

STARWOOD METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

AND

INDEPENDENT AUDITOR'S REPORT

DECEMBER 31, 2025

STARWOOD METROPOLITAN DISTRICT

2025 BOARD OF DIRECTORS

Jason Kellman, President

Randell Bone, Treasurer

Jared Goldberg

Jill Wagner

ADMINISTRATION

Heather Dresser, Chief Executive Officer

Mark Asher, District Manager

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Starwood Metropolitan District

Opinions

We have audited the accompanying financial statements of the business-type activities and the major fund of the Starwood Metropolitan District, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Starwood Metropolitan 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 business-type activities and the major fund of the Starwood Metropolitan District, as of December 31, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. 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 Starwood Metropolitan 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 Starwood Metropolitan 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 generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

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

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- 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 Starwood Metropolitan 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 Starwood Metropolitan District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

CaloCPA Services, PC

Rangely, Colorado

July 13, 2026

MANAGEMENT DISCUSSION AND ANALYSIS

The discussion and analysis of the Starwood Metropolitan District's (the "District") financial performance provides readers with an overall review of the financial activities of the District for the year ended December 31, 2025. The intent of this discussion and analysis is to look at the District's financial performance as a whole; readers should also review the basic financial statements to enhance their understanding of the District's financial performance.

FINANCIAL HIGHLIGHTS

- The District's assets exceeded liabilities and deferred inflows of resources by \$4,988,696 at December 31, 2025.
- Total District's cash and investments decreased by \$437,000 or 33% from 2024.
- The December 31, 2025, net position balance is \$97,895 more than the previous year.

USING THIS ANNUAL REPORT

This Annual report consists of a series of financial statements and notes to those statements. These statements are prepared and organized so the reader can understand the District as a financial whole. The statements then proceed to provide an increasingly detailed look at our specific financial conditions.

OVERVIEW OF THE DISTRICT'S FINANCIAL STATEMENTS

Fund Financial Statements

The *Statement of Net Position* presents information on all District assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *Statement of Revenues, Expenses, and Changes in Net Position* presents information showing how net position changed during the current year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods (e.g., uncollected service charges and earned but unused vacation leave).

The *Statement of Cash Flows* presents information about the cash receipts and cash payments of the District during the current year. When used with related disclosures and information in the other financial statements, the information provided in this statement should help financial report users assess the District's ability to generate future net cash flows, its ability to meet its obligations as they come due and its need for external financing. It also provides insight into the reasons for differences between operating income and associated cash receipts and payments; and the effects on the District's financial position of its cash and its non-cash investing, capital and related financing transactions during the year.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 13 through 21 of this report.

Budgetary Comparisons. The District adopts an annual appropriated budget for the Enterprise Fund. A budgetary comparison statement has been provided for the Enterprise Fund on page 23 through 24 of this report.

REPORTING THE DISTRICT AS A WHOLE

Net Position. As noted earlier, net position may serve over time as a useful indicator of a government's financial position.

The following table provides a summary of the District's net position for 2024 and 2025.

	Governmental Activities	
	2024	2025
Assets		
Current and other assets	\$ 3,389,670	\$ 3,537,611
Capital assets	5,810,788	5,865,465
Total assets	9,200,458	9,403,076
Liabilities		
Current and other liabilities	96,476	65,333
Long-term liabilities	2,351,145	2,089,417
Total liabilities	2,447,621	2,154,750
Deferred Inflows of Resources		
Unearned property taxes	1,862,036	2,259,630
Total deferred inflows of resources	1,862,036	2,259,630
Net Position		
Net investment in capital assets	3,459,643	3,776,048
Restricted	59,774	75,451
Unrestricted	1,371,384	1,137,197
Total net position	\$ 4,890,801	\$ 4,988,696

A significant portion of the District's position represents unrestricted net position of \$1,137,197 which may be used to meet the ongoing obligations to patrons and creditors.

