day period.

None.

11. Any inability of a District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a 90-day period.

None.

12. Copies of any Certifications of an External Financial Advisor provided as required by the Privately Placed Debt Limitation provision.

Not applicable as no debt was issued in 2025.

EXHIBIT A

2026 Budget

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE
POWERS METROPOLITAN DISTRICT

For the Calendar Year 2026: (1) Summarizing Expenditures and Revenues for Each Fund and Adopting a Budget; (2) Levying Property Taxes for Collection to Help Defray the Costs of Government; and (3) Appropriating Sums of Money to Each Fund in the Amounts and for the Purposes Set Forth Herein

Recitals

A. The Powers Metropolitan District is a quasi-municipal corporation and political subdivision of the State of Colorado organized pursuant to the Colorado Special District Act, article 1, Title 32, C.R.S.; and

B. The Board of Directors of the Powers Metropolitan District (the "**District**") has authorized its budget officer to prepare and submit a proposed budget to said governing body at the proper time; and

C. The proposed budget has been submitted to the Board of Directors of the District for its consideration; and

D. Upon due and proper notice, published in accordance with law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 7, 2025, and interested electors were given the opportunity to file or register any objections to said proposed budget prior to the budget's final adoption. A copy of the Meeting Notice and Affidavit of Publication is attached as **Exhibit A**; and

E. The budget adopted by the District has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; and

F. Whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

G. The District, to meet its budgetary obligations, desires to levy property taxes as set forth in this Resolution, including any temporary tax credits or temporary mill levy rate reductions; and

H. The District's budget has made provisions for revenues in an amount equal to or greater than the total proposed expenditures and desires to appropriate the revenues, reserves and expenditures provided in the budget.

NOW THEREFORE, BE IT RESOLVED BY THE BOAD OF DIRECTORS OF THE POWERS METROPOLITAN DISTRICT AS FOLLOWS:

1. Adoption of Budget. That the budget as submitted, amended and summarized by fund attached to this Resolution as **Exhibit B** is approved and adopted as the budget of the District for fiscal year 2026 (the "**Budget**").

2. Levy of Property Taxes.

a. General Operating Expenses. The Budget indicated that the amount of money necessary to balance the budget for the general operating expenses from property tax revenue is $92,487.00. The 2025 valuation for assessment for general operating expenses, as certified by the County Assessor, is $9,298,900.00. 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 9.946 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2026.

b. Debt Service – General Obligation Bonds and Interest. The Budget indicated that the amount of money necessary to balance the budget for making all bond principal and interest payments from property tax revenue is $464,945.00. The 2025 valuation for assessment for making all bond principal and interest payments, as certified by the County Assessor, is $9,298,900.00. That for the purposes of making all bond principal and interest payments of the District during the 2026 budget year, there is hereby levied a tax of 50.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2026.

3. Certification to County Commissioners. That the District's budget officer, manager, legal counsel, or other designee is hereby authorized and directed to immediately cause to have certified to the County Commissioners of El Paso County, the mill levies for the District as set forth in this Resolution, or be authorized and directed to certify to the County Commissioners of El Paso County, the mill levies as set forth in this Resolution, but as recalculated as needed upon receipt of the final certification of valuation from the county assessor or as needed in order to comply with any applicable revenue and other budgetary limits. The Certification of Tax Levies as filed is incorporated into this Resolution as **Exhibit C**.

4. Appropriations. That the amounts set forth as expenditures, transfers and balances remaining, as specified in the Budget, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated.

5. Budget Certification. That this Resolution and Budget be certified by the Secretary or Assistant Secretary of the District.

APPROVED AND ADOPTED this 7th day of November 2025.

POWERS METROPOLITAN DISTRICT

By: Max Gansline
Max Gansline (Jan 27, 2026 08:49:53 MST)

Max Gansline, President, Board of Directors

ATTEST:

By: _____
Justin Brockman (Jan 28, 2026 13:53:11 MST)

Name: Justin Brockman

Secretary or Assistant Secretary

CERTIFICATION

I, Justin Brockman, hereby certify that I am the duly elected and qualified Secretary or Assistant Secretary of the Powers Metropolitan District, and certify that the Resolution, Budget and all attached exhibits constitutes a true and correct copy of the Resolution, Budget and all exhibits adopted and approved at a meeting of the Board of Directors of the District held on November 7, 2025.

Dated this 7th day of November 2025.

By: Justin Brockman (Jan 28, 2026 13:53:11 MST)

Name: Justin Brockman

Title: MANAGER

EXHIBIT A

Meeting Notice and Affidavit of Publication

229570

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Fredrick Rogers, being first duly sworn, deposes and says that he is the Legal Sales Representative of The Colorado Springs Gazette, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Colorado Springs Gazette; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 10/29/2025**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.

Fredrick Rogers
Sales Center Agent

Subscribed and sworn to me this 10/29/2025, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires December 15, 2025.

Karen Hogan
Notary Public
The Gazette

KAREN HOGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224024441
MY COMMISSION EXPIRES 06/23/2026

NOTICE OF PUBLIC HEARING AS TO AMENDED 2025 BUDGET AND PROPOSED 2026 BUDGET

NOTICE IS HEREBY GIVEN that a proposed 2026 budget has been submitted to the POWERS METROPOLITAN DISTRICT, for the fiscal year 2026. A copy of such proposed budget has been filed in the office of the accountant, Clifton Larson Allen, LLP, 112 S. Tejon Street, Suite 1100, in Colorado Springs, Colorado, 80903, where same is open for public inspection. Such proposed budget will be considered at a regular meeting of the Powers Metropolitan District to be held at 11:00 a.m. on Friday, November 7, 2025, via teleconference. If necessary, an amended 2025 budget will be filed in the office of the accountant and open for public inspection for consideration at the regular meeting of the Board. Any interested elector of the Powers Metropolitan District may inspect the amended and proposed budgets and file or register any objections at any time prior to the final adoption of the proposed 2026 budget and 2025 amended budget.
To access the meeting, use the following information:

Join Teams Meeting
https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting?rtc=1
Meeting ID: 219 521 083 927
Passcode: R8b6NF

BY ORDER OF THE BOARD OF DIRECTORS:
POWERS METROPOLITAN DISTRICT

By:/s/ ERB LAW, LLC
Attorneys for the District

Published in The Gazette October 29, 2025.

