

WESTOWN METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2025

with

Independent Auditor's Report

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COLORADO CPA COMPANY

Independent Auditor's Report

Board of Directors
Westown Metropolitan District
Jefferson County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Westown 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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Westown Metropolitan District as of December 31, 2025, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("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 District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplemental Information

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

Supplemental Information

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

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the Summary of Assessed Valuation, Mill Levy and Property Taxes Collected but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Colorado CPA Company PC

Highlands Ranch, Colorado
August 18, 2026

WESTOWN METROPOLITAN DISTRICT

BALANCE SHEET/STATEMENT OF NET POSITION GOVERNMENTAL FUNDS December 31, 2025

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS					
Cash and investments	\$ 195,442	\$ -	\$ 195,442	\$ -	\$ 195,442
Cash and investments - restricted	17,933	231,199	249,132	-	249,132
Receivable - County Treasurer	2,601	1,765	4,366	-	4,366
Property taxes receivable	441,656	372,874	814,530	-	814,530
Receivable - other	6,502	-	6,502	-	6,502
Prepaid expenses	13,169	-	13,169	-	13,169
Capital assets not being depreciated	-	-	-	6,009,068	6,009,068
Total Assets	<u>677,303</u>	<u>605,838</u>	<u>1,283,141</u>	<u>6,009,068</u>	<u>7,292,209</u>
DEFERRED OUTFLOWS OF RESOURCES					
Deferred loss on refunding	-	-	-	511,519	511,519
Total Deferred Outflows of Resources	-	-	-	511,519	511,519
Total Assets and Deferred Outflows of Resources	<u>\$ 677,303</u>	<u>\$ 605,838</u>	<u>\$ 1,283,141</u>		
LIABILITIES					
Accounts payable	\$ 70,646	\$ -	\$ 70,646	-	70,646
Accrued interest on bonds	-	-	-	18,665	18,665
Long-term liabilities:					
Due within one year	-	-	-	170,000	170,000
Due in more than one year	-	-	-	10,578,623	10,578,623
Total Liabilities	<u>70,646</u>	<u>-</u>	<u>70,646</u>	<u>10,767,288</u>	<u>10,837,934</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred property taxes	441,656	372,874	814,530	-	814,530
Total Deferred Inflows of Resources	<u>441,656</u>	<u>372,874</u>	<u>814,530</u>	<u>-</u>	<u>814,530</u>
FUND BALANCES/NET POSITION					
Fund Balances:					
Nonspendable:					
Prepays	13,169	-	13,169	(13,169)	-
Restricted:					
Emergencies	17,933	-	17,933	(17,933)	-
Debt service	-	232,964	232,964	(232,964)	-
Unassigned	133,899	-	133,899	(133,899)	-
Total Fund Balances	<u>165,001</u>	<u>232,964</u>	<u>397,965</u>	<u>(397,965)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 677,303</u>	<u>\$ 605,838</u>	<u>\$ 1,283,141</u>		
Net Position:					
Net investment in capital assets				(4,228,036)	(4,228,036)
Restricted for:					
Emergencies				17,933	17,933
Debt service				214,299	214,299
Unrestricted				147,068	147,068
Total Net Position				<u>\$ (3,848,736)</u>	<u>\$ (3,848,736)</u>

The notes to the financial statements are an integral part of these statements.

WESTTOWN METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES GOVERNMENTAL FUNDS For the Year Ended December 31, 2025

