ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT
COUNTY OF ROUTT, COLORADO
2025 ANNUAL REPORT

Board of County Commissioners of
Routt County, Colorado
via Email jharrington@co.routt.co.us

County Clerk and Recorder
Routt County, Colorado
via Email jthomas@co.routt.co.us

Office of the State Auditor
1525 Sherman Street, 7th Floor
Denver, Colorado 80203
via E-Filing Portal

Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203
via E-Filing Portal

Pursuant to Section 32-1-207(3)(c)(I), C.R.S., the Alpine Mountain Ranch Metropolitan District (the "**District**") is required to submit an annual report for the preceding calendar year (the "**Report**") no later than October 1 of each year to the County of Routt, Colorado (the "**County**"), the Colorado Division of Local Government, the Colorado State Auditor, the Routt County Clerk and Recorder; the Report must also be posted on the District's website, if available.

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

1. **Boundary changes made to the District's boundary as of December 31st**: There were no boundary changes made during fiscal year 2025.

2. **Intergovernmental agreements entered into or terminated as of December 31st**: The District did not enter into or terminate any Intergovernmental agreements during fiscal year 2025.

3. **Copies of the District's Rules and Regulations, if any, as of December 31st**: The District's adopted rules and regulations can be obtained from the District's website at https://www.amrmetrodistrict.org/.

4. **A summary of any litigation involving public improvements by the District**: The District is not aware of any litigation involving public improvements.

5. **Status of the construction of public improvements by the District:** The District completed work on Well #5 to bring it online; completed the project to place a section of Highline Ditch underground; upgraded the Andy Morrison ditch; and completed work on the Phase I water system upgrade. The District continued work on the addition of Steamboat Alpine Well #1.

6. **List of facilities or improvements constructed by the District that were conveyed to the County**: There were no facilities or improvements constructed by the District that were conveyed to the County during fiscal year 2025.

7. **Final Assessed Value of Taxable Property within the District's boundaries as of December 31, 2025**: The 2025 total assessed value of taxable property within the boundaries of the District is $34,896,850.

8. **Current annual budget of the District**: Attached as **Exhibit A** is a copy of the District's Budget for the current fiscal year 2026.

9. **Most recently filed audited financial statements of the District. To the extent audited financial statements are required by state law or most recently filed audit exemption**: Attached as **Exhibit B** is a copy of the District's Audit for fiscal year 2025.

10. **Notice of any uncured defaults existing for more than 90 days under any debt instrument of the District**: No notices of any uncured default were issued during fiscal year 2025.

11. **The District's inability to pay any financial obligations as they come due under any obligation which continues beyond a ninety-day period**: To the best of my actual knowledge, the District has been able to pay its obligations as they come due during fiscal year 2025.

Respectfully submitted this 9th day of September, 2026.

ALPINE MOUNTAIN RANCH
METROPOLITAN DISTRICT

By ______________________
Andrew P. Daly, Chairman

EXHIBIT A

2026 Budget

CERTIFICATION OF 2026 BUDGET
OF ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

TO: THE DIVISION OF LOCAL GOVERNMENT

This is to certify that the budget, attached hereto, is a true and accurate copy of the budget for Alpine Mountain Ranch Metropolitan District, for the budget year ending December 31, 2026, as adopted on December 9, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Alpine Mountain Ranch Metropolitan District, Routt County, Colorado, this 9th day of December, 2025.

ALPINE MOUNTAIN RANCH
METROPOLITAN DISTRICT

By: ______________________
Andrew Daly, Chairman

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED

30,902,430	2026 Preliminary Valuation 34,896,850
0.0110	Mill Levy 0.010866

GENERAL FUND

	2024 Year End Actual	2025 Approved Budget	2025 Proposed Amended	2025 10 mos Actual	2025 Projected Year End	Projected YE Variance to budget	2026 Proposed Budget
GENERAL FUND Revenues							
42000 · Routt County Property Tax Revenues	341,378	339,927	339,927	339,927	339,927	(0)	379,189
State Backfill Revenue	5,207					0	
Interest on tax collections	1,227			1,647	1,647	1,647	
41200 · Interest on ColoTrust Funds	1,428			4,814	5,000	5,000	4,000
41300 · RouttCty Specific Ownership Tax	21,206	15,000	15,000	17,566	20,000	5,000	15,000
Property Tax Abatements						0	
Guest Cabin 2 Lease Agreement	900					0	
Total 40000 · GENERAL FUND - Revenue	**371,346**	**354,927**	**354,927**	**363,954**	**366,574**	11,647	**398,189**
GENERAL FUND Expenditures							
60001 · ADMINISTRATIVE EXPENSES							
62900 · Collection Fees (Cty Treas.)	10,434	10,198	10,247	10,247	10,247	(49)	11,376
60400 · Dues, Subscriptions, Fees	967	1,100	1,344	1,344	1,344	(244)	1,400
61300 · Insurance	2,067	36,000	26,618	26,618	26,618	9,382	30,000
62250 · Office Expense	547	1,000	800	528	800	200	1,000
Software	228	220	900	825	900	(680)	1,500
Website	1,890	500	1,100	756	1,100	(600)	1,100
62310 · Accounting Fees	22,420	30,000	30,000	26,937	30,000	0	31,000
62315 · Administrative Fees	23,400	23,400	23,400	19,500	23,400	0	23,400
62321 · Audit Fees	6,000	6,000	9,000	9,000	9,000	(3,000)	9,000
62325 · Election Expense			1,709	1,709	1,709	(1,709)	0
62340 · Consulting Fees		3,000	0			3,000	3,000
62350 · Legal Fees	10,446	8,000	12,000	9,315	12,000	(4,000)	10,000
Misc Expense							
Total Admnistrative Expense	**78,399**	**119,418**	**117,118**	**106,779**	**117,118**	2,300	**122,776**
64000 · INFRASTRUCTURE EXPENSES							
64510 · Snow Removal	72,945	72,800	70,000	47,782	70,000	2,800	75,000
64520 · Road Repairs	20,954	20,000	500	446	500	19,500	20,000
64550 · Wildfire Mitigation			0			0	
64520 · Buildings Repair & Maintenance			5,396	5,396	5,396	(5,396)	5,000
CONTINGENCY		30,000	20,000			30,000	30,000
Total 60000 · G & A / GENERAL FUND Expenses	**172,297**	**242,218**	**213,014**	**160,402**	**193,014**	49,204	**252,776**
REVENUE OVER (UNDER) EXPENDITURES	**199,049**	**112,709**	**112,709**	**203,552**	**173,561**	60,852	**145,413**
OTHER FINANCING SOURCES (USES)							
41000 · HOA Contribution-GenFundPortion (Regular Contributic	140,000	140,000	140,000	140,000	140,000	0	
41001 · HOA Contribution-GenFundPortion (Special for Wildfire)							
Funding from Grants							
Transfer (To) CAPITAL PROJECTS Fund	(20,000)	(160,000)	(140,000)	(140,000)	(140,000)	20,000	(160,000)
Transfer (To) WATER Fund for Capital Projects	(190,000)	(180,000)	(180,000)	(180,000)	(180,000)	0	0
Transfer (To) WATER Fund for Water Operations							(31,197)
Total Other Financing Sources & Uses	**(70,000)**	**(200,000)**	**(200,000)**	**(180,000)**	**(180,000)**	20,000	**(191,197)**
FUND BALANCE - BEGINNING	**5,351**	**132,144**	**134,314**	**134,400**	**134,400**	2,256	**127,960**
Restricted Funds:							
Emergency reserves - 3% of GF Expenditures	9,369	11,467	10,590		9,990		7,583
Unrestricted fund balance	125,031	33,386	36,432		117,970		74,594
FUND BALANCE - ENDING	**134,400**	**44,853**	**47,023**	**157,952**	**127,960**	83,107	**82,177**
Appropriation		422,218	533,014		422,218		412,776
Expenditures		(582,218)	(533,014)		(513,014)		(412,776)
		(160,000)	0		(90,796)		0

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

CAPITAL PROJECTS FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED

	2024 Year End Actual	2025 Approved Budget	2025 Proposed Amended	2025 10 mos Actual	2025 Projected Year End	Projected YE Variance to budget	2026 Proposed Budget
CAPITAL PROJECTS Revenues							
Investment Income - Project fund	18,731	2,000		4,449	4,500	2,500	1,000
Mill Levy for Capital Expenditures							
Total 50000 · CAPITAL PROJECTS - Revenue	**18,731**	**2,000**		**4,449**	**4,500**	2,500	**1,000**
CAPITAL PROJECTS Expenditures							
Amenity Buildings	0	25,000				25,000	25,000
Utility & HVAC Upgrades		20,000				20,000	0
Upgrade Roads/Signage	90,000	110,000		68,000	68,000	42,000	80,000
CONTINGENCY							
Total 60000 · CAPITAL PROJECTS Expenditures	**90,000**	**155,000**		**68,000**	**68,000**	87,000	**105,000**
REVENUE OVER (UNDER) EXPENDITURES	**(71,269)**	**(153,000)**		**(63,551)**	**(63,500)**	89,500	**(104,000)**
OTHER FINANCING SOURCES (USES)							
Transfer IN from General Fund	20,000	160,000		140,000	140,000	(20,000)	160,000
Developer Transfers							
Transfer to Water Capital Fund	(300,000)						(135,000)
Total Other Financing Sources & Uses	**(280,000)**	**160,000**		**140,000**	**140,000**	(20,000)	**25,000**
FUND BALANCE - BEGINNING	**400,096**	**48,796**		**48,827**	**48,827**	31	**125,327**
Investment In Fixed Asset							
Funds Allocated							
Unallocated Funds	48,827	55,796		125,276	125,327		46,327
FUND BALANCE - ENDING	**48,827**	**55,796**		**125,276**	**125,327**	**69,531**	**46,327**
Appropriation		155,000			155,000		240,000
Expenditures		(155,000)			(68,000)		(240,000)
		0			87,000		0