POWERS METROPOLITAN DISTRICT
– REGULAR MEETING –
Friday, November 7, 2025
11:00 a.m.
Via Teams
https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting
Meeting ID: 219 531 083 927 Passcode: R8b6NF

Board of Directors	Term / Expiration
Max Gansline – President	May 2027 / 2027
Justin Brockman – Assistant Secretary	May 2027 / 2027
Michelle Baumgard - Director	May 2027 / 2027
David Foster – Director	May 2029 / 2029
Vacant	May 2029 / 2027

AGENDA

1. Call to Order
2. Declaration of Quorum/Disclosure Matters
3. Public Comment
4. Administrative Matters
   a. 2026 Annual Administrative Resolution
   b. Other
5. Approval of Minutes – November 1, 2024 Special Meeting Minutes
6. Financial Matters
   a. Financials Report/Payment of Claims
   b. Ratify the 2024 Audit Report
   c. Approval of CLA's 2026 SOW
   d. Approval of 2026 Audit Engagement
   e. Review Cash Access Memorandum
   f. Other
7. 2026 Budget and Amended 2025 Budget (if necessary)
   a. Public Hearing on the Proposed 2026 Budget and Amended 2025 Budget (if necessary)
   b. Resolution regarding Amended 2025 Budget (if necessary)
   c. Resolution Approving 2026 Budget, Appropriating Funds and Setting the Mill Levy
8. Legal Matters
   a. Ratify 2025 Agreement for Landscape and Detention Pond Maintenance with TJP Enterprises
   b. Consider Approval of 2026 Agreement for Landscape and Detention Pond Maintenance with TJP Enterprises
   c. Other
9. Other Business
   a. Other
10. Adjourn

Next Regular Meeting: Friday, May 1, 2026 at 11:00 a.m.

EXHIBIT B

Budget and Budget Message

POWERS METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDED DECEMBER 31, 2026

POWERS METROPOLITAN DISTRICT
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/24/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 1,619,996	$ 1,995,120	$ 2,341,470
REVENUES			
Property taxes	517,299	518,836	557,432
Specific ownership taxes	48,669	49,352	52,956
Interest Income	97,505	87,876	85,000
Other Revenue	2,723	796	7,976
Total revenues	666,196	656,860	703,364
Total funds available	2,286,192	2,651,980	3,385,975
EXPENDITURES			
General Fund	83,477	99,812	123,000
Debt Service Fund	207,595	210,698	2,310,000
Total expenditures	291,072	310,510	2,433,000
Total expenditures and transfers out requiring appropriation	291,072	310,510	2,774,141
ENDING FUND BALANCES	$ 1,995,120	$ 2,341,470	$ 611,834
EMERGENCY RESERVE	$ 4,600	$ 4,600	$ 4,900
AVAILABLE FOR OPERATIONS	300,238	351,061	49,076
RESERVE FUND (MAX $246,200)	250,858	246,200	246,200
SURPLUS FUND (MAX $311,000)	315,132	311,000	311,000
TOTAL RESERVE	$ 870,828	$ 912,861	$ 611,176

POWERS METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/24/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Commercial	$8,230,140	$ 8,223,130	$9,170,570
State assessed	59,750	74,100	10,600
Vacant land	350,030	350,030	117,730
Certified Assessed Value	$8,639,920	$ 8,647,260	$9,298,900
MILL LEVY			
General	10.000	10.000	9.946
Debt Service	50.000	50.000	50.000
Total mill levy	60.000	60.000	59.946
PROPERTY TAXES			
General	$ 86,399	$ 86,473	$ 92,487
Debt Service	431,996	432,363	464,945
Levied property taxes	518,395	518,836	557,432
Adjustments to actual/rounding	(1,096)	-	-
Budgeted property taxes	$ 517,299	$ 518,836	$ 557,432
BUDGETED PROPERTY TAXES			
General	**$ 86,217**	**$ 86,473**	**$ 92,487**
Debt Service	**431,083**	**432,363**	**464,945**
	$ 517,299	**$ 518,836**	**$ 557,432**

POWERS METROPOLITAN DISTRICT
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/24/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 235,768	$ 304,838	$ 355,661
REVENUES			
Property taxes	86,216	86,473	92,487
Specific ownership taxes	48,669	49,352	52,956
Interest Income	14,939	14,014	15,000
Other Revenue	2,723	796	2,013
Total revenues	152,547	150,635	162,456
Total funds available	388,315	455,473	518,117
EXPENDITURES			
General and administrative			
Accounting	23,883	20,000	23,000
Auditing	6,350	7,110	8,100
County Treasurer's Fee	1,300	1,297	1,387
Dues and Membership	361	369	500
Insurance	2,675	2,708	3,000
Legal	10,193	20,000	20,000
Banking fees	392	500	500
Contingency	-	-	2,013
Website	882	2,500	1,500
Operations and maintenance			
Repairs and maintenance	-	-	10,000
Grounds maintenance	32,241	40,976	45,000
Sprinkler maintenance	2,973	1,000	3,000
Utilities	2,227	3,352	5,000
Total expenditures	83,477	99,812	123,000
TRANSFERS OUT			
Transfers to other fund	-	-	341,141
Total expenditures and transfers out requiring appropriation	83,477	99,812	464,141
ENDING FUND BALANCES	$ 304,838	$ 355,661	$ 53,976
EMERGENCY RESERVE	$ 4,600	$ 4,600	$ 4,900
AVAILABLE FOR OPERATIONS	300,238	351,061	49,076
TOTAL RESERVE	$ 304,838	$ 355,661	$ 53,976