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	Statement of Activities
EXPENDITURES					
Accounting and audit	\$ 28,241	\$ -	\$ 28,241	\$ -	\$ 28,241
Election expense	2,866	-	2,866	-	2,866
Insurance	14,479	-	14,479	-	14,479
Legal	66,631	-	66,631	-	66,631
District, community management and billing	120,902	-	120,902	-	120,902
Miscellaneous expenses	18,962	-	18,962	-	18,962
Landscape maintenance	141,974	-	141,974	-	141,974
Pet waste pickup	775	-	775	-	775
Pool/Spa/Bathroom/Building	52,618	-	52,618	-	52,618
Snow removal	44,534	-	44,534	-	44,534
Security system	8,840	-	8,840	-	8,840
Social events	3,550	-	3,550	-	3,550
Utilities	97,159	-	97,159	-	97,159
Townhome trash	47,265	-	47,265	-	47,265
Treasurer's fees	7,202	4,705	11,907	-	11,907
Bond principal	-	157,000	157,000	(157,000)	-
Bond interest expense	-	229,776	229,776	23,755	253,531
Developer advances - interest	-	-	-	212,429	212,429
Total Expenditures	<u>655,998</u>	<u>391,481</u>	<u>1,047,479</u>	<u>79,184</u>	<u>1,126,663</u>
PROGRAM REVENUES					
Homeowner assessments	<u>128,952</u>	<u>-</u>	<u>128,952</u>	<u>-</u>	<u>128,952</u>
Total Program Revenues	<u>128,952</u>	<u>-</u>	<u>128,952</u>	<u>-</u>	<u>128,952</u>
Net Program Income (Expenses)	(527,046)	(391,481)	(918,527)	(79,184)	(997,711)
GENERAL REVENUES					
Property taxes	472,552	320,173	792,725	-	792,725
Specific ownership taxes	31,984	21,670	53,654	-	53,654
Interest and other income	<u>23,000</u>	<u>5,353</u>	<u>28,353</u>	<u>-</u>	<u>28,353</u>
Total General Revenues	<u>527,536</u>	<u>347,196</u>	<u>874,732</u>	<u>-</u>	<u>874,732</u>
NET CHANGES IN FUND BALANCES	490	(44,285)	(43,795)	43,795	
CHANGE IN NET POSITION				(122,979)	(122,979)
FUND BALANCES/NET POSITION:					
BEGINNING OF YEAR	<u>164,511</u>	<u>277,249</u>	<u>441,760</u>	<u>(4,167,517)</u>	<u>(3,725,757)</u>
END OF YEAR	<u>\$ 165,001</u>	<u>\$ 232,964</u>	<u>\$ 397,965</u>	<u>\$ (4,246,701)</u>	<u>\$ (3,848,736)</u>

The notes to the financial statements are an integral part of these statements.

WESTOWN METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND

For the Year Ended December 31, 2025

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	\$ 471,739	\$ 472,552	\$ 813
Specific ownership taxes	33,024	31,984	(1,040)
Reimbursement and other income	12,000	-	(12,000)
Interest and other income	1,500	23,000	21,500
Homeowner assessments	<u>128,952</u>	<u>128,952</u>	<u>-</u>
Total Revenues	<u>647,215</u>	<u>656,488</u>	<u>9,273</u>
EXPENDITURES			
Accounting and audit	27,500	28,241	(741)
Election expense	55,000	2,866	52,134
Insurance	19,500	14,479	5,021
Legal	65,000	66,631	(1,631)
District, community management and billing	114,000	120,902	(6,902)
Miscellaneous expenses	7,000	18,962	(11,962)
Landscape maintenance	135,000	141,974	(6,974)
Monument repair	500	-	500
Street sweeping	2,500	-	2,500
Street lights	4,000	-	4,000
Pet waste pickup	2,500	775	1,725
Pool/Spa/Bathroom/Building	50,000	52,618	(2,618)
Snow removal	80,000	44,534	35,466
Security system	5,000	8,840	(3,840)
Social events	5,000	3,550	1,450
Utilities	60,500	97,159	(36,659)
Signage	1,000	-	1,000
Townhome trash	40,000	47,265	(7,265)
Treasurer's fees	7,076	7,202	(126)
Reserve	67,308	-	67,308
Contingency	5,000	-	5,000
Emergency reserve	<u>20,132</u>	<u>-</u>	<u>20,132</u>
Total Expenditures	<u>773,516</u>	<u>655,998</u>	<u>117,518</u>
NET CHANGE IN FUND BALANCE	(126,301)	490	126,791
FUND BALANCE:			
BEGINNING OF YEAR	<u>126,301</u>	<u>164,511</u>	<u>38,210</u>
END OF YEAR	<u>\$ -</u>	<u>\$ 165,001</u>	<u>\$ 165,001</u>

The notes to the financial statements are an integral part of these statements.

