

CERTIFIED RECORD
OF
PROCEEDINGS RELATING TO
WATERFALL METROPOLITAN DISTRICT NO. 1
LARIMER COUNTY, COLORADO
AND THE BUDGET HEARING
FOR FISCAL YEAR
2026

STATE OF COLORADO)
)
COUNTY OF LARIMER)ss.
)
WATERFALL)
METROPOLITAN)
DISTRICT NO. 1)

The Board of Directors of the Waterfall Metropolitan District No. 1, Larimer County, Colorado, held a meeting via Microsoft Teams Thursday, October 23, 2025 at 3:00 P.M.

The following members of the Board of Directors were present:

Jeff Breidenbach, Vice President
Sam Salazar, Secretary
Rishi Loona, Treasurer

Also in Attendance: Alan Pogue; Icenogle Seaver Pogue, P.C.
Bryan Newby, Matthew Sorenson, Kirk Barker, Dillon Gamber, Brendan Campbell, and Jake Downing; Pinnacle Consulting Group, Inc.
Kyndall Wiedrich and Dan Doherty; McWhinney.

Mr. Newby stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2026 budget. Director Breidenbach opened the public hearing on the District's proposed 2026 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Salazar moved to adopt the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE WATERFALL METROPOLITAN DISTRICT NO. 1, LARIMER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026, AND ENDING ON THE LAST DAY OF DECEMBER 2026,

WHEREAS, the Board of Directors of the Waterfall Metropolitan District No. 1 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published on October 8, 2025 in The Loveland Reporter-Herald, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on October 23, 2025, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WATERFALL METROPOLITAN DISTRICT NO. 1 OF LARIMER COUNTY, COLORADO:

Section 1. 2026 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2026 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2026. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Waterfall Metropolitan District No. 1 for calendar year 2026.

Section 4. 2026 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2026 Budget year is \$427,729.03. That the 2025 valuation for assessment, as certified by the Larimer County Assessor, is \$8,858,975.

A. Levy for the General Operating Fund. That for the purposes of meeting all general operating expenses of the District during the 2025 budget year, there is hereby levied a tax of 9.616 mills upon each dollar of the 2025 total valuation of assessment of all taxable property within the District.

B. Levy for the Debt Service Fund. That for the purposes of meeting all debt service expenses of the District during the 2026 budget year, there is hereby levied a tax of 38.666 mills upon each dollar of the 2025 total valuation of assessment of all taxable property within the District.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification to County Commissioners. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the 48.282 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

[Remainder of Page Left Blank Intentionally.]

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Larimer County, Colorado.


On behalf of the Waterfall Metropolitan District,
 (taxing entity)^A
 the Board of Directors,
 (governing body)^B
 of the Waterfall Metropolitan District,
 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 8,858,975 assessed valuation of: (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: \$ 8,858,975 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/15/2025 for budget/fiscal year 2026.
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>9.666</u> mills	\$ <u>85,630.85</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< <u>.050</u> > mills	\$ < <u>445.15</u> >
SUBTOTAL FOR GENERAL OPERATING:	<u>9.616</u> mills	\$ <u>85,185.70</u>
3. General Obligation Bonds and Interest ^J	<u>38.666</u> mills	\$ <u>342,541.13</u>
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>48.282</u> mills	\$ <u>427,729.03</u>

Contact person: (print) Brendan Campbell Daytime phone: () 970-669-3611
 Signed:  Title: District Accountant

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

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

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

1.	Purpose of Issue:	<u>Repay Waterfall Metropolitan District No. 1's Series 2022A Bonds of \$4,710,000</u>
	Series:	<u>2022</u>
	Date of Issue:	<u>05/05/2022</u>
	Coupon Rate:	<u>5.25%</u>
	Maturity Date:	<u>12/01/2052</u>
	Levy:	<u>38.666</u>
	Revenue:	<u>342,541.13</u>
2.	Purpose of Issue:	<u>Repay Waterfall Metropolitan District No. 1's Series 2022B Bonds of \$985,000</u>
	Series:	<u>2022</u>
	Date of Issue:	<u>05/05/2022</u>
	Coupon Rate:	<u>8.25%</u>
	Maturity Date:	_____
	Levy:	<u>See Levy as listed above in 1.</u>
	Revenue:	<u>See Revenue as listed above in 1.</u>

CONTRACTS^K:

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

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

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 8. Budget Certification. That the budget shall be certified by Director Loona, Treasurer of the District, and made a part of the public records of Waterfall Metropolitan District No. 1.