POWERS METROPOLITAN DISTRICT
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/24/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 1,384,228	$ 1,690,282	$ 1,985,809
REVENUES			
Property taxes	431,083	432,363	464,945
Interest Income	82,566	73,862	70,000
Other Revenue	-	-	5,963
Total revenues	513,649	506,225	540,908
TRANSFERS IN			
Transfers from other funds	-	-	341,141
Total funds available	1,897,877	2,196,507	2,867,858
EXPENDITURES			
General and administrative			
County Treasurer's Fee	6,501	6,485	6,974
Paying agent fees	3,500	3,500	3,500
Contingency	-	-	5,963
Debt Service			
Bond interest	162,594	160,713	158,563
Bond principal	35,000	40,000	45,000
Bond principal - early redemption	-	-	2,090,000
Total expenditures	207,595	210,698	2,310,000
Total expenditures and transfers out requiring appropriation	207,595	210,698	2,310,000
ENDING FUND BALANCES	$ 1,690,282	$ 1,985,809	$ 557,858
RESERVE FUND (MAX $246,200)	$ 250,858	$ 246,200	$ 246,200
SURPLUS FUND (MAX $311,000)	315,132	311,000	311,000
TOTAL RESERVE	$ 565,990	$ 557,200	$ 557,200

POWERS METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Powers Metropolitan District (The District), a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by court order and decree of the District Court for the County of El Paso on May 20, 2008, and is governed pursuant to the provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City of Colorado Springs on February 12, 2008. The District's service area is located in the City of Colorado Springs, Colorado.

The District was organized to provide planning, acquisition, construction, installation and financing of public improvements, including streets, water, wastewater, traffic and safety controls, park and recreation and mosquito control primarily for a commercial development.

The District's voters held an election on May 6, 2008. The election approved general obligation indebtedness of $40,000,000 for street improvements, $40,000,000 for water facilities, $40,000,000 for wastewater facilities, $40,000,000 for traffic and safety controls, $40,000,000 for parks and recreation facilities, $40,000,000 for mosquito control, and $40,000,000 for refinancing of District debt. The election approved an annual increase in taxes of $750,000 for general operation and maintenance. The election also allows the District to retain all revenues without regard to the limitation contained in Article X, Section 20 of the Colorado Constitution or any other law.

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to $40,000,000.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

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

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

Revenues - (continued)

Property Taxes - (continued)

For property tax collection year 2026, HB24B-1001 set the assessment rates as follows:

Category	Rate		Category	Rate
Single-Family Residential	6.25%		Agricultural Land	27.00%
Multi-Family Residential	6.25%		Renewable Energy Land	27.00%
Commercial	27.00%		Vacant Land	27.00%
Industrial	27.00%		Personal Property	27.00%
Lodging	27.00%		State Assessed	27.00%
			Oil & Gas Production	87.50%

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 9.50% of the property taxes collected.

Net Investment Income

Interest earned on the District's available funds has been estimated on average interest rates of approximately 4.00%.

Expenditures

Administrative and Operating Expenditures

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, insurance, and other administrative and operating expenses.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Debt Service

The District anticipates to make it current interest and principal payment as well as additional principal up to the extent excess revenues are available.

POWERS METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Debt and Leases

The District issued Bonds on October 4, 2018, in the amount of $3,110,000. The proceeds from the sale of the Bond were used to (i) pay the Project Costs; (ii) fund capitalized interest; (iii) fund the Reserve Fund to the Reserve Requirements, and (iv) pay costs of issuance of the Bonds.

The Bonds were issued as term bonds bearing interest at 5.375%, payable semiannually on June 1 and December 1, beginning on December 1, 2018. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2021. The Bonds mature on December 1, 2048.

The Bonds are secured by and payable solely from Pledged Revenue, net of the cost of collection, which is defined generally in the Indenture as:

(a) All Property Tax Revenues
(b) All Capital Fees, if any; and
(c) Any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund.

The Bonds are secured by amounts on deposit in the Reserve Fund in the Reserve Requirement amount of $246,200.

Pledged Revenue that is not needed to pay debt service on the Bonds in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus amount of $311,000. In accordance with the Indenture, the Surplus Fund is to be maintained as long as any Bonds are outstanding. When no Bonds are outstanding, any moneys in the Surplus Fund are required to be remitted to the District for application to any lawful purpose of the District. The District has acknowledged that State Law places certain restrictions on the use of money derived from the Required Mill Levy.

A schedule of the debt service requirements for the Bonds is provided.

The District has no operating or capital leases.

Emergency Reserves

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending for 2026, as defined under TABOR.

This information is an integral part of the accompanying budget.

