EAGLE MEADOW METROPOLITAN DISTRICT
NOTICE OF 2026 ANNUAL MEETING

NOTICE IS HEREBY GIVEN that the
Annual Meeting of the Eagle Meadow Metropolitan District
has been scheduled to take place on
Friday, October 23, 2026 at 10:00 a.m.

Meeting will be held remotely via Zoom:
https://us06web.zoom.us/j/85327653161?pwd=ZmdGYU9KYWtjWGhHS2R6cWZFSDhLZz09
Meeting ID: 853 2765 3161
Passcode: 674557

Board of Directors	Term Expiration
Derrick Polland, President	May 2029
Tamara Polland, Secretary/Treasurer	May 2027
Jordan Borowski, Asst. Secretary	May 2029
Travis Mortensen, Director	May 2029
Jessica Bustillos, Director	May 2027

ANNUAL MEETING AGENDA

1. Call to Order
2. Annual Meeting Presentation
   - Review of Infrastructure Projects
   - Outstanding Bonds
   - Review Year to Date Financial Statements
   - May 4, 2027 Regular Director Election
3. Public Comment and Questions
4. Adjourn

EAGLE MEADOW METROPOLITAN DISTRICT

2026 Annual Meeting Presentation
October 23, 2026

1. Review of Infrastructure Projects and Development

The District is comprised of 4 phases of development:

- Phase 1 consists of 47 lots and is complete.
- Phase 2A consists of 15 lots and is complete.
- Phase 2B consists of 12 lots, 11 of which have been sold. Sale and construction of homes on the lots is continuing.
- Phase 3 has 51 lots.

All public improvements in Filings 1, 2A and 2B consisting of street, water, sanitary sewer, storm sewer, and traffic and safety control improvements have been dedicated to and received final acceptance from the City of Dacono or St. Vrain Sanitation District.

2. Outstanding Debt

a. 2016 General Obligation Bonds

In 2016, the District issued General Obligation Limited Tax Refunding Bonds. The purpose of these bonds was to refinance the 2014 Taxable Limited Tax General Obligation Note.

The bonds were issued in the following amounts: Series 2016A in the amount of $1,150,000 with an interest rate of 3.2% that matures on June 30, 2036; Series 2016B and Series 2016C are $700,000 subordinate and $576,427 junior subordinate, respectively. Series B and C bear the same rate of 6.5% and mature on December 15, 2041. The Series 2016C bonds are payable (after payment of the Series 2016A and 2016B Bonds) only from excess revenues. The total outstanding as of December 31, 2025 is $1,988,427.

b. 2023 Promissory Note

In 2023, the District issued a Promissory Note to the Developer in the

principal amount of $3,543,667 at a 7.5% interest rate that matures on November 17, 2063. The Note is subordinate to the Series 2016A, B and C bonds. The purpose of the Note is to repay Developer advances made for public infrastructure. Any principal and interest unpaid as of the maturity date is forgiven.

3. Review of year-to-date Financial Statements

See accompanying financial statements.

4. May 4, 2027 Regular Director Election

Regular Board of Directors Elections are held in May of odd-numbered years. Directors are elected to staggered 4-year terms. Two 4-year terms will be available at the next election.

Next Regular Election Date: **Tuesday, May 4, 2027**

Self-Nomination and Acceptance forms may be submitted beginning: **January 1, 2027**

Deadline to submit a Self-Nomination and Acceptance Forms:
4:00 p.m. on Friday, February 26, 2027

The District's Call for Nominations will be mailed and emailed to eligible electors of the District in January of 2027. The Call for Nominations will contain additional information on completing and submitting a Self-Nomination form.

Questions may be submitted to: contact@fritschelaw.com

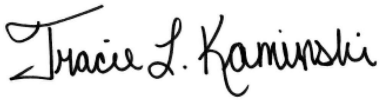
PINNACLE
CONSULTING GROUP, INC.

Management Financial Statements

BOARD OF DIRECTORS
EAGLE MEADOW METROPOLITAN DISTRICT

We have prepared the accompanying management financial statements for the period ending as of June 30, 2026.

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 financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are 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 financial statements, they might influence the user's conclusions about the financial position and results of operations.



Pinnacle Consulting Group, Inc.
August 25, 2026

EAGLE MEADOW METROPOLITAN DISTRICT		
BALANCE SHEET		
June 30, 2026		
	Unaudited Actual 12/31/2025	**Unaudited Actual 6/30/2026**
Assets		
Current Assets		
Checking	$ 8,685	$ 193,298
Bond Fund	126	188
Reserve Fund	84,134	84,937
Property Tax Receivable	306,756	12,720
Receivable from County	2,517	106,639
Total Current Assets	$ 402,219	$ 397,782
Long-Term Assets		
Streets	$ 726,702	$ 726,702
Parks & Recreation	189,564	189,564
Water	1,999,535	1,999,535
Sanitation	517,876	517,876
Operations	110,000	110,000
Total Long-Term Assets	$ 3,543,677	$ 3,543,677
Total Assets	**$ 3,945,896**	**$ 3,941,458**
Liabilities		
Current Liabilities		
Accounts Payable	$ 10,443	$ 10,461
Deferred Property Tax Revenue	306,756	12,720
Total Current Liabilities	$ 317,199	$ 23,182
Long-Term Liabilities		
Developer Advance Payable	$ 3,653,759	$ 3,663,759
Developer Advance Interest Payable	588,025	593,094
Bond Payable	1,988,427	1,988,427
Bond Interest Payable	98,519	98,519
Total Long-Term Debt	$ 6,328,730	$ 6,343,799
Total Liabilities	**$ 6,645,929**	**$ 6,366,980**
Fund Equity		
Net Investment in Fixed Assets	$ (2,785,053)	$ (2,800,122)
Fund Balance		
Restricted - TABOR	1,116	1,116
Debt	114,621	402,789
Unassigned	(30,716)	(29,305)
Total Fund Equity	**$ (2,700,032)**	**$ (2,425,522)**
Total Liabilities and Fund Equity	**$ 3,945,896**	**$ 3,941,458**
	=	=