WESTOWN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

Note 1: Summary of Significant Accounting Policies

The accounting policies of Westown Metropolitan District (the “District”), located within the City of Arvada (“City”), in Jefferson County, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized on June 13, 2008, as Hometown Metropolitan District No. 1 concurrently with Hometown Metropolitan District No. 2 (“District No. 2”), Hometown Metropolitan District No. 3 (“District No. 3”) and Hometown Metropolitan District No. 4 (“District No. 4”) (collectively, the “Districts”), as a quasi-municipal organization established under the State of Colorado Special District Act. Both District No. 3 and District No. 4 dissolved by Order of the Jefferson County District Court on January 28, 2016 and recorded with the Jefferson County Clerk and Recorder on February 4, 2016. On May 8, 2016, the District changed its name to Westown Metropolitan District and operates separately from District No. 2. The District was established to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of water, sanitation/storm sewer, street, safety protection, parks and recreation, transportation, limited television relay and translation facilities, mosquito control, and limited fire protection services within the boundaries of the District to serve the future taxpayers and inhabitants of the District. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

The District is to convey the completed public improvements, other than park and recreation improvements, to the City or other appropriate jurisdiction. With the exception of park and recreation improvements, the District is not authorized to operate and maintain public improvements unless set forth in a separate agreement with the City.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

WESTOWN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

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

Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

WESTOWN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

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

Budgetary Accounting

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

Assets, Liabilities, Deferred Inflows/Inflows of Resources and Net Position

Fair Value of Financial Instruments

The District's financial instruments include cash and cash equivalents, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2025, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

WESTOWN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at fair value.

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

Accounts Receivable

Accounts receivable consists of homeowner water and trash fees as of December 31, 2025, as well as the reimbursement from the condo association for its share of landscaping and snow removal. The District considers all accounts receivable collectible as of December 31, 2025.

Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

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 element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualify for reporting in this category. Deferred property taxes are deferred and recognized as inflows of resources in the period that the amounts become available.

WESTOWN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

Original Issue Premium and Deferred Loss on Refunding

Original issue premium from the Series 2020 Loan is being amortized over the term of the loan using the interest method. The deferred loss on refunding is being amortized over the life of the loan using the effective interest method. Accumulated amortization of original issue premium and the deferred loss on refunding amounted to \$216,582 and \$357,718, respectively, at December 31, 2025.

Capital Assets

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

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated. As of December 31, 2025, the District assets were still being completed, and therefore has no depreciation expense in 2025.

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April 30 or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

WESTOWN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position.

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact. The nonspendable fund balance represents prepaid insurance.

Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$17,933 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$232,963 is restricted for the payment of the debt service costs associated with the Series 2020 Loan (see Note 4).

Committed Fund Balance

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

Assigned Fund Balance

Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all other funds can report negative amounts.

WESTOWN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District reports three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

Adoption of New Accounting Standards

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

Note 2: Cash and Investments

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

Statement of Net Position:

Cash and investments	\$ 195,442
Cash and investments - Restricted	<u>249,132</u>
Total	\$ <u>444,574</u>

WESTOWN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

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

Deposits with financial institutions	\$ 275,117
Investments – COLOTRUST Plus	<u>169,457</u>
	\$ <u>444,574</u>

Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act, (“PDPA”) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

The District follows state statutes for deposits. None of the District’s deposits were exposed to custodial credit risk.

Investments

Investment Valuation

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District’s investment is not required to be categorized within the fair value hierarchy. This investment’s value is calculated using the net asset value (NAV) per share.

Credit Risk

The District’s investment policy requires that the District follow state statutes for investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

None of the District’s investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado Revised Statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

WESTOWN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

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

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust (“COLOTRUST”) is rated AAAM by Standard & Poor’s with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. The Trust operates similarly to a money market fund with each share maintaining a value of \$1.00. The COLOTRUST offers shares in three portfolios, one of which is COLOTRUST PLUS+. At December 31, 2025, the District had \$169,457 invested in COLOTRUST PLUS+.

COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (NAV) of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian’s internal records identify the investments owned by participating governments. There are no unfunded commitments and there is no redemption notice period.

Note 3: Capital Assets

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

<u>Governmental Type Activities:</u>	<u>Balance 1/1/2025</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 12/31/2025</u>
<u>Capital assets not being depreciated:</u>				
Construction in Progress	\$6,009,068	\$ -	\$ -	\$6,009,068
Total capital assets not being depreciated	<u>6,009,068</u>	<u>-</u>	<u>-</u>	<u>6,009,068</u>
Government type assets, net	<u>\$6,009,068</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$6,009,068</u>

WESTOWN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

Note 4: Long Term Debt

A description of the long-term obligations as of December 31, 2025, is as follows:

\$6,700,000 Taxable Loan Refunding Loan (Convertible to Tax Exempt) Series 2020

On November 19, 2020, the District entered into a Loan Agreement with BBVA Mortgage Corporation, an Alabama corporation, and issued a note in the amount of \$6,700,000 ("Series 2020 Loan") for the purpose of repaying the Series 2017A Bonds and the Series 2017B Bonds, funding a Reserve Fund and paying the costs of issuance. The Series 2020 Loan bore interest at the taxable rate of 4.67% until September 26, 2022 when it converted to the tax-exempt rate of 3.69%. Interest payments on the Series 2020 Loan are due on each June 1 and December 1 commencing on June 1, 2021. Principal payments on the Series 2020 Loan are due on each December 1 commencing on December 1, 2021. The Series 2020 Loan matures on December 1, 2035 and is subject to Optional Prepayment on any interest payment date on and after June 1, 2028 upon the payment of the principal balance plus accrued interest and a prepayment premium ranging from .841% to 4.893% of the outstanding balance depending on the date of repayment.

The Series 2020 Loan is secured by the Pledged Revenue which includes the Required Mill Levy, the portion of the Specific Ownership taxes, any PILOT Revenue and any other legally available moneys which the Board determines in its sole discretion to apply as Pledged Revenue, and the Reserve Fund.

The Events of Default include:

a) the District fails or refuses to impose the Required Mill Levy or to apply the Pledged Revenue as required by this Agreement; b) moneys in the Loan Payment Account, when combined with moneys, to the extent necessary, from the Reserve Fund, are insufficient to pay the interest and/or principal on the Loan, or any other amount payable to the Lender hereunder, when due; c) the District fails to observe or perform any of the material covenants, agreements, duties, or conditions on the part of the District in this Agreement or the other Financing Documents to which it is a party, and the District fails to remedy the same to the satisfaction of the Lender within 30 days after the District receives written notice from the Lender of the occurrence of such failure d) any representation or warranty made by the District in any Financing Document or any certificate, instrument, financial, or other statement furnished by the District to the Lender, proves to have been untrue or incomplete in any material respect when made or deemed made; e) the pledge of the Pledged Revenue, the Collateral, or any other security interest created hereunder fails to be fully enforceable with the priority required hereunder or thereunder; f) any judgment or court order for the payment of money exceeding any applicable insurance coverage by more than \$100,000 in the aggregate is rendered against the District and the District fails to vacate, bond, stay, contest (including, without limitation, an appeal), pay, or satisfy such judgment or court order for 30 days (until which point that such order has been vacated or satisfied);

WESTOWN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

g) a change occurs in the financial or operating conditions of the District, or the occurrence of any other event that, in the Lender's reasonable judgment, will have a materially adverse impact on the ability of the District to generate Pledged Revenue sufficient to satisfy the District's obligations under this Agreement or its other obligations, and the District fails to cure such condition within the time specified by the Lender in a written notice thereof from the Lender;

h) (i) the District shall commence any case, proceeding, or other action (A) under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, or relief of debtors, seeking to have an order for relief entered with respect to it or seeking to adjudicate it insolvent or a bankrupt or seeking reorganization, arrangement, adjustment, winding up, liquidation, dissolution, composition, or other relief with respect to it or its debts; or (B) seeking appointment of a receiver, trustee, custodian, or other similar official for itself or for any substantial part of its property, or the District shall make a general assignment for the benefit of its creditors; or (ii) there shall be commenced against the District any case, proceeding, or other action of a nature referred to in Section 7.01 (f) of the Loan Agreement and the same shall remain undismissed; or (iii) there shall be commenced against the District any case, proceeding, or other action seeking issuance of a warrant of attachment, execution, distraint, or similar process against all or any substantial part of its property which results in the entry of an order for any such relief which shall not have been vacated, discharged, stayed, or bonded pending appeal, within 30 days from the entry thereof; (iv) the District shall take action in furtherance of, or indicating its consent to, approval of, or acquiescence in, any of the acts set forth in clause (i), (ii), or (iii) above; or (v) the District shall generally not or shall be unable to, or shall admit in writing its inability to pay its debts when due; i) any Financing Document or any material provision hereof or thereof, (i) ceases to be valid and binding on the District or is declared null and void, or the validity or enforceability thereof is contested by the District (unless being contested by the District in good faith), or the District denies it has any or further liability under any such document to which it is a party; or (ii) any pledge or security interest created under the Financing Documents fails to be fully enforceable with the priority required hereunder or thereunder; j) the District shall initiate, acquiesce, or consent to any proceedings to dissolve itself or to consolidate itself with other similar entities into a single entity, or the District shall otherwise cease to exist (unless the obligations of the District pursuant to the Financing Documents remain in place and the District consolidates per statute); and k) any funds or investments on deposit in, or otherwise to the credit of, any of the funds or accounts established hereunder shall become subject to any writ, judgment, warrant, attachment, execution, or similar process.