POWERS METROPOLITAN DISTRICT
2026 BUDGET
SCHEDULE OF DEBT SERVICE TO MATURITY

Bonds and Interest Maturing in the Year Ending December 31,	$3,110,000 General Obligation Limited Tax Bonds Series 2018 Interest 5.375% Dated October 4, 2018 Interest Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total
2026	$ 45,000	$ 158,563	$ 203,563
2027	45,000	156,143	201,143
2028	55,000	153,725	208,725
2029	55,000	150,769	205,769
2030	65,000	147,813	212,813
2031	65,000	144,318	209,318
2032	75,000	140,825	215,825
2033	80,000	136,794	216,794
2034	90,000	132,493	222,493
2035	95,000	127,656	222,656
2036	100,000	122,550	222,550
2037	105,000	117,175	222,175
2038	115,000	111,531	226,531
2039	125,000	105,350	230,350
2040	135,000	98,631	233,631
2041	140,000	91,375	231,375
2042	155,000	83,850	238,850
2043	160,000	75,519	235,519
2044	175,000	66,919	241,919
2045	185,000	57,513	242,513
2046	200,000	47,569	247,569
2047	210,000	36,819	246,819
2048	475,000	25,531	500,531
Total	$ 2,950,000	$ 2,489,431	$ 5,439,431

EXHIBIT C

DLG-70 – Certification of Tax Levies

311 County Tax Entity Code

DOLA LGID/SID 66044

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners[1] of El Paso County, Colorado.

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

the Board of Directors[B] (governing body)

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

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 9,298,900 (GROSS[D] assessed valuation, Line 2 of the Certification of Valuation Form 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: $ 9,298,900 (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: 12/12/25 (no later than Dec. 15) (mm/dd/yyyy) for budget/fiscal year 2026 (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY[2]		REVENUE[2]
1. General Operating Expenses[H]	9.946	mills	$ 92,487
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	< >	mills	$< >
SUBTOTAL FOR GENERAL OPERATING:	9.946	mills	$ 92,487
3. General Obligation Bonds and Interest[J]	50.000	mills	$ 464,945
4. Contractual Obligations[K]		mills	$
5. Capital Expenditures[L]		mills	$
6. Refunds/Abatements[M]		mills	$
7. Other[N] (specify):		mills	$
		mills	$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	59.946	mills	$ 557,432

Contact person: (print) Carrie Bartow

Daytime phone: (303)779-5710

Signed: Carrie Bartow

Title: Accountant for the District

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, CO 80203. Questions? Call DLG at (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).

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, 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:	Public Infrastructure
	Series:	2018
	Date of Issue:	October 4, 2018
	Coupon Rate:	5.375%
	Maturity Date:	December 1, 2048
	Levy:	50.000
	Revenue:	$464,945
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	

CONTRACTS[K]:

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

PMD - 2026 Budget Resolution - FINAL (needs signature) - 01.26.26

Final Audit Report 2026-01-28

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EXHIBIT B

2025 Audit

POWERS METROPOLITAN DISTRICT
El Paso County, Colorado

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

POWERS METROPOLITAN DISTRICT
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YEAR ENDED DECEMBER 31, 2025

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BiggsKofford

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Powers Metropolitan District
El Paso County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Powers Metropolitan District ("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, the respective changes in financial position, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor’s 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 auditing standards generally accepted in the United States of America 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 auditing standards generally accepted in the United States of America, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

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

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

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

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

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

Other Matters

Required Supplementary Information

Management has omitted 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 which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as identified in the table of contents, is presented for 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. Such 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, as identified in the table of contents. The other information 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 provide any 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.

BiggsKofford LLP

Colorado Springs, Colorado
May 4, 2026

BASIC FINANCIAL STATEMENTS

POWERS METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	$ 360,827
Cash and Investments - Restricted	1,993,331
Prepaid Insurance	450
Receivable from County Treasurer	3,963
Property Tax Receivable	557,432
Capital Assets:	
Capital Assets Net of Depreciation	310,996
Total Assets	3,226,999
LIABILITIES	
Accounts Payable	13,301
Accrued Interest	13,214
Noncurrent Liabilities:	
Due Within One Year	45,000
Due in More Than One Year	2,862,817
Total Liabilities	2,934,332
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	557,432
Total Deferred Inflows of Resources	557,432
NET POSITION	
Net Investment in Capital Assets	(142,752)
Restricted for:	
Emergency Reserve	4,600
Debt Service	1,725,485
Unrestricted	(1,852,098)
Total Net Position	$ (264,765)

See accompanying Notes to Basic Financial Statements.

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

FUNCTIONS/PROGRAMS	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net Revenues (Expenses) and Changes in Net Position: Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	$ 106,190	$ -	$ -	$ -	$ (106,190)
Interest on Long-Term Debt and Related Costs	176,927	-	-	-	(176,927)
Total Governmental Activities	$ 283,117	$ -	$ -	$ -	(283,117)
GENERAL REVENUES					
Property Taxes					517,049
Specific Ownership Taxes					49,731
Interest Income					89,477
Other Revenue					796
Total General Revenues and Transfers					657,053
CHANGES IN NET POSITION					373,936
Net Position - Beginning of Year					(638,701)
NET POSITION - END OF YEAR					$ (264,765)

See accompanying Notes to Basic Financial Statements.

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

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and Investments	$ 360,827	$ -	$ 360,827
Cash and Investments - Restricted	4,600	1,988,731	1,993,331
Receivable from County Treasurer	3,963	-	3,963
Prepaid Insurance	450	-	450
Property Tax Receivable	92,487	464,945	557,432
Total Assets	$ 462,327	$ 2,453,676	$ 2,916,003
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	$ 13,301	$ -	$ 13,301
Total Liabilities	13,301	-	13,301
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	92,487	464,945	557,432
Total Deferred Inflows of Resources	92,487	464,945	557,432
FUND BALANCES			
Nonspendable:			
Prepaid Expense	450	-	450
Restricted for:			
Emergency Reserves	4,600	-	4,600
Debt Service	-	1,988,731	1,988,731
Unassigned	351,489	-	351,489
Total Fund Balances	356,539	1,988,731	2,345,270
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 462,327	$ 2,453,676	
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.			310,996
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.			
Accrued Interest			(13,214)
Bonds Payable			(2,950,000)
Unamortized Bond Discount			42,183
Net Position of Governmental Activities			$ (264,765)

See accompanying Notes to Basic Financial Statements.