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

WATER ENTERPRISE FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED

Operating Funds

	2024 Year End Actual	2025 Approved Budget	2025 Proposed Amended	2025 10 mos Actual	2025 Projected Year End	Projected YE Variance to budget	2026 Proposed Budget
OPERATING FUND BALANCE - BEGINNING	**42,261**	**91,256**		**110,150**	**110,150**	**18,894**	**104,058**
45000 · WATER ENTERPRISE FUND - Revenue							
47100 · Lease - Priest Creek Water Svc	9,881	10,178		8,452.92	10,178	0	10,468
46000 · Water User Revenue	49,998	42,900		70,495.55	77,000	34,100	87,000
47000 · Investment Income	2,663			3,473.55	3,000	3,000	2,000
Total 50000 · WATER ENTERPRISE FUND - Revenue	**62,543**	**53,078**		**82,422.02**	**90,178**	37,100	**99,468**
70000 · WATER ENTERPRISE FUND Operating Expenses							
70200 · Augmentation Water	9,240	9,500		9,411.00	9,411	89	9,600
70710 · Legal	255	2,000		1,333.97	2,000	0	2,000
70720 · Consulting		2,000			2,000	0	2,000
70700 · Testing & Treatment	4,904	7,000		6,077.11	7,000	0	6,000
70600 · Water Operator Services	37,774	38,000		28,957.68	35,000	3,000	38,000
70900 · Utilities (Water Operations)	10,319	13,000		9,920.57	13,000	0	13,000
71000 · Repairs & Maintenance Water System	19,006	20,000		10,533.20	18,000	2,000	20,000
71000 · Repairs & Maintenance Wells					25,000	(25,000)	
71600 · Repairs & Maintenance Ditch & Headgates		10,000			0	10,000	10,000
71600 · Repairs & Maintenance Pond				4,433.00	4,433	(4,433)	0
Billing & Metering	3,157	400		5,185.36	5,425	(5,025)	4,800
CONTINGENCY		17,000			0	17,000	17,000
Total Operating Expenses	**84,654**	**118,900**		**75,851.89**	**121,269**	(2,369)	**122,400**
OPS REVENUE OVER (UNDER) EXPENDITURES	**(22,111)**	**(65,822)**		**6,570.13**	**(31,092)**	34,731	**(22,932)**
OTHER SOURCES/USES OF OPERATING FUNDS							
Transfer (TO)/FROM from General Fund for Water Operations							31,197
Transfer (TO)/FROM from General Fund for Water Capital	190,000	180,000		180,000.00	180,000	0	0
Water Operating Transferred to Water Capital	(100,000)	(150,000)		(145,567.00)	(155,000)	(5,000)	0
Transfer (TO)/FROM from Cap. Projects Fund (General)							
Total Other Sources/Uses of Operating Funds	**90,000**	**30,000**		**34,433.00**	**25,000**	(5,000)	**31,197**
OPERATING FUND BALANCE - ENDING	**110,150**	**55,434**		**151,153.17**	**104,058**	48,624	**112,323**

Capital Funds

	2024 Year End Actual	2025 Approved Budget	2025 Proposed Amended	2025 10 mos Actual	2025 Projected Year End	Projected YE Variance to actual	2026 Proposed Budget
WATER CAPITAL FUNDS BALANCE - BEGINNING	41,847	313,186		297,710	297,710	(15,476)	409,392
SOURCES OF FUNDS							
94000 · Water Tap Fees	35,466	72,000		182,276	182,276	110,276	67,500
91500 · Grant Revenue					3,407	3,407	
Water Operating Transferred to Water Capital	100,000	150,000		145,567	155,000	5,000	
Transfer (TO)/FROM from Cap. Projects Fund	300,000	0				0	135,000
Transfer (TO)/FROM from General Fund							0
51000 · HOAContribution to WATER CAPITAL							140,000
Investment income	5,287	1,500		14,643	17,000	15,500	5,000
TOTAL OTHER SOURCES OF FUNDS	440,753	223,500		342,486	357,683	134,183	347,500
Available to Spend	482,600	536,686		640,195	655,393	118,707	756,892
CAPITAL EXPENDITURES (Other USES of funds)							
Water billing system - hardware/software							
Water System Upgrades	113,831	200,000		74,367	93,322	106,678	500,000
Add Steamboat Alpine Well #1	13,081	60,000		13,246	16,000	44,000	44,000
Add Supply Well #5 (AKA Priest Creek Well #5)		100,000		25,552	51,105	48,896	0
Rebuild Highline Ditch (w lot owner)	57,978	110,000		49,344	49,344	60,656	0
Andy Morrison Ditch				36,230	36,230	(36,230)	0
Booster Station upgrade					0	0	20,000
Pond upgrade							0
TOTAL Capital Expenditures	184,890	470,000		198,739	246,000	224,000	564,000
TOTAL OTHER SOURCES (USES)	255,863	(246,500)		143,747	111,683	358,183	(216,500)
Allocated Capital Funds							
Unallocated Capital Funds	297,710	66,686		441,457	409,392		192,892
WATER CAPITAL FUND BALANCE - ENDING	297,710	66,686		441,457	409,392	342,707	192,892
WATER FUND BALANCE - TOTAL OPERATING & CAPITAL	407,860	122,120		592,610	513,451	391,331	305,215
Appropriation		588,900			588,900		686,400
Expenditures		(588,900)			(367,270)		(686,400)
		0			221,630		0
		588,900					

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

DEBT SERVICE FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED

	2024 Year End Actual	2025 Approved Budget	2025 Proposed Amended	2025 10 mos Actual	2025 Projected Year End	Projected YE Variance to actual	2026 Proposed Budget
55000 · DEBT SERVICE Fund - Revenue							
55000 · Assessments Revenue for Bonds	548,625	548,548	548,548	534,075	534,075	(14,473)	544,510
56001 · Investment Income - Trust Accounts	42,229	20,000	20,000	24,884	28,000	8,000	20,000
56001 · Investment Income - ColoTrust	2,974			1,088	1,200	1,200	1,000
Early Payoff Transactions							
Total 55000 · DEBT SERVICE Fund - Revenue	**593,829**	**568,548**	**568,548**	**560,046**	**563,275**	(5,273)	**565,510**
85000 · DEBT SERVICE Fund Expenditures							
87000 · Interest Expense 2021 Series SID1	119,867	115,207	115,207	57,604	115,207		110,360
87000 · Bond Regular Principal Pmts-SID1	116,485	121,182	121,182		121,182		125,879
TOTAL SID1	236,352	236,389	236,389	57,604	236,389	0	236,239
87000 · Interest Expense 2021 Series SID2	151,148	145,283	145,283	72,642	145,283		139,188
87000 · Bond Regular Principal Pmts-SID2	146,625	152,375	152,375		152,375		159,083
TOTAL SID2	297,773	297,658	297,658	72,642	297,658	0	298,271
Early Payoff Principal Payments 2021 Series							
Pay Down Principal Developer Note							
Billing & collections expense	17,500	9,500	9,500		9,500	0	5,000
Delinquent collections			2,000	408	2,000	(2,000)	3,000
88000 · Bond Administration Fees	5,000	5,000	5,000	5,000	5,000	0	5,000
Total 85000 · DEBT SERVICE Fund Expenditures	**556,625**	**548,548**	**550,548**	**135,654**	**550,548**	(2,000)	**547,510**
REVENUE OVER (UNDER) EXPENDITURES	**37,204**	**20,000**	**18,000**	**424,392**	**12,727**	(7,273)	**18,000**
OTHER FINANCING SOURCES (USES)							
Transfer (FROM) Other Fund							
Total Other Financing Sources	**0**	**0**	**0**	**0**	**0**		**0**
FUND BALANCE - BEGINNING	**640,678**	**665,678**	**640,678**	**677,881**	**677,881**	12,203	**690,608**
Restricted Funds:							
Allocation to Debt Service Reserve Fund	563,720	563,720					
Unrestricted Fund Balance	114,161	121,958					
FUND BALANCE - ENDING	**677,881**	**685,678**	**658,678**	**1,102,274**	**690,608**	4,930	**708,608**
Appropriation		548,548	550,548		548,548		547,510
Expenditures		(548,548)	(550,548)		(550,548)		(547,510)
		0	0		(2,000)		0
District wide Appropriation		1,714,665	1,827,461		1,714,665		1,886,686
District wide Expenditures		(1,874,665)	(1,827,461)		(1,498,831)		(1,886,686)
		(160,000)	0		215,835		0

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT
2026 BUDGET MESSAGE

The modified accrual basis of accounting and governmental funds are used in the preparation of this budget. Revenue is recorded when susceptible to accrual and expenditures are recorded when the liability is incurred.