The foregoing Resolution was seconded by Director Loona.

[Remainder of Page Left Blank Intentionally.]

ADOPTED AND APPROVED this 23rd day of October 2025.

Jeff Breidenbach

Jeff Breidenbach (Jan 27, 2026 08:57:42 MST)

President

STATE OF COLORADO)
)
COUNTY OF LARIMER)ss.
)
WATERFALL)
METROPOLITAN)
DISTRICT NO. 1)

I, Rishi Loona, Treasurer to the Board of Directors of the Waterfall Metropolitan District No. 1, Larimer County, Colorado, do hereby certify that the foregoing pages constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held via Microsoft Teams on Thursday, October 23, 2025, at 3:00 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2026; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2026 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 23rd day of October 2025.



Rishi Loona



Management Budget Report

BOARD OF DIRECTORS WATERFALL METROPOLITAN DISTRICT NO. 1

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2026, including the comparative information of the forecasted estimate for the year ending December 31, 2025, and the actual historic information for the year ending December 31, 2024.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed, or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in black ink, appearing to be "B. J. ...", is written over a light blue horizontal line.

Pinnacle Consulting Group, Inc.
January 31, 2026

Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
(970)669-3611 (303)333-4380
www.PCGI.com

Serving our clients and community through excellent dependable service.

WATERFALL METROPOLITAN DISTRICT NO. 1				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
	(a)	(b)	(c)	(d)
	2024	2025	2025	2026
	Audited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
O&M Fees	\$ 73,850	\$ 74,846	\$ 81,896	\$ 90,400
Property Taxes	86,182	83,881	83,881	85,186
Specific Ownership Taxes	5,365	5,872	5,163	5,111
Interest & Other	326	-	55	-
Total Revenues	\$ 165,723	\$ 164,599	\$ 170,996	\$ 180,697
Expenditures				
Operations & Maintenance:				
Landscape Maintenance	\$ 30,185	\$ 33,846	\$ 32,096	\$ 34,925
Hardscape Maintenance	2,170	5,550	4,550	4,800
Storm Water Facility Maintenance	650	1,500	1,500	1,550
Misc Services	-	250	250	250
Repairs and Replacements	16,889	18,250	19,250	18,750
Utilities	20,332	15,450	20,000	18,750
Facilities Management	21,000	21,700	21,700	22,750
Administration:				
Accounting and Finance	27,000	27,000	27,000	28,400
Audit	6,000	6,500	6,500	7,000
District Management	20,000	20,000	20,000	21,158
District Engineer	-	5,000	5,000	1,000
Director's Fees	670	1,500	1,000	1,100
Elections	198	10,000	8,500	-
Insurance	3,641	4,400	3,647	4,000
Legal	7,202	12,000	11,400	12,600
Office, Dues and Other	1,534	2,200	2,200	3,400
Website Hosting	744	1,900	1,104	1,725
Treasurer's Fees	1,730	1,714	1,714	1,704
Total Expenditures	\$ 159,945	\$ 188,760	\$ 187,411	\$ 183,862
Revenues Over/(Under) Expenditures	\$ 5,777	\$ (24,161)	\$ (16,415)	\$ (3,165)
Beginning Fund Balance	194,779	190,204	200,556	184,141
Ending Fund Balance	\$ 200,556	\$ 166,043	\$ 184,141	\$ 180,976
Components of Ending Fund Balance:				
TABOR Reserve (3% of revenues)	\$ 4,972	\$ 5,700	\$ 4,972	\$ 5,516
Operating Reserve (25% of expenses)	39,986	47,500	46,853	45,965
Repairs and Replacements Reserve	88,295	112,843	70,845	76,920
Unreserved	67,304	-	61,472	52,575
Total Fund Balance	\$ 200,556	\$ 166,043	\$ 184,141	\$ 180,976
Mill Levy				
Operating	9.389	9.389	9.389	9.666
Mill Levy Credit	0.000	0.000	0.000	-0.05
Debt Service	37.556	37.559	37.559	38.666
Total Mill Levy	46.945	46.948	46.948	48.282
Assessed Value	\$ 9,125,787	\$ 8,933,978	\$ 8,933,978	\$ 8,858,975
Property Tax Revenue				
Operating	85,682	83,881	83,881	85,631
Return of Backfill Funds	-	-	-	(445)
Debt Service	342,728	335,551	335,551	342,541
Total Property Tax Revenue	\$ 428,410	\$ 419,432	\$ 419,432	\$ 427,729