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

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	$ 86,175	$ 430,874	$ 517,049
Specific Ownership Taxes	49,731	-	49,731
Interest Income	14,725	74,752	89,477
Other Revenue	796	-	796
Total Revenues	151,427	505,626	657,053
EXPENDITURES			
Current:			
Accounting	21,145	-	21,145
Auditing	7,110	-	7,110
Banking Fees	963	-	963
County Treasurer's Fee	1,293	6,464	7,757
Dues And Membership	369	-	369
Grounds Maintenance	45,459	-	45,459
Sprinkler Maintenance	1,138	-	1,138
Insurance	2,708	-	2,708
Legal	13,333	-	13,333
Utilities	4,012	-	4,012
Website	2,196	-	2,196
Debt Service:			
Bond Interest	-	160,713	160,713
Bond Principal	-	40,000	40,000
Total Expenditures	99,726	207,177	306,903
NET CHANGE IN FUND BALANCES	51,701	298,449	350,150
Fund Balances - Beginning of Year	304,838	1,690,282	1,995,120
FUND BALANCES - END OF YEAR	$ 356,539	$ 1,988,731	$ 2,345,270

See accompanying Notes to Basic Financial Statements.

POWERS METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

Net Change in Fund Balances - Total Governmental Funds	$	350,150
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay, depreciation and dedication of capital assets to other governments, in the current period.		
Depreciation Expense		(13,670)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Accrued Interest Payable - Change in Liability		179
Payment of Bond Principal		40,000
Amortization of Bond Premium		(2,723)
Changes in Net Position of Governmental Activities	$	373,936

See accompanying Notes to Basic Financial Statements.

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

	Original & Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 86,473	$ 86,175	$ (298)
Specific Ownership Taxes	51,884	49,731	(2,153)
Interest Income	15,000	14,725	(275)
Other Revenue	-	796	796
Total Revenues	153,357	151,427	(1,930)
EXPENDITURES			
Accounting	25,000	21,145	3,855
Auditing	6,500	7,110	(610)
Banking Fees	300	963	(663)
Contingency	4,906	-	4,906
County Treasurer's Fee	1,297	1,293	4
Dues and Membership	500	369	131
Election	3,000	-	3,000
Insurance	3,000	2,708	292
Legal	20,000	13,333	6,667
Repairs and Maintenance	10,000	-	10,000
Sprinkler Maintenance	3,000	1,138	1,862
Utilities	5,000	4,012	988
Grounds Maintenance	40,000	45,459	(5,459)
Website	1,000	2,196	(1,196)
Total Expenditures	123,503	99,726	23,777
NET CHANGE IN FUND BALANCE	29,854	51,701	21,847
Fund Balance - Beginning of Year	307,763	304,838	(2,925)
FUND BALANCE - END OF YEAR	$ 337,617	$ 356,539	$ 18,922

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

Powers Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by Order and Decree of the District Court for El Paso County recorded on May 20, 2008, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The Service Plan for the District was approved by the City of Colorado Springs, Colorado (the City) on February 12, 2008. The District's service area is located in El Paso County. The District was organized to provide planning, acquisition, construction, installation, and financing of public improvements, including streets, water, wastewater, traffic and safety controls, parks and recreation, and mosquito control, primarily for a commercial development.

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

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

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

The District reports the following major governmental funds:

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

The 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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 District 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.

Budgets

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

Pooled Cash and Investments

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

Property Taxes

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

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

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets component of the District's net position.

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

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

Parks and Recreation	30 Years

Amortization

Original Issue Discount

In the government-wide financial statements, bond 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 discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withhold from the actual debt proceeds received, are reported as expenditures.

Deferred Inflows of Resources

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

Equity

Net Position

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance

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

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

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

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

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

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

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

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	$	360,827
Cash and Investments - Restricted		1,993,331
Total Cash and Investments	$	2,354,158

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

Deposits with Financial Institutions	$	5,180
Investments		2,348,978
Total Cash and Investments	$	2,354,158

Deposits with Financial Institutions

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

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

At December 31, 2025, the District's cash deposits had a bank balance and a carrying balance of $5,180.

Investments

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

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

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

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

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

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

Investment	Maturity	Amount
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	$ 2,348,978
		$ 2,348,978

COLOTRUST

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

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

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

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST (Continued)

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

NOTE 4 CAPITAL ASSETS

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

	Balance at December 31, 2024	Increases	Decreases	Balance at December 31, 2025
Governmental Activities:				
Capital Assets, Being Depreciated:				
Parks and Recreation	$ 410,103	$ -	$ -	$ 410,103
Total Capital Assets, Being Depreciated	410,103	-	-	410,103
Less Accumulated Depreciation for:				
Accumulated Depreciation - Parks and Rec	85,437	13,670	-	99,107
Total Accumulated Depreciation	85,437	13,670	-	99,107
Total Capital Assets, Being Depreciated, Net	$ 324,666	$ (13,670)	$ -	$ 310,996

Depreciation expense of $13,670 was charged to the General Government Function in 2025.