The District was organized on December 12, 2006, and is authorized to provide streets, parks and trails, drainage, sanitation, water, security and covenant enforcement services, as more fully set forth in the Service Plan of the District approved by the Board of County Commissioners of Routt County, and as defined by statute.

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

RESOLUTION TO ADOPT BUDGET

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

WHEREAS, such budget committee has submitted the proposed budget to the Board for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on December 9, 2025, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, in order to prevent the District's qualified property tax revenue from exceeding the property tax limit set forth in Section 29-1-1702, C.R.S, the Board has determined that a temporary property tax credit and mill levy rate reduction as set forth in the budget should be approved and certified to the County in accordance with the provisions of Sections 29-1-1702(2)(a) and 39-1-111.5, C.R.S.; and

WHEREAS, whatever decreases may have been made in the revenues, like decreases were made to the expenditures so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Alpine Mountain Ranch Metropolitan District:

1. That estimated expenditures for each fund are as follows:

General Fund:	$ 443,973
Capital Projects Fund:	$ 240,000
Water Enterprise Fund:	$ 686,400
Debt Service Fund:	$ 547,510
Total	$ 1,917,883

2. That estimated revenues are as follows:

General Fund:		
From unappropriated surpluses	$	127,960
From fund transfers	$	0
From sources other than general property tax	$	19,000
From general property tax	$	379,189
Total	$	526,149

Capital Projects Fund:		
From unappropriated surpluses	$	125,327
From fund transfers	$	160,000
From sources other than general property tax	$	1,000
Total	$	286,327

Water Enterprise Fund:		
From unappropriated surpluses	$	513,450
From fund transfers	$	166,197
From sources other than general property tax	$	311,968
Total	$	991,615

Debt Service Fund:		
From unappropriated surpluses	$	690,608
From fund transfers	$	0
From sources other than general property tax	$	565,510
From general property tax	$	0
Total	$	1,256,118

3. That the budget, as submitted, amended and herein summarized by fund be, and the same hereby is, approved and adopted as the budget of Alpine Mountain Ranch Metropolitan District for the 2026 fiscal year.

4. That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

TO SET MILL LEVIES

WHEREAS, the amount of money from property taxes necessary to balance the budget for general operating expenses is $383,865; and

WHEREAS, the amount of the temporary property tax credit for the 2026 fiscal year in accordance with Section 39-1-111.5, C.R.S. is $4,676; and

WHEREAS, the 2025 valuation for assessment of the District, as certified by the Routt County Assessor, is $34,896,850.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Alpine Mountain Ranch Metropolitan District:

1. That for the purpose of meeting all general operating expenses of the District during the 2026 budget year, there is hereby levied a property tax of 11.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise $383,865.

2. That, in order to prevent the District's qualified property tax revenue from exceeding the property tax limit set forth in Section 29-1-1702, C.R.S., a temporary property tax credit and mill levy rate reduction of .134 mills is hereby established upon each dollar of the total valuation for assessment of all taxable property within the District, resulting in a reduction of property tax revenue by $4,676.

3. That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the County Commissioners of Routt County, Colorado, the mill levy for the District as hereinabove determined and set.

4. That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the County Commissioners of Routt County, Colorado, the mill levies for the District as hereinabove determined and set, or as adjusted, if necessary, upon receipt of the final (December or January) certification of valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits.

TO APPROPRIATE SUMS OF MONEY

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

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Alpine Mountain Ranch Metropolitan District that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund:	$ 443,973
Capital Projects Fund:	$ 240,000
Water Enterprise Fund:	$ 686,400
Debt Service Fund:	$ 547,510
Total	$ 1,917,883

Dated this 9th day of December, 2025.

ALPINE MOUNTAIN RANCH
METROPOLITAN DISTRICT

By: ______________________
Andrew Daly, Chairman

_________ County Tax Entity Code DOLA LGID/SID _______/_______

CORRECTED CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

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

On behalf of the Alpine Mountain Ranch Metropolitan District,
(taxing entity)[A]

the Board of Directors
(governing body)[B]

of the Alpine Mountain Ranch Metropolitan District
(local government)[C]

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 34,896,850
(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: $ 34,896,850
(NET[G] assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

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

PURPOSE (see end notes for definitions and examples)	**LEVY**[2]		**REVENUE2**
1. General Operating Expenses[H]	11.000	mills	$ 383,865
2. **<Minus>** Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	< .134 >	mills	$ < 4,676 >
SUBTOTAL FOR GENERAL OPERATING:	10.866	**mills**	$ 379,189
3. General Obligation Bonds and Interest[J]		mills	$
4. Contractual Obligations[K]		mills	$
5. Capital Expenditures[L]		mills	$
6. Refunds/Abatements[M]		mills	$
7. Other[N] (specify):		mills	$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	10.866	**mills**	**$** 379,189

Contact person: (print) David A. Greher Daytime phone: 303-218-7200

Signed: David A. Greher Title: Attorney

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) 866-2156.

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy? **YES**

[1] If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
[2] Levies must be rounded to three decimal places and revenue must be calculated from the total *NET assessed valuation* (Line 4 of Form DLG57 on the County Assessor's *final* certification of valuation).

EXHIBIT B

Audited Financial Statements for 2025

ALPINE MOUNTAIN RANCH
METROPOLITAN DISTRICT

FINANCIAL STATEMENTS
December 31, 2025

Logan and Associates, LLC
CERTIFIED PUBLIC ACCOUNTANTS

TABLE OF CONTENTS

Logan and Associates, LLC
CERTIFIED PUBLIC ACCOUNTANTS

6140 S. Gun Club Rd, Suite K6-132
Aurora, Colorado 80016
303.835.6815
Fax: 303.997.1056

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Alpine Mountain Ranch Metropolitan District
Routt County, Colorado

Report on the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities and each major fund of the Alpine Mountain Ranch Metropolitan District (the "District") as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and each major fund of the Alpine Mountain Ranch Metropolitan District as of December 31, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Alpine Mountain Ranch Metropolitan District, and to meet our 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 the 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 GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, and budgetary comparison schedule on pages i – vii and 24 – 25 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Alpine Mountain Ranch Metropolitan District's basic financial statements. The accompanying budgetary comparison schedules on pages 24 to 26 are presented for purposes of additional analysis and are not a required part of the basic financial statements. The budgetary comparison schedules are the responsibility of management and was derived from and relate 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, these budgetary comparison schedules are fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

The schedule of ten year summary of assessed valuation, mill levy and property taxes collected has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Logan and Associates, LLC

Aurora, Colorado
July 1, 2026

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
For Year Ended December 31, 2025

The management of Alpine Mountain Ranch Metropolitan District ("District") offers the readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the year ended December 31, 2025.

Alpine Mountain Ranch Metropolitan District was established in 2006 as a special district to serve the needs of a residential planned development in Routt County, Colorado, generally known as Alpine Mountain Ranch & Club (the Development), which is owned and is being developed by Steamboat Alpine Development, LLC (the Developer). Infrastructure was completed for the Development in 2009 and was conveyed to the District in February 2011, at which time $6,825,000 in special assessment bonds were issued by the Special Improvement District No. 1 ("SID1") to pay for a portion of the improvements that were transferred to the District.

On July 22, 2021 the 2011 Series Bonds were retired and new Special Assessment Bonds were issued by SID1 in the amount of $3,424,000. In addition, a second Special Improvement District ("SID2") was formed which issued a second set of Special Assessment Bonds in the amount of $4,175,000. The purpose of these bonds was to reduce the interest amount of the bonds from 9% to 4% as well as to finance needed capital improvements and make a payment toward Developer Debt. $1,644,867.50 was transferred to the Capital Improvements Fund and a payment of $2,000,000 was made to the Developer to accomplish these goals.

Capital Investments

In 2025 the District made $264k in capital investments, all from the Water Fund. This included rebuilding a portion of the Highline Ditch, putting a new headgate on the Andy Morrison Ditch, bringing Priest Creek Well #5 online, completing a Water System Master Plan with Sunrise Engineering, continued work on engineering & permitting for Steamboat Alpine Well #1, and completion of the CDC engineering phase of the water system upgrade project begun in 2021. The General Fund transferred $180k to the Water Fund to help out with these projects.

Sales & Development

In 2025, one property (Lot 42) was sold at Alpine Mountain Ranch & Club, for $2,400,000. Build out of previously sold properties continued, with seven new residences receiving Certificates of Occupancy during the year (Lots 1, 10, 20, 23, 26, 35 and 45), bringing the total completed homes in the community to 27. Additionally, a 5,000 square foot addition was completed on Lot 36. During 2025, eight new homes were under construction on Lots 22, 24, 25, 30, 32, 41, 52 and 55 with completion scheduled for 2026 and beyond.

Tap fees were collected for five new homes in 2025, contributing $182k to the Water Capital Fund. Six new water users came online during the year. Looking ahead, the District projects $75,000 in tap fee revenue for 2026 based on an estimation of 3 additional homes completing the design review process.

Financial Statement Presentation

The activity presented in these financial statements represents all material activity for the District since its inception in 2006.

With the implementation of Governmental Accounting Standards Board Statement 34, a government's presentation of financial statements focuses on the government as a whole (government-wide) and on the major individual funds. Both perspectives allow the reader to address relevant questions, broaden a basis for comparison (year to year or government to government) and should enhance the readers' understanding of the District's financial condition.