WESTOWN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

Remedies to the Events of Default include:

(a) exercise any and all remedies available under the Loan Agreement; (b) apply all amounts constituting Collateral to the amounts due Loan Agreement, in any order of priority determined by the Lender; (c) proceed by mandamus or any other suit, action, or proceeding at law or in equity, to enforce all rights of the Lender; (d) and take any other action or exercise any other remedy available under the Financing Documents, at law or in equity; provided however, that notwithstanding the foregoing or anything else in the Loan Agreement to the contrary: (i) except for the application of the Default Rate and, if applicable, the Post-Maturity Default Rate, no remedy will lie at law or in equity for any Event of Default consisting solely of the failure of the District to pay the principal of, interest on the Loan when due, or to replenish the Reserve Fund to the amount of the Reserve Requirement, it being acknowledged by the Lender that the amount of Pledged Revenue is limited in accordance with the terms in the Loan Agreement; and (ii) acceleration shall not be an available remedy for an Event of Default.

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2020 Loan at the tax-exempt rate as described above.

	Principal	Interest	Total
2026	\$ 170,000	\$ 223,983	\$ 393,983
2027	176,000	217,710	393,710
2028	190,000	211,216	401,216
2029	197,000	204,205	401,205
2030	212,000	196,935	408,935
2031-2035	<u>5,125,000</u>	<u>859,217</u>	<u>5,984,217</u>
	<u>\$ 6,070,000</u>	<u>\$ 1,913,266</u>	<u>\$ 7,983,266</u>

Advance Refunding

On November 19, 2020, both the Series 2017A Bonds and the Series 2017B Bonds were advance refunded with the issuance of the Series 2020 Loan. An escrow was funded to repay the bonds in full. The refunded bonds are considered defeased and the liability has been removed from the Statement of Net Position. The requisition price exceeded the net carrying amount of the refunded debt by \$869,237, this amount is will be amortized over the life of the 2020 Loan. The refunding resulted in a net present value savings of \$1,427,548.

WESTOWN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

The following is an analysis of changes in long-term debt for the year ending December 31, 2025:

	Balance 1/1/2025	Additions	Deletions	Balance 12/31/2025	Current Portion
<u>Direct Borrowing</u>					
2020 Loan	6,227,000	-	157,000	6,070,000	170,000
Premium on loan	346,897	-	37,194	309,703	-
	<u>6,573,897</u>	<u>-</u>	<u>194,194</u>	<u>6,379,703</u>	<u>170,000</u>
<u>Other</u>					
Developer reimbursement	2,648,111	-	-	2,648,111	-
Developer reimbursement - interest	1,508,380	212,429	-	1,720,809	-
	<u>4,156,491</u>	<u>212,429</u>	<u>-</u>	<u>4,368,920</u>	<u>-</u>
Total	<u>\$ 10,730,388</u>	<u>\$ 212,429</u>	<u>\$ 194,194</u>	<u>\$ 10,748,623</u>	<u>\$ 170,000</u>

Debt Authorization

As noted above, the District was organized in 2008, along with District No. 2, District No. 3, and District No. 4, with an aggregate service plan debt limit of \$7,500,000 for all Districts (the "Original Limit"). In 2010, District No. 2 issued \$800,000 in debt ("District No. 2 Debt"), and in 2016, District Nos. 3 and 4 were administratively dissolved. Thus, the District's Second Amended and Restated Service Plan, approved by the City of Arvada on May 15, 2017, provides that the District shall not issue debt in excess of \$6,700,000 (the "Service Plan Debt Limit"), which is the Original Limit less the District No. 2 Debt (\$7,500,000 - \$800,000 = \$6,700,000). In no event is the District authorized to issue debt in excess of the Service Plan Debt Limit.

Following issuance of the District's 2017 Bonds and 2020 Loan (discussed above), the District does not have any remaining Service Plan Debt Limit for public improvements.