Another significant portion of the District's net position reflects its investment in capital assets. These assets include land, buildings, plant, equipment and construction in progress. These capital assets are used to provide services to patrons; consequently, they are not available for future spending.

An additional \$75,451 of the District's net position represents resources that are subject to external restrictions on how they may be used. The restriction is for the TABOR emergency reserve of \$68,659 and excess collection of property tax revenue for debt service of \$6,792.

The following table indicates the changes in net position for 2024 and 2025.

	2024	2025
Revenues:		
Program revenues:		
Charge for services	\$ 263,481	\$ 416,013
General revenues:		
General property taxes	1,714,105	1,857,892
Specific ownership tax	48,478	52,820
Investment earnings	48,283	52,452
Other	17,210	30,694
Total revenues	<u>2,091,557</u>	<u>2,409,871</u>
Expenses:		
Operating expenses	1,636,228	1,851,974
Depreciation	296,717	271,786
Interest expense	60,925	87,182
Treasurer's fees	82,732	93,018
Amortization	5,898	8,016
Total expenses	<u>2,082,500</u>	<u>2,311,976</u>
Increase (decrease) in net position	<u>\$ 9,057</u>	<u>\$ 97,895</u>

The District's net position increased by \$97,895 in 2025. Key elements of this increase are as follows:

Revenues exceeded expenses for the year.

FINANCIAL ANALYSIS OF THE DISTRICT'S FUND

Information about the District's operations begins on page 9. This fund is accounted for using the accrual basis of accounting.

As of December 31, 2025, the total net position balance of the District's proprietary fund was \$4,988,696. Approximately 23% of this consists of unrestricted fund equity, which is available as working capital and for current spending in accordance with the purposes of the District. The remainder of the net position is reserved to indicate that it is not available for new spending because it is committed for the following purpose: (1) a state-Constitution mandated emergency reserve (\$68,659), (2) restricted for debt service (\$6,792), and (3) net investment in capital assets (\$3,776,048). The District had revenues of \$2,409,871 and expenses of \$2,311,976.

BUDGETARY HIGHLIGHTS

The District's budget is prepared according to Colorado statutes.

2025 Fund Budget

	Original Budget	Amend- Ments	Final Budget	Actual
Beginning Fund Balance	\$ 1,384,598	\$ -	\$ 1,384,598	\$ 4,890,801
Revenues and other financing sources	2,347,485	-	2,347,485	2,409,871
Expenditures and other financing uses	(2,888,503)	-	(2,888,503)	(2,620,365)
Ending Fund Balance	<u>\$ 843,580</u>	<u>\$ -</u>	<u>\$ 843,580</u>	<u>\$ 4,680,307</u>

Actual revenues and other financing sources were \$62,386 more than budgeted revenues and other financing sources. Tap fees were \$42,024 more than budgeted, which was the main contributor for the difference.

Actual expenditures and other financing uses were \$268,138 less than budgeted expenditures and other financing uses. Capital outlay was \$240,637 less than budgeted and was the main contributor for the difference.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets. The District's investment in capital assets for its governmental activities as of December 31, 2025 totaled \$3,776,048 (net of accumulated depreciation and related debt). This investment includes all land, buildings, plant, equipment, and construction in progress. The total increase in investment in capital assets for the current year was \$316,405 or 9%.

The District uses the straight-line depreciation method under GASB 34 for its capital assets, except for land, water rights, and construction in progress which is not depreciated.

Major purchases for the year include continued construction of two wells.

Long-term Debt. During the year ended December 31, 2025, the District had three outstanding debt obligations totaling \$2,089,417. See Note 5 of the financial statements for more information on long-term debt.

ECONOMIC FACTORS AND OTHER MATTERS

Other Matters. The following factors are expected to have a significant effect on the District's financial position and results of operations and were taken into account in developing the 2026 budget:

- An increase in property tax revenue of \$397,500.
- An anticipated increase in payroll expenses.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the District's finances. Questions concerning any of the information provided or for additional financial information should be addressed to the District, 121 Stewart Drive, Aspen, Colorado 81611.