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Bonds Payable:					
General Obligation Bonds					
Series 2018	$ 2,990,000	$ -	$ 40,000	$ 2,950,000	$ 45,000
Subtotal Bonds Payable	2,990,000	-	40,000	2,950,000	45,000
Bond Discount:					
Bond Discount - Series 2018	(44,906)	(2,723)	-	(42,183)	-
Subtotal Bond Discount	(44,906)	(2,723)	-	(42,183)	-
Total Long-Term Obligations	$ 2,945,094	$ (2,723)	$ 40,000	$ 2,907,817	$ 45,000

$3,110,000 Limited Tax General Obligation Bonds, Series 2018

On October 4, 2018, the District issued its $3,110,000 Limited Tax General Obligation Bonds (the Bonds). Proceeds of the Bonds were applied to: (i) reimburse the costs of constructing public improvements; (ii) fund the Reserve Fund; (iii) fund capitalized interest; and (iv) pay the costs of issuing the Bonds.

The Bonds were issued as a term bond which bears interest at 5.375%, payable semiannually on June 1 and December 1 of each year, beginning on December 1, 2018. Annual mandatory sinking fund principal payments are due on December 1, beginning December 1, 2021. The Bonds mature on December 1, 2048. To the extent the Bonds are not paid when due, the unpaid principal will continue to bear interest and the unpaid interest will compound semiannually on each June 1 and December 1 until the total repayment obligation of the District for the Bonds equals the amount permitted by law and the electoral authorization.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Events of Default

The occurrence of any one or more of the following events or the existence of any one or more of the following conditions shall constitute an Event of Default under the Indenture (whatever the reason for such event or condition and whether it shall be voluntary or involuntary or be effected by operation of law or pursuant to any judgment, decree, rule, regulation, or order of any court or any administrative or governmental body), and there shall be no default or Event of Default thereunder except as described below:

i. The District fails or refuses to impose the Required Mill Levy; or

ii. The District defaults in the performance or observance of any other of the covenants, agreements, or conditions on the part of the District in this Indenture or the Bond Resolution and fails to remedy the same after notice thereof; or

iii. The District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Bonds.

Remedies on Occurrence of Event of Default

Upon the occurrence and continuance of an Event of Default, the Trustee shall have the following rights and remedies which may be pursued:

i. Receivership: Upon the filing of a bill in equity or other commencement of judicial proceedings to enforce the rights of the Trustee and of the Owners, the Trustee shall be entitled as a matter of right to the appointment of a receiver or receivers of the Trust Estate, and of the revenues, income, product, and profits thereof pending such proceedings, subject however, to constitutional limitations inherent in the sovereignty of the District; but notwithstanding the appointment of any receiver or other custodian, the Trustee shall be entitled to the possession and control of any cash, securities, or other instruments at the time held by, or payable or deliverable under the provisions of this Indenture to, the Trustee.

ii. Suit for Judgment: The Trustee may proceed to protect and enforce its rights and the rights of the Owners under the Act, the Bonds, the Bond Resolution, this Indenture, and any provision of law by such suit, action, or special proceedings as the Trustee, being advised by Counsel, shall deem appropriate.

iii. Mandamus or Other Suit: The Trustee may proceed by mandamus or any other suit, action, or proceeding at law or in equity, to enforce all rights of the Owners.

No Acceleration

Notwithstanding the foregoing or anything else herein, to the contrary, acceleration shall no be an available remedy for an Event of Default.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Optional Redemption

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

Date of Redemption	Redemption Premium
December 1, 2023 to November 30, 2024	3.00 %
December 1, 2024 to November 30, 2025	2.00
December 1, 2025 to November 30, 2026	1.00
December 1, 2026 and Thereafter	-

Security

The Bonds are payable solely from and to the extent of Pledged Revenue, comprised of the following, net of any costs of collection: (i) all Property Tax Revenues (generally defined as revenues resulting from the imposition of the Required Mill Levy); (ii) all Capital Fees; and (iii) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Senior Bond Fund. Property Tax Revenues are net of any tax refunds or abatements authorized by or on behalf of the County and do not include specific ownership tax revenues.

The Bonds are also secured by the amounts in the Reserve Fund, which was funded with proceeds of the Bonds in the amount of the Reserve Requirement of $247,569; by amounts in the Surplus Fund which will be funded by excess Pledged Revenue (if any); and by capitalized interest which was funded with proceeds of the Bonds in the amount of $235,420.

Pledged Revenue that is not needed to pay debt service on the Bonds in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus amount of $311,000. The Surplus Fund is to be maintained as long as any Bonds are outstanding. When no Bonds are outstanding, any moneys in the Surplus Fund are required to be remitted to the District for application to any lawful purpose of the District. Amounts on deposit in the Surplus Fund on the final maturity date of the Bonds shall be applied to the payment of the Bonds. The availability of such amount shall be taken into account in calculating the Required Mill Levy to be imposed in December 2047. The balance in the Surplus Fund and Reserve Fund on December 31, 2025, was $314,094 and $250,032 respectively.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Required Mill Levy

The District has covenanted to impose a Required Mill Levy in an amount which would generate Property Tax Revenues sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable (less any amounts on deposit in the Bond Fund and, in the District's discretion, the Surplus Fund, and solely as provided in the Indenture, the Reserve Fund) and to replenish the Reserve Fund to the Reserve Requirement, but not in excess of 50 mills. For so long as the Surplus Fund is less than the Maximum Surplus Amount or any portion of the Surplus Fund is taken into account in determining the mill levy that would be sufficient to pay the principal of, premium if any, and interest on the Bonds as the same become due and payable, the Required Mill Levy shall be equal to/not less than 40 mills (subject to adjustment), or such lesser amount which, if imposed by the District for collection in the succeeding calendar year, would generate Property Tax Revenues (A) sufficient to pay the principal of, premium if any, and interest on the Bonds as the same become due and payable, to replenish the Reserve Fund to the Reserve Requirement, and to fully fund the Surplus Fund to the Maximum Surplus Amount, or (B) which, when combined with moneys then on deposit in the Bond Fund and the Surplus Fund and the Reserve Fund, will pay the Bonds in full in the year such levy is collected.