Modified Accrual Budgetary Basis

EAGLE MEADOW METROPOLITAN DISTRICT				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
	(a)	(b)	(c)	(c-b)
	2025 Unaudited Actual	**2026 Adopted Budget**	**Actual Through 6/30/2026**	**Variance Through 6/30/2026**
Revenues				
Developer Advance	$ 28,000	$ 35,000	$ 10,000	$ (25,000)
System Development Fee	3,450	8,050	-	(8,050)
Interest Income/Other	5,758	2,500	2,007	(493)
Total Revenues	**$ 37,208**	**$ 45,550**	**$ 12,007**	**$ (33,543)**
Expenditures				
Administration:				
Accounting and Finance	$ 13,984	$ 14,683	$ 7,342	$ (7,342)
Election Costs	-	1,500	-	(1,500)
Insurance	-	2,200	-	(2,200)
Legal	13,293	15,000	2,661	(12,340)
Office, Dues, Newsletters & Other	911	3,800	594	(3,206)
Contingency	-	2,500	-	(2,500)
Total Expenditures	**$ 28,188**	**$ 39,683**	**$ 10,596**	**$ (29,087)**
Revenues Over/(Under) Expenditures	**$ 9,020**	**$ 5,867**	**$ 1,411**	**$ (4,456)**
Beginning Fund Balance	**$ (38,620)**	**$ (23,554)**	**$ (29,600)**	**$ (6,046)**
Ending Fund Balance	**$ (29,600)**	**$ (17,687)**	**$ (28,189)**	**$ (10,502)**
				=
COMPONENTS OF ENDING FUND BALANCE:				
TABOR (3% of Revenues)	$ 1,116	$ 1,367	$ 1,116	
Restricted - Due to Debt Service Fund	(28,226)	(28,226)	(28,226)	
Unrestricted	(2,490)	9,173	(1,079)	
TOTAL ENDING FUND BALANCE	**$ (29,600)**	**$ (17,687)**	**$ (28,189)**	

Modified Accrual Budgetary Basis

EAGLE MEADOW METROPOLITAN DISTRICT				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
DEBT SERVICE FUND				
	(a)	(b)	(c)	(c-b)
	2025 Unaudited Actual	2026 Adopted Budget	Actual Through 6/30/2026	Variance Through 6/30/2026
Revenues				
Property Taxes	$ 234,873	$ 306,756	$ 296,777	$ (9,979)
Specific Ownership	9,444	18,405	6,110	(12,295)
Interest Income/Other	2,201	1,000	1,115	115
Total Revenues	**$ 246,517**	**$ 326,161**	**$ 304,002**	**$ (22,160)**
Expenditures				
County Treasurer's Fees	$ 3,489	$ 4,601	$ 4,455	$ (146)
Bond Interest - Series A	24,465	22,784	11,378	(11,406)
Bond Interest - Series B	45,500	45,500	-	(45,500)
Bond Principal - Series A	54,000	56,000	-	(56,000)
Debt Service - Series C	113,002	194,176	-	(194,176)
Paying Agent Fees and Reserve Fund	600	600	-	(600)
Contingency	-	2,500	-	(2,500)
Total Expenditures	**$ 241,056**	**$ 326,161**	**$ 15,833**	**$ (310,328)**
Rev over/(under) Exp after Other	**$ 5,462**	**$ -**	**$ 288,169**	**$ 288,169**
Beginning Fund Balance	**$ 109,159**	**$ 109,159**	**$ 114,621**	**$ 5,462**
Ending Fund Balance	**$ 114,621**	**$ 109,159**	**$ 402,789**	**$ 293,630**
				=
COMPONENTS OF ENDING FUND BALANCE				
Unreserved	$ 6,394	$ 933	$ 294,563	
Restricted - Due From General Fund	28,226	28,226	28,226	
Reserve Fund (Senior-$35k, Sub-$45k)	80,000	80,000	80,000	
TOTAL ENDING FUND BALANCE	**$ 114,621**	**$ 109,159**	**$ 402,789**	
Mill Levy				
Debt Service	62.680	62.614	62.614	
Total Mill Levy	**62.680**	**62.614**	**62.614**	
Assessed Value	**$ 3,552,880**	**$ 4,899,160**	**$ 4,899,160**	
Property Tax Revenue				
Debt Service	222,695	306,756	306,756	
Total Property Tax Revenue	**$ 222,695**	**$ 306,756**	**$ 306,756**	

Modified Accrual Budgetary Basis