Financial Highlights

- $548,547 in Special Assessments was collected for bond payments and associated expense. Year end fund balance was $713k.

- General Fund Administrative Expense increased $40k over previous year driven by $25k increases in insurance expense as the District transitioned away from developer provided insurance to it's own policy with the Special District Association property & liability pool. Other increases totaling $15k were in accounting, audit, election and legal fees. In addition, road patching was reclassed to maintenance expense causing an increase in infrastructure expenses of $43k over previous year.

- Even with higher expense in the General Fund in 2025, the year end fund balance increased $2.3k to $136.7k driven by a $68k lower transfer to the Capital Projects fund than budgeted.

- Water operating expenses increased overall ($56k) with ($53k) coming from increases in repairs & maintenance to the water system. Revenue increased $34.8k, driven by an increase in water user fees of $33k.

- Water Capital Fund revenue increased $110k over previous year due to higher tap fees.

- Water Fund ended the year with spendable cash operating funds of $141k. Added to the Water Capital year end balance of $452,711 there was a total Water Fund cash balance of $594,437.

- Capital Projects Fund revenue increased $38.5k over previous year due to higher contribution from General Fund. Expenditures decreased $339k due to no fund transfers out and $59k lower capital outlay, ending the year with a fund balance of $126k.

Overview of the Financial Statements
Management's discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The basic financial statements, presented on pages 1-23 are comprised of government-wide financial statements, fund financial statements, and notes to financial statements. This report also contains other supplemental information in addition to the basic financial statements themselves.

Government-wide and Proprietary Financial Statements
The government-wide financial statements give readers a broad overview of the entire District's financial position and changes in financial position, similar to consolidated financial statements in a private sector business. These statements include the *Statement of Net Position* and the *Statement of Revenues, Expenses and Changes in Net Position*.

The *Statement of Net Position* presents information on all of the District's (a) assets and deferred outflows of resources and (b) liabilities and deferred inflows of resources, with the difference between the two reported as net position. Over time, increases and decreases in the net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating. The government-wide financial statements distinguish functions of the District that are typically supported by taxes and intergovernmental revenues (*Governmental Activities*) from other functions that are intended to recover all of or a significant portion of their costs through user fees and charges (*Business-type Activities*). The District has only the business-type activity of providing water services and receives property taxes as non-operating revenues.

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

The *Statement of Cash Flows* reports the District's cash flows from operating, non-capital financing, capital and investing activities.

The *Notes to Financial Statements* provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The *Notes to Financial Statements* can be found on pages 9-23 of this report.

Government-wide Financial Analysis

In order to enhance the analysis of the District's finances at the government-wide level, the information presented here includes a comparison of prior year data.

The *Statement of Net Position* and reviews of changes in assets, liabilities, deferred inflows and net position are condensed with comments and presented as follows:

Statement of Net Position				
	Governmental Activities		Business-type Activities	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
ASSETS				
Current Assets	$ 1,389,300	$ 1,251,606	$ 604,193	$ 469,026
Capital Assets, (net of depreciation)	5,587,937	6,046,817	3,066,767	2,992,198
Total Assets	6,977,237	7,298,423	3,670,960	3,461,224
LIABILITIES				
Current Liabilities	3,303,420	3,408,902	104,340	61,165
Long-term Liabilities	8,299,709	8,299,709	-	-
Total Liabilities	11,603,129	11,708,611	104,340	61,165
Deferred Inflows of Resources	379,189	339,927	-	-
NET POSITION				
Net Investment-Capital Assets	(2,711,772)	(2,526,449)	3,066,767	2,992,198
Restricted	850,510	756,208	-	-
Unrestricted	(3,143,819)	(2,979,874)	499,853	407,861
Total Net Position	$ (5,005,081)	$ (4,750,115)	$ 3,566,620	$ 3,400,059
	-	-	-	-

The District's Governmental Activities liabilities and deferred inflows of resources exceeded its assets by ($5,005,081) (net position). The restricted portion of net position represents emergency reserves as required by state statute. Net investment in capital assets represents the acquisition of capital assets for the provision of water services and roads, parks & trails. Due to the nature of these assets (long-term assets, which are not readily convertible to liquid assets) they are not considered to be available for spending or appropriation. The unrestricted portion of net assets represents funds available to cover capital improvements as well as general operating and water system expenses in future years.

Changes in Net Position

As taken from the *Statement of Revenues, Expenses and Changes in Net Position* in the basic financial statements, the following table depicts the changes in net position for the fiscal year 2025:

Summary of Changes in Net Position

	Governmental Activities		Business-type Activities	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
REVENUES				
PROGRAM REVENUES				
Charges for Services	$ -	$ -	$ 93,106	$ 59,879
Operating Grants & Contributions	-	-	-	-
Capital Grants & Contributions	30,758	94,833	185,683	35,466
GENERAL REVENUES				
Property Taxes	360,612	367,791	-	-
Special Assessments	548,547	548,625	-	-
Investment Income	56,511	63,615	21,776	7,951
Non-operating Revenues	140,000	140,900	-	-
TOTAL REVENUES	1,136,428	1,215,764	300,565	103,296
EXPENSES				
General Government	1,211,394	1,118,606	-	-
Water		-	314,004	253,898
TOTAL EXPENSES	1,211,394	1,118,606	314,004	253,898
Change in Net Position before Transfers	(74,966)	97,158	(13,439)	(150,602)
Transfers	(180,000)	(490,000)	180,000	490,000
CHANGE IN NET POSITION	(254,966)	(392,842)	166,561	339,398
NET POSITION, Beginning	(4,750,115)	(4,357,273)	3,400,059	3,060,661
NET POSITION, Ending	$ (5,005,081)	$ (4,750,115)	$ 3,566,620	$ 3,400,059

Revenues - The majority of the District's revenues were realized from property taxes, special assessments for debt service, HOA contributions and water user fees.

Expenses - The District's government-wide total expenses were from general government and water operations and from interest and depreciation expenses related to the acquisition of the capital assets.

Capital Assets

As of the end of 2025, the District's investment in capital assets (net of depreciation) was $8,654,704.

Streets	$	4,774,289
Parks, Trails, Amenity Buildings	$	813,648
Water System	$	1,608,723
Water Rights	$	1,376,000
Construction in Progress	$	82,044

Planned investment in Capital Assets in 2026 is $500,000 in continued work on water system upgrades, $44,000 for the addition of Steamboat Alpine Well #1 and $20k for a booster station upgrade.

Long Term Debt

At the end of 2025, the District had bonds payable debt in the amount of $6,238,709. The reimbursement obligation outstanding to the Developer, (subject to annual appropriation based on the availability of funds), is $2,061,000 with associated accrued interest of $3,248,505.

Financial Analysis of Governmental Funds

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

Governmental Funds - The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as they represent the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the District itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by the District's Board.

The accounts of the District are organized into more detailed information about the District's most significant funds. Funds are groupings of related accounts that are used to maintain control over resources that have been segregated for specific activities or objectives.

Proprietary finds - These funds are used to account for business-type activities and are measured similar to commercial business accounting. The District uses Enterprise Funds to account for operations that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses, including depreciation and amortization) of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges. The District currently uses this type of fund for its Water Enterprise Fund.

Budgetary Highlights
The District prepares its budget on the modified accrual basis of accounting to recognize the fiscal impact of operations, non-operating revenue, and contributions. Depreciation expense is not reflected on the budget since it does not affect "funds available". This budgetary accounting is required by State statutes.

In 2025 total General fund expenditures (including other sources/uses and transfers to other funds) were favorable to the amended budget by $27k. Revenues were favorable to budget by $13k, finishing the year $40k favorable overall.

Total Water fund expenditures (including sources/uses and interfund transfers) were favorable to budget $205k. Water Fund Revenue was higher than budget by $179k, finishing the year $382k favorable overall.

Next Year's Budget
In the 2026 fiscal year, the District has appropriated $443,973 for general fund spending; $686,400 for water fund spending, $547,510 for debt service repayment, and $240,000 for Capital Projects. These expenditures will be funded from property taxes, special assessments, water tap & service fees, interest income, HOA contributions and unappropriated surpluses.

Economic and Other Factors
The District's primary sources of revenue are property taxes and HOA contribution, which are imposed upon all of the service area of the District. The District also charges water user fees and there is a water lease agreement with a neighboring development which are used for water operations. In addition, there are tap fees which are used for capital investments in the water system. In 2025 the single-family residence water user rate moved to a metered tiered structure with a $100 monthly base fee per water tap plus usage fees. The Priest Creek Ranch water lease rate was $835.60 per month from January through June, increasing 2.9% to $859.83 for the rest of the year. Bond payments are funded by special assessments upon the properties located within each SID.

Water Operator Services
The District contracts with an independent water operator for the provision of water treatment, monitoring and system maintenance services. The District is billed monthly for these services, with the amount varying based on time and services required each month.