In the event that the method of calculating assessed valuation is changed after January 1, 2008, the minimum mill levy of 40 mills and the maximum mill levy of 50 mills will be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board 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 to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation. For tax levy year 2024 (for collection in 2025), the District levied 50 mills for debt service.

Bonds Debt Service

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

Year Ending December 31,	Principal	Interest	Total
2026	$ 45,000	$ 158,563	$ 203,563
2027	45,000	156,143	201,143
2028	55,000	153,725	208,725
2029	55,000	150,769	205,769
2030	65,000	147,813	212,813
2031-2035	405,000	682,086	1,087,086
2036-2040	580,000	555,237	1,135,237
2041-2045	815,000	375,176	1,190,176
2046-2048	885,000	109,919	994,919
Total	$ 2,950,000	$ 2,489,431	$ 5,439,431

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

On May 6, 2008, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed $40,000,000 at an interest rate not to exceed 16% per annum. At December 31, 2025, the District had authorized but unissued indebtedness of $276,890,000.

Pursuant to the Service Plan, the City has limited the amount of debt to be issued by the District to a total of $40,000,000, without further approval by the City.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

Developer Advances

The District has entered into Funding and Reimbursement Agreements with the Developer as follows:

Advance and Reimbursement Agreement

On April 25, 2016, the District and TSG Colorado Springs, LLC (the Developer) entered into that certain Advance and Reimbursement Agreement (the Advance Agreement). Under the Advance Agreement, the Developer agrees to advance funds to the District for operations, maintenance, and administrative costs and expenses, including, but not limited to, legal, accounting, design, engineering, and management costs, consistent with the purposes of the District. Under the terms of the Advance Agreement, the District also agrees to reimburse the Developer for Organizational costs paid by the Developer on behalf of the District. Advances and Organization costs shall accrue interest at a rate of 7%. As of December 31, 2025, the District has no outstanding balances under the Advance Agreement.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Developer Advances (Continued)

Infrastructure and Acquisition Agreement

On April 25, 2016, the District and the Developer entered into that certain Infrastructure Acquisition Agreement (the Acquisition Agreement). Under the terms of the Acquisition Agreement, the District agrees to purchase from the Developer completed Public Improvements, limited to an aggregate purchase price of $3,500,000. No interest shall accrue on the costs of the Public Improvements. As of December 31, 2025, no amounts are outstanding under the Acquisition Agreement.

NOTE 6 NET POSITION

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

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

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	$ 310,996
Less:	
Bonds Payable	(460,330)
Plus:	
Unamortized Bond Discount	6,582
Net Investment in Capital Assets	$ (142,752)

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

	Governmental Activities
Restricted Net Position:	
Emergencies	$ 4,600
Debt Service Reserve	1,725,485
Total Restricted Net Position	$ 1,730,085

The District has a deficit in unrestricted net position. The deficit at December 31, 2025 was a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

NOTE 7 RELATED PARTY

Certain members on the Board of Directors are employees, owners, or are otherwise associated with the Developer and may have conflicts of interest in dealing with the District.

NOTE 8 RISK MANAGEMENT

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

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool) as of December 31, 2025. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, public officials' liability, and workers' compensation 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 9 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations that 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.

On May 6, 2008, a majority of the District's electors authorized the District to collect and spend or retain in a reserve the full amount of all currently levied taxes and fees of the District annually, without regard to any limitations under TABOR.

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

NOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

Section 29-1-1702, C.R.S., contains limitations on revenues generated from property tax revenues that apply to certain local governments within the state of Colorado.

Annual operating revenue is limited to a 5.25% increase, such increase is determined based on a prior assessment period and adjusted for allowable exclusions and exemptions from qualified property tax revenues.

The District's management believes it is in compliance with the provisions of Section 29-1-1702, C.R.S. However, this section of the C.R.S. is complex and subject to interpretation.

SUPPLEMENTARY INFORMATION

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

	Original & Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 432,363	$ 430,874	$ (1,489)
Interest Income	100,000	74,752	(25,248)
Total Revenues	532,363	505,626	(26,737)
EXPENDITURES			
County Treasurer's Fee	6,485	6,464	21
Paying Agent Fees	3,500	-	3,500
Bond Interest	160,713	160,713	-
Bond Principal	40,000	40,000	-
Total Expenditures	210,698	207,177	3,521
NET CHANGE IN FUND BALANCE	321,665	298,449	(23,216)
Fund Balance - Beginning of Year	1,688,645	1,690,282	1,637
FUND BALANCE - END OF YEAR	$ 2,010,310	$ 1,988,731	$ (21,579)

OTHER INFORMATION

POWERS METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE OBLIGATIONS AND INTEREST
REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

Bonds/Loans and Interest Maturing in the Year Ending December 31,	$3,110,000 General Obligation Limited Tax Bonds Interest Rate - 5.375% Series 2018 Dated October 4, 2018 Interest Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total
2026	$ 45,000	$ 158,563	$ 203,563
2027	45,000	156,143	201,143
2028	55,000	153,725	208,725
2029	55,000	150,769	205,769
2030	65,000	147,813	212,813
2031	65,000	144,318	209,318
2032	75,000	140,825	215,825
2033	80,000	136,794	216,794
2034	90,000	132,493	222,493
2035	95,000	127,656	222,656
2036	100,000	122,550	222,550
2037	105,000	117,175	222,175
2038	115,000	111,531	226,531
2039	125,000	105,350	230,350
2040	135,000	98,631	233,631
2041	140,000	91,375	231,375
2042	155,000	83,850	238,850
2043	160,000	75,519	235,519
2044	175,000	66,919	241,919
2045	185,000	57,513	242,513
2046	200,000	47,569	247,569
2047	210,000	36,819	246,819
2048	475,000	25,531	500,531
Total	$ 2,950,000	$ 2,489,431	$ 5,439,431