WATERFALL METROPOLITAN DISTRICT NO. 1				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
DEBT SERVICE FUND				
	(a)	(b)	(c)	(d)
	2024	2025	2025	2026
	Audited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Property Taxes	\$ 344,729	\$ 335,551	\$ 335,551	\$ 342,541
Specific Ownership Taxes	21,458	23,489	20,655	20,552
Interest and Other Income	43,210	12,700	30,000	10,700
Total Revenues	\$ 409,398	\$ 371,740	\$ 386,206	\$ 373,794
Expenditures				
Bond Principal - 2022A Bonds	\$ 35,000	\$ 35,000	\$ 35,000	\$ 45,000
Bond Interest - 2022A Bonds	239,663	239,663	239,663	233,434
Bond Principal - 2022B Bonds	-	-	139,000	13,000
Bond Interest - 2022B Bonds	123,239	83,866	194,039	69,795
Custodian Fees	7,000	6,500	7,000	6,500
Treasurer's fees	6,921	6,711	6,711	6,851
Total Expenditures	\$ 411,822	\$ 371,740	\$ 621,413	\$ 374,580
Revenues Over/(Under) Expenditures	\$ (2,425)	\$ -	\$ (235,206)	\$ (786)
Beginning Fund Balance	595,618	357,200	593,193	357,986
Ending Fund Balance	\$ 593,193	\$ 357,200	\$ 357,986	\$ 357,200
COMPONENTS OF ENDING FUND BALANCE:				
Required Reserve	\$ 357,200	\$ 357,200	\$ 357,200	\$ 357,200
Bond Fund	235,993	-	786	-
Total	\$ 593,193	\$ 357,200	\$ 357,986	\$ 357,200

WATERFALL METROPOLITAN DISTRICT NO.1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Waterfall Metropolitan District No. 1 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed in May 2008. The District is located in the City of Loveland, Colorado. This District was organized to provide financing for the design, acquisition, construction and installation of street and roadway improvements; street landscaping, signage, monuments, and lighting; safety protection; park and recreation improvements; and sanitation and storm drainage; and to provide the operation and maintenance of these improvements.

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

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

Revenues

O&M Fee

The District assesses an annual operations and maintenance fee to pay costs of maintaining District assets.

Property Taxes

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

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes the District's share will be equal to approximately 7% of the property taxes collected.

Expenses

General and Administrative

General and administrative expenditures include the estimated costs of services necessary to maintain the District's administrative sustainability such as accounting/finance, district management/administration, audit, legal, insurance, and membership dues.

Operations and Maintenance

Operations and maintenance expenditures include the estimated costs of services necessary to maintain the District's operations such as landscaping, hardscapes, facilities, repairs, and utilities.

WATERFALL METROPOLITAN DISTRICT NO.1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

County Treasurer's Fees

County Treasurer's collection fees have been computed at 2% of property taxes.

Debt and Leases

The District has outstanding the following bond issues:

In May 2022, the District issued its Series 2022 Limited Tax General Obligation Refunding Bonds (“Series 2022 Bonds”) in the amount of \$5,695,000. Principal payments are due annually on December 15 and interest payments are due semi-annually on December 1 and June 1, through December 1, 2052. Interest accrues at a range between 5.25% and 8.25%. The Series 2022B Subordinate Bonds are only payable to the extent the Subordinate Pledged Revenues are available.

The District has a capital note that is repaid to the developer as funds are available.

The District has no operating or capital leases.

Reserves

Emergency Reserve

Expected ending fund balance for 2026 consists of an emergency reserve equal to 3% of the fiscal year spending for 2025, as defined under TABOR, with the remaining balance being reserves for repairs and replacements and operating to provide a positive cash-flow position.