Request for Information
This report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to:

Alpine Mountain Ranch Metropolitan District
Leslie Monroe – District Accountant
PO Box 773659
Steamboat Springs, CO 80477

BASIC FINANCIAL STATEMENTS

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

STATEMENT OF NET POSITION
December 31, 2025

	GOVERNMENTAL ACTIVITIES	BUSINESS TYPE ACTIVITIES	TOTAL
ASSETS			
Cash and Investments	$ 131,525	$ 594,437	$ 725,962
Cash and Investments - Restricted	848,810	-	848,810
Receivables			
Property Taxes	379,189	-	379,189
Other Governments	1,828	-	1,828
Special Assessments	255	-	255
Accounts	-	9,756	9,756
Prepaid Expenses	27,693	-	27,693
Capital Assets, Not Depreciated	-	1,458,044	1,458,044
Capital Assets, Depreciated Net of Accumulated Depreciation	5,587,937	1,608,723	7,196,660
TOTAL ASSETS	6,977,237	3,670,960	10,648,197
LIABILITIES			
Accounts Payable	34,068	104,340	138,408
Accrued Interest	3,269,352	-	3,269,352
Noncurrent Liabilities			
Due in One Year	284,962	-	284,962
Due in More Than One Year	8,014,747	-	8,014,747
TOTAL LIABILITIES	11,603,129	104,340	11,707,469
DEFERRED INFLOW OF RESOURCES			
Deferred Property Tax Revenue	379,189	-	379,189
NET POSITION			
Net Investment in Capital Assets	(2,711,772)	3,066,767	354,995
Restricted for Emergencies	11,200	-	11,200
Restricted for Debt Service	713,192	-	713,192
Restricted for Capital Projects	126,118	-	126,118
Unrestricted, Unreserved	(3,143,819)	499,853	(2,643,966)
TOTAL NET POSITION	$ (5,005,081)	$ 3,566,620	$ (1,438,461)

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

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

STATEMENT OF ACTIVITIES
Year Ended December 31, 2025

		PROGRAM REVENUES		
FUNCTIONS/PROGRAMS	EXPENSES	CHARGES FOR SERVICES	OPERATING GRANTS AND CONTRIBUTIONS	CAPITAL GRANTS AND CONTRIBUTIONS
PRIMARY GOVERNMENT				
Governmental Activities				
General Government	$ 262,188	$ -	$ -	$ 30,758
Depreciation	489,638	-	-	-
Interest on Long-Term Debt	459,568	-	-	-
Total Governmental Activities	1,211,394	-	-	30,758
Business-Type Activities				
Water	314,004	93,106	-	185,683
Total Business-Type Activities	314,004	93,106	-	185,683
Total Primary Government	$ 1,525,398	$ 93,106	$ -	$ 216,441

GENERAL REVENUES
Property & Ownership Taxes
Special Assessments, net of fees
Grants not related to a Specific Program
Interest
Miscellaneous
Transfers

TOTAL GENERAL REVENUES

CHANGE IN NET POSITION

NET POSITION, Beginning

NET POSITION, Ending

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

NET (EXPENSE) REVENUE AND CHANGE IN NET POSITION		
GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTALS
$ (231,430)	$ -	$ (231,430)
(489,638)	-	(489,638)
(459,568)	-	(459,568)
(1,180,636)	-	(1,180,636)
-	(35,215)	(35,215)
-	(35,215)	(35,215)
(1,180,636)	(35,215)	(1,215,851)
360,612	-	360,612
548,547	-	548,547
140,000	-	140,000
56,511	21,776	78,287
-	-	-
(180,000)	180,000	-
925,670	201,776	1,127,446
(254,966)	166,561	(88,405)
(4,750,115)	3,400,059	(1,350,056)
$ (5,005,081)	$ 3,566,620	$ (1,438,461)

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2025

	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	TOTALS
ASSETS				
Cash and Investments	$ 131,525	$ -	$ -	$ 131,525
Cash and Investments - Restricted	-	722,692	126,118	848,810
Property Taxes Receivable	379,189	-	-	379,189
Due from Other Governments	1,828	-	-	1,828
Special Assessments Receivable, Net	-	255	-	255
Prepaid Expenses	27,693	-	-	27,693
TOTAL ASSETS	540,235	722,947	126,118	1,389,300
LIABILITIES, DEFERRED INFLOWS AND FUND EQUITY				
LIABILITIES				
Accounts Payable	24,313	9,755	-	34,068
TOTAL LIABILITIES	24,313	9,755	-	34,068
DEFERRED INFLOW OF RESOURCES				
Deferred Property Tax Revenue	379,189	-	-	379,189
FUND EQUITY				
Fund Balance (Deficit)				
Restricted for Emergencies	11,200	-	-	11,200
Restricted for Debt Service	-	713,192	-	713,192
Restricted for Capital Projects	-	-	126,118	126,118
Unassigned	125,533	-	-	125,533
TOTAL FUND EQUITY	136,733	713,192	126,118	976,043
TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND EQUITY	$ 540,235	$ 722,947	$ 126,118	$ 1,389,300

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

Total Fund Balances of Governmental Funds	976,043
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.	5,587,937
Long-term liabilities and related items are not due and payable in the current period and are not reported in the funds. This includes accrued interest.	(11,569,061)
Net position of governmental activities	$ (5,005,081)

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

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
Year Ended December 31, 2025

	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	TOTALS
REVENUES				
Taxes	$ 339,927	$ -	$ -	$ 339,927
Intergovernmental	20,685	-	-	20,685
Interest	7,316	43,904	5,291	56,511
Contributions	140,000	-	-	140,000
Special Assessment Revenue	-	548,547		548,547
Miscellaneous	-	-	-	-
TOTAL REVENUES	507,928	592,451	5,291	1,105,670
EXPENDITURES				
General Government				
Administrative	124,533	8,593	-	133,126
Infrastructure	129,062	-	-	129,062
Debt Service				
Bond Principal	-	273,557		273,557
Bond Interest	-	260,490		260,490
Paying Agent and Collection Fees	-	14,500		14,500
TOTAL EXPENDITURES	253,595	557,140	-	810,735
EXCESS OF REVENUES OVER EXPENDITURES	254,333	35,311	5,291	294,935
OTHER FINANCING SOURCES(USES)				
Transfers In	-	-	72,000	72,000
Transfers Out	(252,000)	-	-	(252,000)
TOTAL OTHER FINANCING SOURCES AND USES	(252,000)	-	72,000	(180,000)
NET CHANGE IN FUND BALANCES	2,333	35,311	77,291	114,935
FUND BALANCES, Beginning	134,400	677,881	48,827	861,108
FUND BALANCES, Ending	$ 136,733	$ 713,192	$ 126,118	$ 976,043

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

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended December 31, 2025

Amounts Reported for Governmental Activities in the Statement of Activities are Different Because:	
Net Changes in Fund Balances - Total Governmental Funds	$ 114,935
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount of depreciation expense ($489,638) that exceeded capital outlay $30,758 in the current period.	(458,880)
Repayment of long-term debt principal is an expenditures in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. This includes principal payments on the special assessment bonds in the current year.	273,557
Some expense reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds. This includes the change in accrued interest in the current period.	(184,578)
Change in Net Position of Governmental Activities	$ (254,966)

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

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

STATEMENT OF NET POSITION
PROPRIETARY FUND TYPE
December 31, 2025

	WATER FUND
ASSETS	
Current Assets	
Cash and Investments	$ 594,437
Accounts Receivable, Net	9,756
Total Current Assets	604,193
Noncurrent Assets	
Capital Assets, Not Being Depreciated	1,458,044
Capital Assets, Net of Accumulated Depreciation	1,608,723
Total Noncurrent Assets	3,066,767
TOTAL ASSETS	3,670,960
LIABILITIES	
Current Liabilities	
Accounts Payable	104,340
TOTAL LIABILITIES	104,340
NET POSITION	
Net Investment in Capital Assets	3,066,767
Unreserved	499,853
TOTAL NET POSITION	$ 3,566,620

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

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
PROPRIETARY FUND TYPE
Year Ended December 31, 2025

	WATER FUND
OPERATING REVENUES	
Charges for Services	$ 93,106
TOTAL OPERATING REVENUES	93,106
OPERATING EXPENSES	
Operations and Maintenance	140,907
Depreciation	173,097
TOTAL OPERATING EXPENSES	314,004
OPERATING INCOME (LOSS)	(220,898)
NON-OPERATING REVENUES (EXPENSES)	
Interest Income	21,776
TOTAL NON-OPERATING REVENUES (EXPENSES)	21,776
INCOME BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	(199,122)
CAPITAL CONTRIBUTIONS AND TRANSFERS	
Tap Fees	182,276
Capital Grant	3,407
Transfers In	180,000
TOTAL CAPITAL CONTRIBUTIONS	365,683
CHANGE IN NET POSITION	166,561
NET POSITION, Beginning	3,400,059
NET POSITION, Ending	$ 3,566,620

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

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

STATEMENT OF CASH FLOWS
PROPRIETARY FUND TYPE
Year Ended December 31, 2025
Increase (Decrease) in Cash and Cash Equivalents

	WATER FUND
CASH FLOWS FROM OPERATING ACTIVITIES	
Cash Received from Customers	$ 89,473
Cash Paid to Suppliers	(97,732)
Net Cash Provided (Used) by Operating Activities	(8,259)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchase of Capital Assets	(247,666)
Cash Receipts from Other Funds	180,000
Capital Grants Received	3,407
Tap Fees	182,276
Net Cash Provided (Used) by Capital and Related Financing Activities	118,017
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest Received	21,776
Net Cash Provided by Investing Activities	21,776
Net Increase in Cash and Cash Equivalents	131,534
CASH AND CASH EQUIVALENTS, Beginning	462,903
CASH AND CASH EQUIVALENTS, Ending	$ 594,437
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Operating Income (Loss)	$ (220,898)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by Operating Activities	
Depreciation and Amortization	173,097
Changes in Assets and Liabilities	
Accounts Receivable	(3,633)
Accounts Payable	43,175
Total Adjustments	212,639
Net Cash Provided (Used) by Operating Activities	$ (8,259)

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

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Alpine Mountain Ranch Metropolitan District (the "District"), a quasi-municipal corporation, was organized on December 12, 2006 and is governed pursuant to provisions of the Colorado Special District Act. The District was established to finance and construct certain public infrastructure improvements that benefit the residents and taxpayers of the District. The District's primary revenues are property taxes and Special Assessments. The District is governed by an elected Board of Directors. The District's service area is located in Routt County, Colorado.