The District has remaining voted debt authorization of \$84,271,000, but as noted above, cannot issue public improvements debt in excess of the Service Plan Debt Limit, which has been extinguished. The District did not budget to issue new debt in 2026, but may elect to issue refunding debt in the future to refund the 2020 Loan.

WESTOWN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

Note 5: Other Agreements

Operations Funding Agreement

The District and Park 5th Avenue Development Co., LLC ("Park 5th Avenue") entered into a 2017 Operation Funding Agreement on July 5, 2017, with an effective date of January 1, 2017 as amended by that First Amendment, dated October 25, 2017 and by that Second Amendment, dated October 24, 2018 (the "2017 OFA"). Under the 2017 OFA, the District's anticipated shortfall for operations and maintenance expenses for fiscal year 2017 through 2019 is the aggregate amount of \$100,000 (the "2017 Shortfall Amount"). Pursuant to the 2017 OFA, it is the District's intent to repay the amounts the Park 5th Avenue has advanced or directly paid, to the extent it has funds available from the imposition of its taxes, fees, rates, tolls, penalties and charges, and from any other revenue legally available, after the payment of its annual debt service obligations and annual operations and maintenance expenses, which repayment is subject to annual budget and appropriation. Simple interest accrues on each Park 5th Avenue advance from the date of deposit into the District's account or from the date of direct payment by Park 5th Avenue, until paid, at the rate of 8% per annum. The District's obligation to pay any Park 5th Avenue Advance does not constitute a multiple fiscal year financial obligation, and the making of any reimbursement thereof is subject to annual appropriation by the District in its absolute discretion. Any obligation of District to reimburse Developer shall expire on December 31, 2059. In the event the District has not reimbursed the Developer for any Developer Advance(s) made pursuant to this Agreement on or before December 31, 2059, any amount of principal and accrued interest outstanding on such date shall be deemed to be forever discharged and satisfied in full. The District owed principal and interest of \$94,757 and \$76,507 respectively as of December 31, 2025.

Facilities Funding and Acquisition Agreement.

A Facilities Funding and Acquisition Agreement was entered into on November 29, 2017 with an effective date of January 1, 2009 ("FFAA") between the District and Park 5th Avenue. The FFAA provides that Park 5th Avenue shall advance funds necessary to fund the District's construction related expenses incurred by the District on a periodic basis through 2022. The total estimated cost to complete construction of the Improvements is Eight Million One Hundred and Seventy-Three Thousand Nine Hundred and Sixty-Five Dollars (\$8,173,965) ("Shortfall Amount"). Simple interest shall accrue at eight percent (8%) per annum until paid. In the event the District has not paid or reimbursed the Developer for any Outstanding Advances, Construction Related Expenses and/or Verified Costs by December 31, 2047, whether invoiced or not invoiced by such date, any amount of principal and accrued interest outstanding on such date shall be deemed to be forever discharged and satisfied in full. The District owed principal and interest of \$2,553,354 and \$1,644,302, respectively as of December 31, 2025.

Letter Agreement

On December 29, 2021, the District and Developer entered into a Letter Agreement with an effective date of December 31, 2021, under which the District agreed to accept certain tracts and improvements from the Developer for ownership and maintenance and the Developer agreed to fund certain drainage and concrete repair work in the District, in the amount of \$4,192.39 for the drainage repairs and not to exceed \$100,000 for the concrete repairs, respectively (together, the "Repair Payments"). The District received the Repair Payments in 2022.

WESTOWN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

Cost Sharing and Reimbursement Agreement

On October 25, 2018, the District and Westown Condominium Association, Inc. (the “HOA”) entered into a Cost Sharing and Reimbursement Agreement (the “Cost Sharing Agreement”) whereby the parties acknowledged that the District will provide landscape maintenance services and snow removal services on behalf of the District and the HOA. In exchange, the HOA agrees to reimburse the District for its share of the cost of such services, as calculated pursuant to the terms of the Cost Sharing Agreement. The Cost Sharing Agreement remains in full force and effect until mutual termination of the same.

Potable Water Services Fee

On April 25, 2018, the District adopted an Amended and Restated Resolution Establishing Fees, Rates, and Charges for Potable Water Service as amended on November 10, 2020. This Amended and Restated Resolution supersedes all previous resolutions regarding potable water service fees. For 2018 - 2021, the fee was Four Hundred Eighty Dollars (\$480) per year for each attached residential unit which was billed as a monthly fee of Forty Dollars (\$40) per residential unit. The fee may be increased up to five percent (5%) a year each year thereafter through December 31, 2025.