Debt Service Reserve

The District is required to maintain a debt service reserve of \$357,200. This reserve has been established.

REQUIRED AND FORECAST DEBT SERVICE PAYMENTS ON THE BONDS

The following table sets forth the scheduled debt service requirements to maturity for the Series 2022A Senior Bonds and the forecasted debt service payments for the Series 2022B Subordinate Bonds under the base case scenario.

Debt Service Requirements for the Series 2022A Senior Bonds and Forecast Debt Service Payments on the Series 2022B Subordinate Bonds (Totals may not add due to rounding)

Year	Series 2022A Senior Bonds			Series 2022B Subordinate Bonds ⁽¹⁾			Annual
	Principal ⁽²⁾	Interest ⁽³⁾	Total	Principal ⁽⁴⁾	Interest ⁽³⁾	Total	Total
2022	\$120,000	\$141,496.25	\$261,496.25	\$31,000	\$49,660	\$80,660	\$342,156.25
2023	25,000	240,975.00	265,975.00	10,000	78,705	88,705	354,680.00
2024	35,000	239,662.50	274,662.50	8,000	77,880	85,880	360,542.50
2025	35,000	237,825.00	272,825.00	11,000	77,220	88,220	361,045.00
2026	45,000	235,987.50	280,987.50	11,000	76,313	87,313	368,300.50
2027	45,000	233,625.00	278,625.00	15,000	75,405	90,405	369,030.00
2028	55,000	231,262.50	286,262.50	15,000	74,168	89,168	375,430.50
2029	55,000	228,375.00	283,375.00	20,000	72,930	92,930	376,305.00
2030	65,000	225,487.50	290,487.50	21,000	71,280	92,280	382,767.50
2031	70,000	222,075.00	292,075.00	22,000	69,548	91,548	383,623.00
2032	80,000	218,400.00	298,400.00	25,000	67,733	92,733	391,133.00
2033	80,000	214,200.00	294,200.00	32,000	65,670	97,670	391,870.00
2034	95,000	210,000.00	305,000.00	31,000	63,030	94,030	399,030.00
2035	100,000	205,012.50	305,012.50	33,000	60,473	93,473	398,485.50
2036	110,000	199,762.50	309,762.50	40,000	57,750	97,750	407,512.50
2037	115,000	193,987.50	308,987.50	44,000	54,450	98,450	407,437.50
2038	125,000	187,950.00	312,950.00	52,000	50,820	102,820	415,770.00
2039	135,000	181,387.50	316,387.50	52,000	46,530	98,530	414,917.50
2040	150,000	174,300.00	324,300.00	58,000	42,240	100,240	424,540.00
2041	155,000	166,425.00	321,425.00	65,000	37,455	102,455	423,880.00
2042	170,000	158,287.50	328,287.50	72,000	32,093	104,093	432,380.50
2043	180,000	149,362.50	329,362.50	77,000	26,153	103,153	432,515.50
2044	195,000	139,912.50	334,912.50	86,000	19,800	105,800	440,712.50
2045	205,000	129,675.00	334,675.00	94,000	12,705	106,705	441,380.00
2046	225,000	118,912.50	343,912.50	60,000	4,950	64,950	408,862.50
2047	235,000	107,100.00	342,100.00	-	-	-	342,100.00
2048	255,000	94,762.50	349,762.50	-	-	-	349,762.50
2049	270,000	81,375.00	351,375.00	-	-	-	351,375.00
2050	290,000	67,200.00	357,200.00	-	-	-	357,200.00
2051	305,000	51,975.00	356,975.00	-	-	-	356,975.00
2052	685,000	35,962.50	720,962.50	-	-	-	720,962.50
	\$4,710,000	\$5,322,721.25	\$10,032,721.25	\$985,000	\$1,364,958	\$2,349,958	\$12,382,679.25