The accounting policies of the District conform to generally accepted accounting principles as applicable to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

On February 4, 2011, the District authorized the creation of Alpine Mountain Ranch Metropolitan District, Special Improvement District No. 1 (the "SID No. 1"), for the purpose of financing, acquiring, constructing and installing certain infrastructure improvements. A special improvement district is not an independent governmental entity; rather it is a geographical division of the special district created for the purpose of financing costs of improvements and assessing the costs against the property specifically benefiting from such improvements. Special improvement districts have no governing body, officers or governmental powers. The SID No. 1 is included and presented as a blended component unit of the District, included in the debt service fund.

On July 14, 2012, the District authorized the creation of Alpine Mountain Ranch Metropolitan District, Special Improvement District No. 2 ("SID No. 2"), for the purpose of financing, acquiring, constructing and installing certain infrastructure improvements. A special improvement district is not an independent governmental entity; rather it is a geographical division of the special district created for the purpose of financing costs of improvements and assessing the costs against the property specifically benefiting from such improvements. Special improvement districts have no governing body, officers or governmental powers. The SID is included and presented as a blended component unit of the District, included in the debt service fund.

Reporting Entity

The definition of the reporting entity is based primarily on financial accountability. The District is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if District officials appoint a voting majority of the organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to,

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Reporting Entity (Continued)

or to impose specific financial burdens on, the District. The District may also be financially accountable for organizations that are fiscally dependent upon it. Based on the application of this criteria, the District does not include additional organizations in its reporting entity.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all activities of the District. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

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

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

Separate financial statements are provided for the governmental funds and the proprietary fund. Major individual 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, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when the liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied and available for use.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collected within the current year or soon enough thereafter to pay liabilities of the current year. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current year, except for expenditure driven grants as defined in the following paragraph.

Taxes, intergovernmental revenues, and interest associated with the current year are considered to be susceptible to accrual and so have been recognized as revenues of the current year. Grants and similar revenues are recorded as revenues when all eligibility requirements are met, including any time requirements. All other revenues are considered to be measurable and available only when cash is received by the District.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the fund's principal ongoing operations. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

The District reports the following major governmental funds in the fund financial statements:

General Fund – accounts for the general operations of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund – accounts for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

Capital Projects Fund – accounts for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

The District also reports the following major proprietary fund:

Water Fund - accounts for financial activities associated with providing water services to the District residents.

Assets, Liabilities and Net Position/Fund Balance

Cash and Investments – For purposes of reporting in the statement of cash flows, cash equivalents include investments with original maturities of three months or less. Investments are reported at fair value.

Receivables - All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

Prepaid Expenses - Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid expenses.

Capital Assets - Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and in the proprietary fund in the fund financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. All infrastructure assets owned by the District, which include water, sewer and drainage systems and trails, have been capitalized. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Capital assets of the District are depreciated using the straight-line method over the following estimated useful lives.

Streets	20 years
Infrastructure	15 years
Parks, Equipment	20 years
Water System	5 - 20 years

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position/Fund Balance (Continued)

Deferred Outflows/Inflows of Resources – In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement classification represents a consumption of net position that applies to a future period(s) and therefore will not be recognized as an outflow of resources (expense/expenditures) until then. The District has no items for reporting in this section.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement classification represents an acquisition of net position that applies to a future period(s) and therefore will not be recognized as an inflow of resources (revenue) until then. The District has an item related to unavailable property tax revenue that is reported as deferred inflows of resources at December 31, 2025.

Long-Term Debt - In the government-wide financial statements, and the proprietary funds financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary funds statement of net position. In the governmental fund financial statements the face amount of debt issued is reported as other financing sources. Debt premiums and discounts are reported as other financing sources and uses, respectively. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures in the year of the debt issuance. In the government-wide and proprietary funds, debt premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method.

Net Position – The government-wide financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted and unrestricted.

- Net Investment in Capital Assets – This classification reflects the portion of net position that is associated with non-liquid, capital assets less outstanding capital asset related debt.

- Restricted Net Position – This classification includes amounts for which constraints have been placed on net position either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position/Fund Balance (Continued)

- Unrestricted Net Position – This classification includes the remaining net position that is not restricted or part of the net investment in capital assets.

Fund Balance Classification – The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- Nonspendable – This classification includes amounts that cannot be spent because they are either (a) not in spendable form (such as prepaid items) or (b) are legally or contractually required to be maintained intact.

- Restricted – This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

- Committed – This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the District'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 – This classification includes amounts that are constrained by the District'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 changed than those imposed on committed amounts.

- Unassigned – This classification includes the residual fund balance for the General Fund. The unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of assigned fund balance amounts.

The District has not established a formal policy for its use of restricted and unrestricted fund balance. However, if both the restricted and unrestricted fund balances are available the District uses restricted fund balance first.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Property Taxes

Property taxes attach as an enforceable lien on property on January 1 and are levied the following January 1. Taxes are payable in full on April 30 or in two installments on February 28 and June 15. The County Treasurer's Office collects property taxes and remits to the District on a monthly basis. Since property taxes are collected in arrears during the succeeding year, a receivable and corresponding deferred inflow of resources are reported at December 31.

Special Assessments

Special assessments are levied against the properties in SID No. 1 in order to repay the Series 2021 Bonds. Property owners have the option to pay the special assessment in full or in installments. The installments accrue interest at 9% per annum and are paid annually to a collection service provider on behalf of the District. Principal and interest commenced with tax year 2011 and continues each year through 2030. The original special assessment amount was $175,000 per lot on a total of 39 lots. During 2021, the special assessments were amended to extend the amortization of the special assessments through calendar year 2040, amend the unpaid special assessment amount to $103,757.58 and amend the interest to 4.314% per annum. As of 2025, six homeowners within the District have exercised their right to prepay in full the remaining balance of the special assessment attached to their lots. The lots have been subsequently released of the special assessment lien by the District.

Special assessments are levied against the properties in SID No. 2 in order to repay the Series 2021 Bonds. Property owners have the option to pay the special assessment in full or in installments. The installments accrue interest at 4.403% per annum and are paid annually to a collection service provider on behalf of the District. Principal and interest commenced with tax year 2022 and continues each year through 2040. The SID No. 2 special assessment amount was $86,979 per lot on a total of 48 lots. As of 2025, two homeowners within the District have exercised their right to prepay in full the remaining balance of the special assessment attached to their lots. The lots have been subsequently released of the special assessment lien by the District.

Use of Estimates

The preparation of the basic financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Subsequent Events

The District has evaluated events subsequent to the year ended December 31, 2025 through July 1, 2026, the date of these financial statements were issued, and has incorporated any required recognition into these financial statements.

NOTE 2: CASH AND INVESTMENTS

A summary of cash and investments at December 31, 2025, follows:

Deposits	$ 57,754
Investments	1,517,018
Total	$ 1,574,772

Cash and investments are reported in the financial statements as follows:

Cash and Investments	$ 725,962
Cash and Investments – Restricted	848,810
Total	$ 1,574,772

Deposits

The Colorado Public Deposit Protection Act (PDPA) requires all local government entities to deposit cash in eligible public depositories. Eligibility is determined by State regulations. Amounts on deposit in excess of Federal Deposit Insurance Corporation (FDIC) levels must be collateralized by eligible collateral as determined by the PDPA. The FDIC insures depositors up to $250,000 for each financial institution. The PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution, or held in trust for all uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits. At December 31, 2025, the District had bank deposits totaling $87,248, of which all were insured by FDIC.

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NOTE 2: CASH AND INVESTMENTS (Continued)

Investments

The District follows State statutes regarding investment instruments meeting defined rating, maturity and concentration risk criteria in which local governments may invest. The District's list of eligible investments include:

- U.S. Government Obligations, U.S. Government agency obligations, and U.S. Government instrumentality obligations
- Bank/U.S. Government Repurchase Agreements
- Money market mutual funds registered with the U.S. Securities Exchange Commission (SEC) as a money market mutual fund in compliance with SEC Rule 2a-7, and which maintains a stable Net Asset Value (NAV)
- Interest-bearing bank accounts or certificates of deposit or checking accounts, either fully insured by the FDIC or PDPA eligible public depositories
- Colorado local government investment pools
- Any other investments authorized by Colorado statute provided such investment(s) is/are approved by the District's Board of Directors

The maturity of the securities shall be structured to avoid undue concentration in any sector of the yield curve. No investment shall exceed five (5) years. Exceptions to this structure may be allowed where maturities can be structured to accommodate readily identifiable cash flows and as approved by the Board.