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FINANCIAL STATEMENTS

STARWOOD METROPOLITAN DISTRICTSTATEMENT OF NET POSITION
December 31, 2025

ASSETS	
Cash	\$ 155,221
Investments	728,483
Accounts receivable	276,380
Property taxes receivable	2,259,630
Prepaid expenses	83,510
Bond issuance costs, net of accumulated amortization	34,387
Capital assets, nondepreciable	1,742,135
Capital assets, net	<u>4,123,330</u>
TOTAL ASSETS	<u>9,403,076</u>
LIABILITIES	
Accounts payable	57,753
Accrued interest payable	7,580
Accrued expenses	-
Noncurrent liabilities	
Due within one year	256,445
Due in more than one year	<u>1,832,972</u>
TOTAL LIABILITIES	<u>2,154,750</u>
DEFERRED INFLOWS OF RESOURCES	
Unearned revenue - property taxes	<u>2,259,630</u>
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>2,259,630</u>
NET POSITION	
Net investment in capital assets	3,776,048
Restricted for Tabor emergencies	68,659
Restricted for debt service	6,792
Unrestricted	<u>1,137,197</u>
TOTAL NET POSITION	<u>\$ 4,988,696</u>

The accompanying "Notes to Financial Statements" are an integral part of this statement.

STARWOOD METROPOLITAN DISTRICT**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**
For the Year Ended December 31, 2025

OPERATING REVENUE	
Charges for services	\$ 416,013
TOTAL OPERATING REVENUE	<u>416,013</u>
OPERATING EXPENSES	
Personnel costs	872,996
Other operating costs	477,538
General and administrative	501,440
Depreciation	<u>271,786</u>
TOTAL OPERATING EXPENSES	<u>2,123,760</u>
OPERATING INCOME (LOSS)	<u>(1,707,747)</u>
NON-OPERATING REVENUES (EXPENSES)	
Property taxes (net)	1,764,874
Specific ownership tax	52,820
Penalties and interest on delinquent taxes	2,477
Interest income	52,452
Other income	5,061
Rent income	23,156
Interest expense	(87,182)
Amortization of bond issue costs	<u>(8,016)</u>
NET NON-OPERATING REVENUES (EXPENSES)	<u>1,805,642</u>
CHANGE IN NET POSITION	97,895
NET POSITION, BEGINNING OF YEAR	<u>4,890,801</u>
NET POSITION, END OF YEAR	<u>\$ 4,988,696</u>

The accompanying "Notes to Financial Statements" are an integral part of this statement.

STARWOOD METROPOLITAN DISTRICT

STATEMENT OF CASH FLOWS For the Year Ended December 31, 2025

CASH FLOWS FROM OPERATING ACTIVITIES:

Cash received from customers	\$ 234,914
Cash payments to suppliers for goods and services	(1,015,603)
Cash payments to employees for services	(880,865)
NET CASH (USED) BY OPERATING ACTIVITIES	<u>(1,661,554)</u>

CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES

Property tax (net of treasurer fees)	1,764,874
Specific ownership tax	52,820
Penalties and interest on delinquent taxes	2,477
Other income	5,061
Rent income	<u>23,156</u>
NET CASH PROVIDED BY NON-CAPITAL FINANCING ACTIVITIES	<u>1,848,388</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Purchase of fixed assets	(326,463)
Principal paid on debt	(261,728)
Interest paid on debt	<u>(88,095)</u>
NET CASH (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(676,286)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of investments	512,816
Investment income	<u>52,452</u>
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	<u>565,268</u>

NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	75,816
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CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>79,405</u>
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CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 155,221</u>
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RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH (USED) BY OPERATING ACTIVITIES

Operating income (loss)	\$ (1,707,747)
Adjustments to reconcile operating income (loss) to Net cash provided (used) by operating activities:	
Depreciation	271,786
Changes in assets and liabilities:	
Decrease (increase) in accounts receivable	(181,099)
Decrease (increase) in prepaids	(14,265)
Increase (decrease) in accounts payable	(22,360)
Increase (decrease) in accrued expenses	<u>(7,869)</u>
NET CASH (USED) BY OPERATING ACTIVITIES	<u>\$ (1,661,554)</u>

The accompanying "Notes to Financial Statements" are an integral part of this statement.