⁽¹⁾ Principal and interest on the Series 2022B Subordinate Bonds are payable solely from and to the extent of Subordinate Pledged Revenue. There are no scheduled payments of principal of the Series 2022B Subordinate Bonds until maturity. The amounts set forth in this table are the projected payments of principal and interest on the Series 2022B Subordinate Bonds as set forth in the Financial Forecast for the base case scenario based upon the assumptions stated therein. No assurance is given that the level of Subordinate Pledged Revenue projected in the Financial Forecast will be achieved or that payment of the principal of or interest on the Series 2022B Subordinate Bonds will be paid as set forth in this table. Failure to pay the amounts set forth above with respect to the Series 2022B Subordinate Bonds will not necessarily constitute a Subordinate Indenture Event of Default. See "THE SERIES 2022B SUBORDINATE BONDS – Security and Sources of Payment – Cash Flow Nature of Series 2022B Subordinate Bonds; Consequence of Insufficiency of Subordinate Pledged Revenue" and "APPENDIX B – FINANCIAL FORECAST."

⁽²⁾ See "THE SERIES 2022A SENIOR BONDS – Redemption Prior to Maturity – Mandatory Sinking Fund Redemption."

⁽³⁾ See the inside front cover of this Limited Offering Memorandum for the interest rates on the Bonds.

⁽⁴⁾ See "THE SERIES 2022B SUBORDINATE BONDS – Redemption Prior to Maturity – Mandatory Redemption."

Sources: The Underwriter (for Series 2022A Senior Bonds debt service only) and the Financial Forecast (for the forecast debt service payments on the Series 2022B Subordinate Bonds using the base case scenario).

New Tax Entity? No

LARIMER COUNTY ASSESSOR

Date 11/24/2025

ON 11/24/2025

NAME OF TAX ENTITY: WATERFALL METRO DISTRICT NO. 1

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025 :

Table with 11 rows of valuation items and their corresponding dollar amounts, including previous year's net total taxable assessed valuation, current year's gross total taxable assessed valuation, and various adjustments.

† This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution
* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.
~ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2025 :

Table with 10 rows of actual valuation items and their corresponding dollar amounts, including current year's total actual value of all real property, additions to taxable real property, and deletions from taxable real property.

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
* Construction is defined as newly constructed taxable real property structures.
§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: \$ 0

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** \$ 0
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

USE FOR STATUTORY PROPERTY TAX LIMIT CALCULATION ("5.25% LIMIT") 29-1-1703, C.R.S.

188 _____ County Tax Entity Code

IN ACCORDANCE WITH §§ 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025 :

1.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION:	1.	\$ 8,858,975
2.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2.	\$ 0
3.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3.	\$ 8,858,975
4.	NEW CONSTRUCTION:	4.	\$ 0
5.	ANNEXATIONS/INCLUSIONS:	5.	\$ 0
6.	PREVIOUSLY EXEMPT PROPERTY:	6.	\$ 0
7.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.): Includes all revenue collected on valuation not previously certified:	7.	\$ 0.00
8.	INCREASED VALUATION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION* (29-1-306(3)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	8.	\$ 0
9.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	9.	\$ 0.00
10.	TOTAL VALUATION FOR ASSESSMENT FROM PRODUCING MINES OR LANDS OR LEASEHOLDS PRODUCING OIL OR GAS	10.	\$ 0
11.	REVENUE INCREASE FROM EXPIRED TIF:	11.	\$ 0

* Change in law for property tax classification does not include changes in classification due to property use changes.

Notes:

The property tax limit will apply to all property taxing entities with the exception of school districts and any county, city and county, city, or town that has adopted a home rule charter (29-1-306(1)(b), C.R.S.). The revenue limit applies to any property taxing entities that have authority to exceed current 5.5% and the TABOR limit.

The Division of Local Government ("the Division") has developed technical assistance resources to assist taxing entities with the calculation of the property tax limit available online here (<https://dlg.colorado.gov/budget-information-and-resources>). Please understand that the Division has no statutory or administrative role in calculating or enforcing the property tax limit, and each taxing entity's revenue limits and voter approval history may be unique. The technical assistance resources provided by the Division with regard to the property tax limit are not definitive and not legal advice. Taxing entities may choose to calculate the property tax limit with a methodology that is different from the methodology presented in the Division's technical assistance resources. The Division always recommends that taxing entities consult with an attorney in order to understand and apply the various statutory and constitutional revenue limits that may apply to that taxing entity.