At December 31, 2025, the District had the following investments:

	Maturity	2025
MSILF Government Portfolio Fund	Weighted Average 45 days	$ 829,508
Colorado Liquid Asset Trust (COLOTRUST+)	Weighted Average under 60 days	687,510
		$ 1,517,018

MSILF Government Portfolio Fund
During 2025, the debt service money and a portion of the bond proceeds to be used for construction that was included in the trust accounts at UMB Bank ("UMB"), was invested in the Morgan Stanley Institutional Liquidity Funds ("MSILF") Government Portfolio Fund. The portfolio is a money market fund, and each share is equal to $1.00. The fund is rated AAAm by Standard and Poor's. It invests exclusively in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. As of December 31, 2025, the District had $687,510 invested in the Fund.

NOTE 2: CASH AND INVESTMENTS (Continued)

Investments (Continued)

COLOTRUST
The District invested in the Colorado 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, 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 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. As of December 31, 2025, COLOTRUST EDGE possessed a weighted average maturity of 132 days and a weighted average life of 209 days.

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as the 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 AAA by Standard and Poor's. COLOTRUST EDGE is rated AAAf/S1 by FitchRatings. COLOTRUST records its investments at fair value and the District records its investments in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

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NOTE 3: CAPITAL ASSETS

Capital assets activity for the year ended December 31, 2025, is summarized below:

	Balances 12/31/2024	Additions	Deletions	Balances 12/31/2025
Governmental Activities:				
Capital Assets, being depreciated				
Streets	$ 9,078,043	$ -	$ -	$ 9,078,043
Parks, Trails and Amenity Buildings	2,884,988	30,758	-	2,915,746
Total Capital Assets, being depreciated	11,963,031	30,758	-	11,993,789
Less accumulated depreciation				
Streets	(3,963,107)	(340,647)	-	(4,303,754)
Parks, Trails and Amenity Buildings	(1,953,107)	(148,991)	-	(2,102,098)
Total accumulated depreciation	(5,916,214)	(489,638)	-	(6,405,852)
Governmental Activities Capital Assets, net	**$ 6,046,817**	**$ (458,880)**	**$ -**	**$ 5,587,937**

Depreciation expense was charged to the programs of the District as follows:

Governmental Activities	
Streets	$ 340,647
Parks	148,991
Total	$ 489,638

	Balances 12/31/2024	Additions	Deletions	Balances 12/31/2025
Business-type Activities:				
Capital Assets, not being depreciated				
Water Rights	$ 1,376,000	$ -	$ -	$ 1,376,000
Construction in Progress	606,151	149,940	674,047	82,044
Total Capital Assets, not being depreciated	1,982,151	149,940	674,047	1,458,044
Capital Assets, being depreciated				
Water System	3,298,241	771,773	-	4,070,014
Total Capital Assets, being depreciated	3,298,241	771,773	-	4,070,014
Less accumulated depreciation				
Water System	(2,288,194)	(173,097)	-	(2,461,291)
Total accumulated depreciation	(2,288,194)	(173,097)	-	(2,461,291)
Total Capital Assets, being depreciated, net	1,010,047	598,676	-	1,608,723
Business-type Activities Capital Assets, net	**$ 2,992,198**	**$ 748,616**	**$ 674,047**	**$ 3,066,767**

NOTE 4: LONG-TERM DEBT

Following is a summary of long-term debt transactions for the year ended December 31, 2025:

	Balance 12/31/2024	Additions	Deletions	Balance 12/31/2025	Due Within One Year
Business-type Activities					
Special Assessment Revenue Bonds					
Series 2021 - SID #1	$ 2,880,182	$ -	$ 121,182	$ 2,759,000	$ 125,879
Series 2021 - SID #2	3,632,084	-	152,375	3,479,709	159,083
Developer Advances	2,061,000	-	-	2,061,000	-
	$ 8,573,266	$ -	$ 273,557	$ 8,299,709	$ 284,962

Special Assessment Revenue Bonds, Series 2021 – SID #1
On July 22, 2021, the District issued $3,424,000 of Special Assessment Revenue Bonds, Series 2021 ("the SID #1 Bonds"), for the purpose of refunding the Series 2011 Bonds. The SID #1 Bonds bear interest at the rate of 4%, payable semiannually on each June 1 and December 1, commencing on December 1, 2021. The SID #1 Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2021. The SID #1 Bonds are subject to Extraordinary Mandatory Redemption by prepaid SID special assessments received to the nearest integral multiple of $1.

The SID #1 Bonds are payable solely from and to the extent of (a) the Special Assessments from the SID #1 fund and (b) any other legally available moneys that the District determines to use for payment. The ad valorem property tax is not pledged to the payment of the SID #1 Bonds and the SID #1 Bond holders do not have any claim to such revenue.

Special Assessment Revenue Bonds, Series 2021 – SID #*2*
On July 22, 2021, the District issued $4,175,000 of Special Assessment Revenue Bonds, Series 2021 ("the SID #2 Bonds"), for the purpose of financing the acquisition of public infrastructure specially benefiting property within the District. The SID #2 Bonds bear interest at the rate of 4%, payable semiannually on each June 1 and December 1, commencing on June 1, 2022. The SID #1 Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2022. The SID #2 Bonds are subject to Extraordinary Mandatory Redemption by prepaid SID special assessments received to the nearest integral multiple of $1.

The SID #2 Bonds are payable solely from and to the extent of (a) the Special Assessments from the SID #2 fund and (b) any other legally available moneys that the District determines to use for payment. The ad valorem property tax is not pledged to the payment of the SID #2 Bonds and the Series #2 Bond holders do not have any claim to such revenue.

NOTE 4: LONG-TERM DEBT (Continued)

Following is a summary of the future debt service requirements for the SID #1 and SID #2 bonds for the year ended December 31, 2025:

Year Ended December 31	Principal	Interest	Total
2026	$ 284,962	$ 249,548	$ 534,510
2027	295,409	238,150	533,559
2028	307,754	226,334	534,088
2029	321,056	214,023	535,079
2030	333,402	201,181	534,583
2031 – 2035	1,877,882	794,883	2,672,765
2036 – 2040	2,818,244	388,191	3,206,435
Total	$ 6,238,709	$ 2,312,310	$ 8,551,019

Debt Authorization
On November 7, 2006, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed $15,500,000. On November 2, 2010, the voters of the SID authorized use of special assessments to repay such debt. As of December 31, 2025, the District had remaining voted debt authorization of approximately $4,500,000. However, per the District's Service Plan, the District cannot issue debt in excess of $11,000,000. Therefore, as of December 31, 2025, the District did not have any remaining Service Plan Debt authorization.

Developer Advance - Infrastructure Acquisition and Reimbursement Agreement
On December 2, 2009, the District entered into an agreement with Alpine Mountain Ranch at Steamboat Springs, LLLP ("the Developer") in which the Developer agreed to advance funds for the purpose of construction of infrastructure improvements. The District agreed to reimburse the Developer at 9% per annum simple interest for the advances subject to annual appropriation by the Board. On February 4, 2011, the District accepted $13,865,081 in infrastructure from the Developer. The developer was paid $5,869,000 from bond proceeds and contributed assets in the amount of $3,821,081, the remaining balance of $4,175,000 would be reimbursed to the Developer as funds become available. During 2021, prior to the issuance of the SID #2 Bonds, the Developer agreed to forgive $1,494,000 of accrued interest and the Developer was paid $2,000,000 from the SID #2 bond proceeds. As of December 31, 2025, the balance due to the developer was $2,061,000 and the accrued interest totaled $3,248,505.

NOTE 5: RELATED PARTY

Two members of 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. One member is formerly associated with the Developer. Management believes that all potential conflicts, if any,have been disclosed to the Board.

NOTE 6: RISK MANAGEMENT

Public Entity Risk Pool

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets. The District plans to provide for or restore the economic damages of those losses through risk transfer. The District participates in the Colorado Special Districts Property and Liability Pool (the "Pool"). The purposes of the Pool are to provide members defined liability, property, and workers compensation coverages and to assist members in preventing and reducing losses and injuries to property and to persons or property which might result in claims being made against members of the Pool, their employees and officers.

It is the intent of the members of the Pool to create an entity in perpetuity which will administer and use funds contributed by the members to defend and indemnify, in accordance with the bylaws, any member of the Pool against stated liability of loss, to the limit of the financial resources of the Pool. It is also the intent of the members to have the Pool provide continuing stability and availability of needed coverages at reasonable costs.

All income and assets of the Pool shall be at all times dedicated to the exclusive benefit of its members. The Pool is a separate legal entity and the District does not approve budgets nor does it have the ability to significantly affect the operations of the Pool.

NOTE 7: COMMITMENTS AND CONTINGENCIES

Out of Service Water Agreement

On June 1, 2007, the District entered into an agreement with the Priest Creek Ranch Owners Association (the "Association") located in Priest Creek Ranch, an area adjacent to the District's boundaries. The District agrees to provide water service to the Association for $7,500 per year. Commencing June 1, 2012, the fee is adjusted annually for the Consumer Price Index ("CPI") not to exceed 3% per year until 47 homes of the 63 homes have been built. Once that occurs, the water charges will be reassessed.