Trash Removal Fee

On April 25, 2018, the District adopted an Amended and Restated Resolution for the Imposition of Fees for the Centralized Provision of Trash Removal and Recycling Services as amended on November 10, 2020. This Amended and Restated Resolution supersedes all previous resolutions regarding fees for trash removal and recycling services. The District charged a recurring monthly fee of Fourteen Dollars (\$14) per residential unit to cover the cost of trash pickup and recycling services through December 31, 2025. The fee may be increased up to five percent (5%) a year each year thereafter through December 31, 2025.

Pool Fee

On July 25, 2018, the District adopted a Resolution Regarding the Imposition of Fees for the District Pool. In the Resolution, the District determined that in order to provide revenue to cover the cost associated with the operations and maintenance of the District Pool that it would assess and charge an annual fee for use of the District Pool by those who are not inhabitants or taxpayers of the District (the “Out of District Fee”). Effective January 1, 2018, the Out of District Fee is Three Thousand Dollars (\$3,000) for a single person or family.

Note 6: Tax, Spending and Debt Limitations

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

WESTOWN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

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

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

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

During 2008 and 2015, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Note 7: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool ("Pool") which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

WESTOWN METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2025

Note 8: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Governmental Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments can have the following elements:

- 1) capital improvements used in government activities are not financial resources and, therefore are not reported in the funds; and
- 2) long-term liabilities such as bonds payable, developer notes and accrued bond interest payable are not due and payable in the current period and, therefore, are not in the funds.

The Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments can have the following elements:

- 1) governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are held as construction in process pending transfer to other governmental entities or depreciated over their useful lives;
- 2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities;
- 3) governmental funds report developer advances and/or bond proceeds as other financing sources, however they are reported as a liability in the Statement of Net Position; and,
- 4) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

WESTOWN METROPOLITAN DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - DEBT SERVICE FUND

For the Year Ended December 31, 2025

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	\$ 319,622	\$ 320,173	\$ 551
Specific ownership taxes	22,376	21,670	(706)
Interest and other income	<u>2,500</u>	<u>5,353</u>	<u>2,853</u>
Total Revenues	<u>344,498</u>	<u>347,196</u>	<u>2,698</u>
EXPENDITURES			
Bond principal	157,000	157,000	-
Bond interest expense	229,776	229,776	-
Trustee fees	6,000	-	6,000
Treasurer's fees	<u>4,781</u>	<u>4,705</u>	<u>76</u>
Total Expenditures	<u>397,557</u>	<u>391,481</u>	<u>6,076</u>
NET CHANGE IN FUND BALANCE	(53,059)	(44,285)	8,774
FUND BALANCE:			
BEGINNING OF YEAR	<u>265,609</u>	<u>277,249</u>	<u>11,640</u>
END OF YEAR	<u>\$ 212,550</u>	<u>\$ 232,964</u>	<u>\$ 20,414</u>

The notes to the financial statements are an integral part of these statements.

OTHER INFORMATION

WESTOWN METROPOLITAN DISTRICT

SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED

December 31, 2025

(Unaudited)

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property				Total Property Tax		Percent Collected to Levied
	Tax Levy	Mills Levied		Levied	Collected		
		General Fund	Debt Service				
2017	\$ 2,252,600	40.000	40.000	\$ 180,208	\$ 180,208	100.00%	
2018	\$ 2,635,870	41.170	51.538	\$ 244,366	\$ 244,367	100.00%	
2019	\$ 5,042,010	43.495	54.369	\$ 493,431	\$ 493,242	99.96%	
2020	\$ 8,081,761	44.428	55.535	\$ 807,877	\$ 798,869	98.88%	
2021	\$ 8,122,740	44.428	48.000	\$ 750,769	\$ 750,217	99.93%	
2022	\$ 8,454,221	44.428	45.000	\$ 756,044	\$ 755,639	99.95%	
2023	\$ 8,150,800	44.428	45.000	\$ 728,910	\$ 728,398	99.93%	
2024	\$ 8,787,809	53.648	36.352	\$ 790,903	\$ 833,846	105.43%	
2025	\$ 8,792,896	53.650	36.350	\$ 791,361	\$ 792,725	100.17%	
Estimated for year ending December 31, 2026	\$ 9,050,335	48.800	41.200	\$ 814,530			

NOTE

Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.