NOTES TO THE FINANCIAL STATEMENTS

STARWOOD METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS December 31, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying basic financial statements of the Starwood Metropolitan District (the District) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applicable to government units. The following is a summary of the more significant policies consistently used in the preparation of the financial statements.

A. Financial Reporting Entity

The District was originally formed on September 16, 1983 as the Starwood Water District, a political subdivision of the State of Colorado. On March 26, 2001, the Starwood Water District was converted to a metropolitan district, a political subdivision of the State of Colorado, to provide parks and recreation, safety protection, street improvements, water and other metropolitan services. The District is governed by an elected five-member board.

These financial statements present only the District after considering if any potential component units should be included in the District's reporting entity based on their operational or financial relationships with the District.

B. Measurement focus, basis of accounting, and financial statement presentation

Basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

The District uses the accounting principles applicable to enterprise funds. The Enterprise Fund is accounted for using the accrual basis of accounting. Its revenues are recognized when they are earned, and its expenses are recognized when they are incurred.

The District distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District are charges to customers for sales and services. The District recognizes the portion of tap fees intended to recover the cost of connecting new customers to the system as capital contribution. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as non-operating revenues and expenses.

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

C. Fixed Assets

Capital assets are defined by the District as assets with an initial, individual cost of \$1,000 or more. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

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

STARWOOD METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

C. Fixed Assets, continued

Interest is capitalized on proprietary fund assets acquired with tax-exempt debt. The amount of interest to be capitalized is calculated by offsetting interest expense incurred from the date of the borrowing until completion of the project with interest earned on invested proceeds over the same period. In 2025, no interest was capitalized.

Property, plant, and equipment of the District are depreciated using the straight line method over the following estimated useful lives:

	<u>Years</u>
Water system	40
Building and improvements	25
Equipment	5
Infrastructure	20

D. Property Taxes

Property taxes are levied on December 22 of each year and attach as an enforceable lien on property as of January 1. Taxes are due as of January 1 of the following year and are payable in full by June 15 if paid in installments, or April 30 with a single payment. Taxes are delinquent as of June 16. If the taxes are not paid within subsequent statutory periods, the property will be sold at public auction. The County bills and collects the property taxes and remits collections to the District on a monthly basis. No provision has been made for uncollected taxes, in that the District's experience indicates that all material amounts will be collected and paid to the District.

E. Budgets and Budgetary Accounting

The District's directors follow these procedures in establishing the budgetary data reflected in the financial statements:

Prior to October 15, the office manager submits to the District's directors a proposed operating budget for the year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.

Public hearings are conducted to obtain the taxpayers' comments.

Prior to December 15 the budget is legally enacted through passage of a resolution.

Formal budgetary integration is employed as a management control device during the year.

The budget for the Enterprise Fund is adopted on a basis which differs from GAAP in that outlays for debt retirement principal and acquisitions of fixed assets are included as expenses, and depreciation is excluded from expenses.

Appropriations lapse at the end of each calendar year.

The District's directors may authorize supplemental appropriations during the year. No supplemental appropriations were made during the year ended December 31, 2025.

STARWOOD METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS December 31, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

F. Compensated Absences

The District allows full-time employees to accrue vacation at a rate based on years of service and on the time actually worked. Unused vacation cannot be carried over to the next year. Therefore, unused vacation that is earned but not used, up to 40 hours, by December 31, is paid out during the first quarter of the following year. Additionally, unused accrued sick leave and personal time are paid out during the first quarter of the following year.