POWERS METROPOLITAN DISTRICT
SUMMARY OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025

Year Ended December 31,	Assessed Valuation	Percent Change	Total Mills Levied			Total Property Taxes		Percent Collected to Levied
			General Operations	Debt Service	Total	Levied	Collected	
2020/2021	$ 8,061,620	39.42%	10.000	50.000	60.000	$ 483,697	$ 481,533	99.55 %
2021/2022	8,887,720	10.25%	10.000	50.000	60.000	533,263	524,589	98.37 %
2022/2023	9,382,910	5.57%	10.000	50.000	60.000	562,975	439,267	78.03 %
2023/2024	8,639,920	-7.92%	10.000	50.000	60.000	518,395	517,299	99.79 %
2024/2025	8,647,260	0.08%	10.000	50.000	60.000	518,836	517,049	99.66 %
Estimated for Year Ending December 31, 2026	$ 9,298,900	7.63%	9.946	50.000	59.946	$ 557,432		

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

Source: El Paso County Assessor and Treasurer.

POWERS METROPOLITAN DISTRICT
HISTORY OF ASSESSED VALUATION AND MILL LEVIES FOR THE DISTRICT
DECEMBER 31, 2025

Levy Year	Collection Year	Assessed Valuation	Percent Change	General Fund Mill Levy	Contractual Obligation	Debt Service Mill Levy
2013	2014	$ 3,330,600	- %	7.000	18.000	0.000
2014	2015	3,368,890	1.15	7.000	18.000	0.000
2015	2016	3,346,470	(0.67)	7.000	18.000	0.000
2016	2017	2,917,340	(12.82)	10.000	0.000	0.000
2017	2018	2,896,930	(0.70)	10.000	0.000	50.000
2018	2019	5,782,190	99.60	10.000	0.000	50.000
2019	2020	7,469,850	29.19	10.000	0.000	40.000
2020	2021	8,061,620	7.92	10.000	0.000	50.000
2021	2022	8,887,720	10.25	10.000	0.000	50.000
2022	2023	9,382,910	5.57	10.000	0.000	50.000
2023	2024	8,639,920	(7.92)	10.000	0.000	50.000
2024	2025	8,647,260	0.08	10.000	0.000	50.000
2025	2026	9,298,900	7.54	9.946	0.000	50.000

POWERS METROPOLITAN DISTRICT
PROPERTY TAX COLLECTIONS IN THE DISTRICT
DECEMBER 31, 2025

Levy Year	Collection Year	Taxes Levied	Current Tax Collection	Collection Rate
2013	2014	$ 83,265	$ 83,265	100.00 %
2014	2015	84,222	84,222	100.00
2015	2016	83,662	83,662	100.00
2016	2017	29,173	29,173	100.00
2017	2018	173,816	173,816	100.00
2018	2019	346,932	346,931	100.00
2019	2020	373,493	372,340	99.69
2020	2021	483,697	449,628	92.96
2021	2022	533,263	524,590	98.37
2022	2023	562,975	436,801	77.59
2023	2024	518,395	515,405	99.42
2024	2025	518,836	517,049	99.66
2025	2026	557,432	-	-

* Based on Collections through 1/31/2026

POWERS METROPOLITAN DISTRICT
ASSESSED VALUATION OF CLASSES OF PROPERTY IN THE DISTRICT
DECEMBER 31, 2025

Property Class	Total Assessed Valuation	Percentage of Taxpayer/ Assessed Valuation
Valuation Year - 2025		
Commercial	$ 9,170,570	98.62 %
State Assessed	10,600	0.11
Vacant Land	117,730	1.27
Total	$ 9,298,900	100 %

POWERS METROPOLITAN DISTRICT
TEN LARGEST OWNERS OF PROPERTY WITHIN THE DISTRICT
DECEMBER 31, 2025

Taxpayer Name	Assessed Valuation	Percentage of Taxpayer / Assessed Valuation
Valuation Year - 2025		
TSG COLORADO SPRINGS LLC (C/O GLOBAL REALTY MGMT)	$ 3,685,440	44.16 %
NNN REIT LP	733,710	8.79
FOOTHILL MOUNTAIN LLC	721,470	8.64
DANIEL SPAULDING DUNLAP TRUST	694,470	8.32
TSG COLORADO SPRINGS LLC (C/O GLOBALREALTY & MGMT)	638,300	7.65
MATTHEW 11 28 LLC	582,710	6.98
ROCK HILL PROPERTY LLC	540,000	6.47
LAKEWOOD REAL ESTATE PARTNERS LLC	375,070	4.49
KUM & GO #663	194,050	2.33
SPROUTS FARMERS MARKET 0332	180,470	2.17
Total	$ 8,345,690	100.00 %

POWERS METROPOLITAN DISTRICT
SELECTED RATIOS OF THE DISTRICT (DIRECT DEBT OF THE DISTRICT)
DECEMBER 31, 2025

Property Class	Total Debt
Direct Debt	$ 2,907,817
2025 Certified Assessed Valuation	9,298,900
Ratio of Direct Debt to 2025 Certified Assessed Valuation	31%
2025 District Statutory Actual Value	37,099,558
Ratio of Direct Debt to 2024 District Statutory "Actual" Value	7.84%