NOTE 7: COMMITMENTS AND CONTINGENCIES (Continued)

Tabor Amendment

Colorado voters passed an amendment to the State Constitution, Article X, Section 20 (the "Amendment"), which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments. The Amendment is complex and subject to judicial interpretation.

On November 7, 2006, a majority of the District's voters authorized the District to collect and spend or retain in a reserve all levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Enterprises, defined as government-owned business authorized to issue revenue bonds and receiving less than 10% annual revenue in grants from all state and local governments combined, are excluded from the provisions of the Amendment. The District's management believes a significant portion of its water operations qualifies for the "enterprise" exclusion allowed by the Amendment.

The District believes it is in compliance with the requirements of the Amendment. However, the District has made certain interpretations of the Amendment's language in order to determine compliance.

The District has established an emergency reserve, representing 3% of qualifying fiscal year spending, as required by the Amendment. At December 31, 2025, the emergency reserve of $11,200 was reported as a restriction of fund balance in the General Fund.

Tax Spending Limitation

Section 29-1-1702, Colorado Revised Statutes (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 from property taxes is generally limited to a 10.50% increase over a two-year period (5.25% each year); such increase is determined based on a prior assessment period and adjusted for allowable exclusion 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.

REQUIRED SUPPLEMENTARY INFORMATION

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
Year Ended December 31, 2025
(with Comparative Actual Totals for the year ended December 31, 2024)

	2025				2024
	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET	ACTUAL
REVENUES					
Property Taxes	$ 339,927	$ 339,927	$ 339,927	$ -	$ 346,585
Specific Ownership Taxes	15,000	15,000	20,685	5,685	21,206
Interest	-	-	7,316	7,316	2,655
HOA Contributions	140,000	140,000	140,000	-	140,000
Miscellaneous	-	-	-	-	900
TOTAL REVENUES	494,927	494,927	507,928	13,001	511,346
EXPENDITURES					
General Government					
Administrative	149,418	117,118	124,533	(7,415)	78,399
Infrastructure	92,800	95,896	129,062	(33,166)	93,898
TOTAL EXPENDITURES	242,218	213,014	253,595	(40,581)	172,297
EXCESS OF REVENUES OVER EXPENDITURES	252,709	281,913	254,333	(27,580)	339,049
OTHER FINANCING SOURCES(USES)					
Transfers Out	(340,000)	(320,000)	(252,000)	68,000	(210,000)
NET CHANGE IN FUND BALANCE	(87,291)	(38,087)	2,333	40,420	129,049
FUND BALANCE, Beginning	132,144	134,314	134,400	86	5,351
FUND BALANCE, Ending	$ 44,853	$ 96,227	$ 136,733	$ 40,506	$ 134,400

See the accompanying Independent Auditor's Report.

NOTE 1: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgets and Budgetary Accounting

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- In October, management submits to the Board of Directors a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.

- Public hearings are conducted to obtain taxpayer comments.

- Prior to December 31, the budget is legally enacted through passage of a resolution.

- Management is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the Board of Directors.

- Budgets are legally adopted for all funds of the District. Budgets for the General Fund are adopted on a basis consistent with generally accepted accounting principles (GAAP). Budgetary comparisons presented for the Enterprise Fund are presented on a non-GAAP budgetary basis. Capital outlay is budgeted as an expenditure and depreciation is not budgeted.

- All appropriations lapse at year end. Colorado governments may not exceed budgeted appropriations at the fund level.

SUPPLEMENTARY INFORMATION

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

BUDGETARY COMPARISON SCHEDULE
DEBT SERVICE FUND
Year Ended December 31, 2025
(with Comparative Actual Totals for the year ended December 31, 2024)

	2025				2024
	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET	ACTUAL
REVENUES					
Special Assessment Revenue	$ 548,548	$ 548,548	$ 548,547	$ (1)	$ 548,625
Interest	20,000	20,000	43,904	23,904	42,229
TOTAL REVENUES	568,548	568,548	592,451	23,903	590,854
EXPENDITURES					
Administrative					
Bad Debt Expense	-	2,000	8,593	(6,593)	-
Debt Service					
Bond Principal	266,466	266,466	273,557	(7,091)	263,110
Bond Interest	267,582	267,582	260,490	7,092	268,041
Paying Agent Fees	5,000	5,000	5,000	-	5,000
Collection Fees	9,500	9,500	9,500	-	17,500
TOTAL EXPENDITURES	548,548	550,548	557,140	(6,592)	553,651
NET CHANGE IN FUND BALANCE	20,000	18,000	35,311	17,311	37,203
FUND BALANCE, Beginning	665,678	640,678	677,881	37,203	640,678
FUND BALANCE, Ending	$ 685,678	$ 658,678	$ 713,192	$ 54,514	$ 677,881

See the accompanying Independent Auditor's Report.

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

BUDGETARY COMPARISON SCHEDULE
CAPITAL PROJECTS FUND
Year Ended December 31, 2025
(with Comparative Actual Totals for the year ended December 31, 2024)

	2025				2024
	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET	ACTUAL
REVENUES					
Interest	$ 2,000	$ 2,000	$ 5,291	$ 3,291	$ 18,731
TOTAL REVENUES	2,000	2,000	5,291	3,291	18,731
EXPENDITURES					
Capital Outlay	180,000	68,000	-	68,000	90,000
TOTAL EXPENDITURES	180,000	68,000	-	68,000	90,000
EXCESS OF REVENUES OVER EXPENDITURES	(178,000)	(66,000)	5,291	(64,709)	(71,269)
OTHER FINANCING SOURCES(USES)					
Transfers In	160,000	140,000	72,000	(68,000)	20,000
Transfers Out	-	-	-	-	(300,000)
TOTAL OTHER FINANCING SOURCES AND (USES)	160,000	140,000	72,000	(68,000)	(280,000)
NET CHANGE IN FUND BALANCE	(18,000)	74,000	77,291	(132,709)	(351,269)
FUND BALANCE, Beginning	48,796	48,796	48,827	31	400,096
FUND BALANCE, Ending	$ 30,796	$ 122,796	$ 126,118	$ 3,322	$ 48,827

See the accompanying Independent Auditor's Report.

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

BUDGETARY COMPARISON SCHEDULE
WATER FUND
Year Ended December 31, 2025
(with Comparative Actual Totals for the year ended December 31, 2024)

	2025				2024
	ORIGNAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET	ACTUAL
REVENUES					
Charges for Services					
Water	$ 65,178	$ 65,178	$ 93,106	$ 27,928	$ 59,879
Tap Fees	72,000	72,000	182,276	110,276	35,466
Capital Grant	-	-	3,407	3,407	490,000
Transfers In	330,000	330,000	180,000	(150,000)	490,000
Investment Income	1,500	1,500	21,776	20,276	7,951
TOTAL REVENUES	468,678	468,678	480,565	11,887	593,296
EXPENDITURES					
Operations	101,900	109,269	140,907	(31,638)	84,654
Capital Outlay	470,000	246,000	247,666	(1,666)	184,889
Transfers Out	150,000	150,000	-	150,000	184,889
Contingency	17,000	17,000	-	17,000	-
TOTAL EXPENDITURES	738,900	522,269	388,573	133,696	269,543
NET INCOME, Budget Basis	$ (270,222)	$ (53,591)	91,992	$ 145,583	323,753
GAAP BASIS ADJUSTMENTS					
Capital Outlay			247,666		184,889
Depreciation			(173,097)		(169,244)
NET INCOME, GAAP Basis			166,561		339,398
NET POSITION, Beginning			3,400,059		3,060,661
NET POSITION, Ending			$ 3,566,620		$ 3,400,059

See the accompanying Independent Auditor's Report.

OTHER INFORMATION

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT

SCHEDULE OF TEN YEAR SUMMARY OF ASSESSED VALUATION,
MILL LEVY AND PROPERTY TAXES COLLECTED
December 31, 2025

			Mill Levy					
Levy Year	Collection Year	Assessed Valuation	General	Debt	Total	Total Levied	Total Collected	Collection Rate
2015	2016	$ 816,990	5.000	0.000	5.000	$ 4,085	$ 4,085	100.00%
2016	2017	816,990	5.000	0.000	5.000	4,085	4,085	100.00%
2017	2018	791,070	5.000	0.000	5.000	3,955	4,001	101.15%
2018	2019	901,640	5.000	0.000	5.000	4,508	4,508	100.00%
2019	2020	1,483,280	5.000	0.000	5.000	7,416	7,416	99.99%
2020	2021	1,576,080	5.000	0.000	5.000	7,880	7,880	99.99%
2021	2022	9,286,910	5.000	0.000	5.000	46,435	44,141	95.06%
2022	2023	9,764,370	5.000	0.000	5.000	48,822	48,822	100.00%
2023	2024	31,034,380	11.000	0.000	11.000	341,378	341,378	100.00%
2024	2025	30,902,430	11.000	0.000	11.000	339,927	339,927	100.00%
2025	2026	$ 34,896,850	10.866 *	0.000	10.866	$ 379,189		

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

* - the District temporarily reduced its mill levy.

Source: Routt County Assessor and Treasurer.

See the accompanying Independent Auditor's Report.