G. Cash Equivalents

For purposes of the statement of cash flows the District considers all investments in highly liquid debt instruments (including restricted assets) with a maturity of three months or less, to be cash equivalents.

H. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

I. Prepaid Items

Payments made to vendors for services representing costs applicable to future accounting periods are recorded as prepaid items.

J. Accounts Receivable

The District considers accounts receivable to be fully collectible; accordingly, no allowance for uncollectible accounts is maintained. If amounts become uncollectible, they are charged to operations when that determination is made. Generally accepted accounting principles require that the allowance method be used to reflect bad debts. However, the effect of the use of the direct write-off method is not materially different from the results that would have been obtained had the allowance method been followed.

K. Deferred Charges

Deferred charges represent bond issuance costs, which are amortized on the straight-line method over the life of the related bond issue.

NOTE 2 - CASH AND INVESTMENTS

The District's bank accounts and certificates of deposit at year-end were entirely covered by federal depository insurance or by collateral held by the District's custodial banks under provisions of the Colorado Public Deposit Protection Act.

The Colorado Public Deposit Protection Act requires financial institutions to pledge collateral having a market value of at least 102% of the aggregate public deposits not insured by federal depository insurance. Eligible collateral included municipal bonds, U.S. government securities, mortgage, and deeds of trust.

State statutes authorized the District to invest in obligation of the U.S. Treasury and U.S. agencies, obligations of the State of Colorado or of any county, school, authority, and certain towns and cities therein, notes or bonds secured by insured mortgages or trust deeds, obligations of national mortgage associations, and certain repurchase agreements.

STARWOOD METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 2 - CASH AND INVESTMENTS, Continued

The District's investment policy is not more restrictive than State statutes. The District's investments are concentrated in local government investment pools, U.S. government and agency securities, and bank CDs.

Colorado Revised Statutes limit investment maturities to five years or less from the date of purchase. This limit on investment maturities is a means of limiting exposure to fair value arising from increasing interest rates.

Investments for the District are reported at market value. Investments held are as follows:

<u>December 31, 2025</u>	<u>Cost</u>	<u>Market Value</u>
COLOTRUST	\$ 728,483	\$ 728,483
Total	\$ 728,483	\$ 728,483

Included in cash and cash equivalents are amounts held in the Colorado Local Government Liquid Asset Trust (the Trust), and investment vehicle established for local government entities in Colorado to pool surplus funds. The Trust offer shared in three portfolios, COLOTRUST Prime, COLOTRUST Plus+, and COLOTRUST EDGE. COLOTRUST Prime and COLOTRUST Plus+ operates similarly to a money market fund and each share is equal in value to \$1.00. COLOTRUST EDGE is a variable NAV fund managed to approximate a \$10.00 transactional share price, calculated and publishing a fair value NAV on a daily basis. Investments of COLOTRUST consist of U.S. Treasury bills, notes and note strips and repurchase agreements collateralized by U.S. Treasury securities. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by COLOTRUST. At December 31, 2025, the District invested \$728,293 in COLOTRUST Prime and \$190 in COLOTRUST Plus+. The District's investment in the COLOTRUST Prime and Plus+ is rated AAAM by S&P Global Ratings.

A summary of cash and investments is as follows:

Cash and cash equivalents	
Cash with County	\$ 4,472
Cash deposits in bank	150,749
Total cash and cash equivalents	155,221
Investments	
COLOTRUST	728,483
Total investments	728,483
Total cash and investments	\$ 883,704
Cash and cash equivalents	\$ 155,221
Investments	728,483
Total cash and investments	\$ 883,704

STARWOOD METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS December 31, 2025

NOTE 3 - PROPERTY TAXES

Revenue Recognized in 2025

Local property taxes levied in 2024 and collected in 2025 are recognized as revenue in these financial statements as shown below:

	Assessed Valuation	Mill Levy	Amount of Taxes		Percent Collected
			Levied	Collected	
Enterprise Fund	\$108,207,560	17.208	\$1,862,036	\$1,857,967	99.78%

Property Taxes Receivable and Deferred Revenues

Local Property taxes levied in 2025 but not collectible until 2026 are shown as property taxes receivable and deferred revenue.

	Assessed Valuation	Mill Levy	Estimated Percent Collectible	Property Taxes Receivable	Deferred Revenue
Enterprise Fund	\$112,212,840	20.137	100.0%	\$ 2,259,630	\$ 2,259,630

NOTE 4 - CAPITAL ASSETS

A summary of changes in capital assets for the year ended December 31, 2025 is as follows:

	January 1, 2025	Additions	Deletions	December 31, 2025
Capital assets not being depreciated:				
Land	\$ 45,229	\$ -	\$ -	\$ 45,229
Water rights	1,051,904	-	-	1,051,904
Construction in progress	724,858	32,780	(112,637)	645,002
Total assets not being depreciated	1,821,991	32,780	(112,637)	1,742,135
Capital assets being depreciated:				
Water system	3,870,472	10,079	-	3,880,551
Building and improvements	4,313,957	120,986	-	4,434,943
Equipment	672,603	59,341	(1,299)	730,645
Infrastructure	2,436,933	215,914	-	2,652,847
Total assets being depreciated	11,293,965	406,320	(1,299)	11,698,986
Less accumulated depreciation:				
Water system	(3,272,964)	(35,965)	-	(3,308,929)
Building and improvements	(1,564,570)	(141,353)	-	(1,705,923)
Equipment	(655,606)	(17,487)	1,299	(671,794)
Infrastructure	(1,812,029)	(76,981)	-	(1,889,010)
Total accumulated depreciation	(7,305,169)	(271,786)	1,299	(7,575,656)
Total assets being depreciated, net	3,988,796	134,534	-	4,123,330
Business-type activities capital assets, net	\$ 5,810,787	\$ 167,314	\$ (112,637)	\$ 5,865,465

STARWOOD METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 5 - CHANGES LONG-TERM DEBT

A summary of changes in long-term debt during 2025 follows:

	January 1, 2025	Additions	Deletions	December 31, 2025	Due within one year
Business-type activities:					
Loans payable, 2024	\$ 922,667	\$ -	\$ 27,330	\$ 895,336	\$ 28,970
Loans payable, 2018	1,101,135	-	70,349	1,030,786	72,475
Bonds payable, 2016	310,000	-	155,000	155,000	155,000
Bond premium, 2016	17,343	-	9,049	8,295	-
Business-type activities long-term liabilities	<u>\$2,351,145</u>	<u>\$ -</u>	<u>\$ 261,728</u>	<u>\$ 2,089,417</u>	<u>\$ 256,445</u>

Series 2016

The District issued its General Obligation Refunding Bonds, Series 2016, dated March 23, 2016, in the amount of \$1,300,000. The indebtedness was approved by the electorate on February 2016, for the purpose of refunding certain District general obligation bonds.

The bonds bear interest of 2.00% to 3.00% per annum and mature on December 1, 2026. Principal is payable annually on December 1 starting in 2016, with interest payable semiannually on June 1 and December 1.

The debt service requirements for the General Obligation Refunding Bonds Series 2016 issued in 2016 are as follows:

Year ending December 31,	Principal	Interest	Total
2026	\$ 155,000	\$ 4,650	\$ 159,650
	155,000	4,650	159,650
Premium	<u>8,295</u>	<u>(8,295)</u>	<u>-</u>
	<u>\$ 163,295</u>	<u>\$ (3,645)</u>	<u>\$ 159,650</u>

STARWOOD METROPOLITAN DISTRICTNOTES TO FINANCIAL STATEMENTS
December 31, 2025**NOTE 5 - CHANGES LONG-TERM DEBT, Continued**Loan 2018

The District entered into a loan agreement with ANB Bank, dated March 1, 2018, in the amount of \$1,550,000. The indebtedness was approved by the electorate on November 2017, for the purpose of financing construction of a fire station.

The bonds bear interest from 3.00% per annum and mature on December 1, 2037. Principal and interest payment of \$51,416 is payable bi-annually on June 1 and December 1.

The debt service requirements for the loan are as follows:

<u>Year ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 72,475	\$ 30,357	\$ 102,832
2027	74,666	28,167	102,833
2028	76,923	25,910	102,833
2029	79,248	23,585	102,833
2030	81,643	21,189	102,832
2031-2035	446,755	67,407	514,162
2036-2037	<u>199,076</u>	<u>6,589</u>	<u>205,665</u>
	<u>\$ 1,030,786</u>	<u>\$ 203,204</u>	<u>\$ 1,233,990</u>

Loan 2024

The District entered into a loan agreement with Alpine Bank, dated August 15, 2024, in the amount of \$1,000,000. The indebtedness was approved by the electorate on November 2023, for the purpose of financing construction of two new wells and ongoing wildfire mitigation plans.

The bonds bear interest from 6.00% per annum and mature on December 1, 2043. Principal payments vary and are payable annually on December 1 and interest payments vary and are payable bi-annually on June 1 and December 1.

The debt service requirements for the loan are as follows:

<u>Year ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 28,970	\$ 53,720	\$ 82,690
2027	30,708	51,982	82,690
2028	32,551	50,140	82,691
2029	34,504	48,186	82,690
2030	36,574	46,116	82,690
2031-2035	218,541	194,910	413,451
2036-2040	292,457	120,994	413,451
2041-2043	<u>221,031</u>	<u>27,039</u>	<u>248,070</u>
	<u>\$ 895,336</u>	<u>\$ 593,087</u>	<u>\$ 1,488,423</u>

STARWOOD METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS December 31, 2025

NOTE 6 – RETIREMENT BENEFITS

Security guards, based on semiannual performance reviews, are eligible for a \$1,000 bonus to be placed in a Traditional IRA plan. District matches dollar for dollar up to an additional \$1,000 for every dollar contributed by the guards. Limit is \$1,000 per year for bonus and \$1,000 for matching contributions per guard. In 2021, the District agreed to contribute an additional \$3,000. For the year ended December 31, 2025, the District contributed \$15,000. The District also contributed \$2,000 to the Manager's Traditional IRA and \$2,400 to the Executive Director's Traditional IRA.

NOTE 7 - BUDGETARY - GAAP REPORTING RECONCILIATION

The accompanying schedule presents comparisons of the legally adopted budget with actual data on a budgetary basis for the Enterprise Fund. Because accounting principles applied for purposes of developing data on a budgetary basis differ significantly from those used to present financial statements in conformity with GAAP, a reconciliation of resultant basis, timing, perspective and entity differences in the revenues under expenditures for the year ended December 31, 2025, is presented as follows:

Net revenues over (under) expenses (NON-GAAP basis) (Page 24)	\$ (210,182)
Less	
Depreciation	(271,786)
Amortization	(8,016)
Add	
Debt principle payments	261,728
Capital outlay	<u>326,463</u>
Net revenues over (under) expenses (GAAP basis) (Page 10)	<u>\$ 98,207</u>

NOTE 8 - CONTINGENCIES

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer's Bill of Rights (TABOR). TABOR contains revenue, spending, tax and debt limitations which apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, voter approval for any increase in mill levy or tax rates, new taxes, or creation of multi-year debt. Revenue in excess of the fiscal year spending limit must be refunded in the next fiscal year unless voters approve retention of such revenue. The amendment also requires that reserves be established for declared emergencies, with 3% of fiscal year spending required in 1995 and thereafter.

The District has no authorized but unissued debt subject to the amendment's limitation. Based on fiscal year spending for 2025, \$68,659 of the year end fund equity in the Proprietary Fund has been reserved for emergencies.

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

On November 6, 2001, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and other revenue of the District without regard to any limitations under TABOR. The election is effective only for years beginning January 1, 2002, and thereafter.

STARWOOD METROPOLITAN DISTRICT

NOTES TO FINANCIAL STATEMENTS December 31, 2025

NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. Claims made against the Starwood Metropolitan District and losses incurred by the District are covered by commercial insurance for all major areas. There have been no significant reductions in insurance coverage in the current year and settlement amounts, if any, have not exceeded insurance coverage for the last three years.

The District participated in the Public Sector Health Care Group for employee health and accident coverage. The plan is administered by Intercare Health Plans in Englewood, Colorado. The plan provides coverage up to a maximum of \$25,000 for each claim, with commercial insurance providing coverage in excess of this limit.

NOTE 10 - SUBSEQUENT EVENTS

The District has evaluated subsequent events through July 13, 2026, the date at which the financial statements were available to be issued, and determined that no events have occurred that require disclosure.

SUPPLEMENTARY INFORMATION

STARWOOD METROPOLITAN DISTRICT

**BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2025**

	Budget	
	Original	Final
REVENUES		
Water sales	\$ 225,000	\$ 225,000
Road impact fees	70,000	70,000
Property taxes	1,862,145	1,862,145
Specific ownership tax	50,000	50,000
Penalties and interest on delinquent taxes	-	-
Interest income	64,900	64,900
Tap fees	65,000	65,000
Other income	-	-
Rent income	10,440	10,440
TOTAL REVENUES	2,347,485	2,347,485
EXPENSES		
Operating		
Salaries	108,635	108,635
Employee benefits	41,392	41,392
Insurance	46,000	46,000
Supplies and expenses	485,500	485,500
Security	606,909	606,909
Purchased water	21,000	21,000
Total Operating	1,309,436	1,309,436
General and Administrative		
Salaries	126,722	126,722
Employee benefits	35,415	35,415
Supplies and expenses	399,500	399,500
Treasurers fees	92,873	92,873
Total General and Administrative	654,510	654,510
Debt Service		
Principal	261,728	261,728
Interest	95,729	95,729
Bond fees	-	-
Total Debt Service	357,457	357,457
Capital Outlay	567,100	567,100
TOTAL EXPENSES	2,888,503	2,888,503
NET CHANGE IN NET POSITION	(541,018)	(541,018)
NET POSITION, BEGINNING OF YEAR	1,384,598	1,384,598
NET POSITION, END OF YEAR	\$ 843,580	\$ 843,580
RECONCILIATION FROM BUDGET BASIS EXPENDITURES (NON-GAAP) TO GAAP		
Add:		
Capital outlay		
Principal payment		
Subtract:		
Depreciation		
Amortization		
NET POSITION, END OF YEAR GAAP BASIS		

Actual Amounts	Variance from final budget
\$ 198,077	\$ (26,923)
110,912	40,912
1,857,892	(4,253)
52,820	2,820
2,477	2,477
52,452	(12,448)
107,024	42,024
5,061	5,061
23,156	12,716
<u>2,409,871</u>	<u>62,386</u>

100,582	8,053
43,137	(1,745)
56,568	(10,568)
453,275	32,225
601,229	5,680
24,238	(3,238)
<u>1,279,029</u>	<u>30,407</u>

117,330	9,392
37,603	(2,188)
417,712	(18,212)
93,018	(145)
<u>665,663</u>	<u>(11,153)</u>

261,728	-
87,182	8,547
300	(300)
<u>349,210</u>	<u>8,247</u>
<u>326,463</u>	<u>240,637</u>

<u>2,620,365</u>	<u>268,138</u>
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(210,494)	330,524
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<u>4,890,801</u>	<u>3,506,203</u>
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4,680,307	<u>\$ 3,836,727</u>
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326,463
261,728
(271,786)
<u>(8,016)</u>

<u>\$ 4,988,696</u>

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