

THE VILLAGE METROPOLITAN DISTRICT
Eagle County, Colorado

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2025

**THE VILLAGE METROPOLITAN DISTRICT
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YEAR ENDED DECEMBER 31, 2025**

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Board of Directors
The Village Metropolitan District
Eagle County, Colorado

Independent Auditor's Report

Opinions

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

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of The Village 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 (GAAP), 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.

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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 judgment 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.

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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.

Supplementary Information

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

Other Information

Management is responsible for the other information included in our report. The other information, as listed in the table of contents, 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, accordingly, we do not express an opinion or provide any assurance on them.

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.

Wipfli LLP

Wipfli LLP
Denver, CO

June 10, 2026

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BASIC FINANCIAL STATEMENTS

THE VILLAGE METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	\$ 35,239
Cash and Investments - Restricted	23,913,549
Prepaid Insurance	4,410
Due from Other Districts	1,622,342
Property Tax Receivable	527,843
Receivable from County Treasurer	2,053
Total Assets	<u>26,105,436</u>
LIABILITIES	
Accounts Payable	18,784
Accrued Interest	306,544
Noncurrent Liabilities:	
Due Within One Year	875,000
Due in More Than One Year	69,403,143
Total Liabilities	<u>70,603,471</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	527,843
Total Deferred Inflows of Resources	<u>527,843</u>
NET POSITION	
Restricted for:	
Emergency Reserve	3,000
Debt Service	6,468,992
Net Position - Unrestricted	<u>(51,497,870)</u>
Total Net Position	<u><u>\$ (45,025,878)</u></u>

See accompanying Notes to Basic Financial Statements.

**THE VILLAGE METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025**

FUNCTIONS/PROGRAMS	Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government:				
Governmental Activities:				
General Government	\$ 106,172	\$ -	\$ 97,652	\$ (8,520)
Public Works	15,947,728	-	-	(15,947,728)
Interest on Long-Term Debt and Related Costs	3,520,790	-	6,503,806	2,983,016
Total Governmental Activities	<u>\$ 19,574,690</u>	<u>\$ -</u>	<u>\$ 6,601,458</u>	<u>(12,973,232)</u>
GENERAL REVENUES				
Property taxes				404,298
Specific ownership taxes				28,294
Interest Income				360,564
Total General Revenues and Transfers				<u>793,156</u>
CHANGES IN NET POSITION				(12,180,076)
Net Position - Beginning of Year				<u>(32,845,802)</u>
NET POSITION - END OF YEAR				<u>\$ (45,025,878)</u>

See accompanying Notes to Basic Financial Statements.

**THE VILLAGE METROPOLITAN DISTRICT
BALANCE SHEET –
GOVERNMENTAL FUNDS
DECEMBER 31, 2025**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	\$ 35,239	\$ -	\$ -	\$ 35,239
Cash and Investments - Restricted	3,000	11,016,391	12,894,158	23,913,549
Receivable from County Treasurer	-	2,053	-	2,053
Prepaid Insurance	4,410	-	-	4,410
Due from Other Districts	-	1,622,342	-	1,622,342
Property Tax Receivable	-	527,843	-	527,843
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Assets	<u>\$ 42,649</u>	<u>\$ 13,168,629</u>	<u>\$ 12,894,158</u>	<u>\$ 26,105,436</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 18,784	\$ -	\$ -	\$ 18,784
Total Liabilities	18,784	-	-	18,784
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax	-	527,843	-	527,843
Total Deferred Inflows of Resources	-	527,843	-	527,843
FUND BALANCES				
Nonspendable:				
Prepaid Expense	4,410	-	-	4,410
Restricted for:				
Emergency Reserves	3,000	-	-	3,000
Debt Service	-	12,640,786	-	12,640,786
Capital Projects	-	-	12,894,158	12,894,158
Unassigned	16,455	-	-	16,455
Total Fund Balances	<u>23,865</u>	<u>12,640,786</u>	<u>12,894,158</u>	<u>25,558,809</u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 42,649</u>	<u>\$ 13,168,629</u>	<u>\$ 12,894,158</u>	
Amounts reported for governmental activities in the statement of net position are different because:				
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.				
Accrued Interest				(306,544)
Bonds Payable				(70,245,000)
Unamortized Bond Discount				394,081
Unamortized Bond Premium				<u>(427,224)</u>
Net Position of Governmental Activities				<u>\$ (45,025,878)</u>

See accompanying Notes to Basic Financial Statements.

THE VILLAGE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property taxes	\$ -	\$ 404,298	\$ -	\$ 404,298
Specific ownership taxes	-	28,294	-	28,294
Interest Income	1,412	358,986	166	360,564
IGA Revenues Traer Creek MD	97,652	6,503,806	-	6,601,458
Total Revenues	99,064	7,295,384	166	7,394,614
EXPENDITURES				
Current:				
Accounting	43,084	-	-	43,084
Auditing	6,996	-	-	6,996
County Treasurer's Fee	-	11,802	-	11,802
District management	15,885	-	-	15,885
Dues and Membership	337	-	-	337
Election	1,328	-	-	1,328
Engineering	6,300	-	-	6,300
Insurance	4,341	-	-	4,341
Legal	27,616	-	-	27,616
Miscellaneous	285	-	-	285
Debt Service:				
Bond Interest - Series 2020	-	2,105,185	-	2,105,185
Bond Interest - Series 2025	-	298,997	-	298,997
Bond Principal - Series 2020	-	800,000	-	800,000
Bond issue costs	-	999,800	-	999,800
IGA Expenditures Traer Creek MD	-	5,111,379	10,836,349	15,947,728
Total Expenditures	106,172	9,327,163	10,836,349	20,269,684
EXCESS OF REVENUES UNDER EXPENDITURES	(7,108)	(2,031,779)	(10,836,183)	(12,875,070)
OTHER FINANCING SOURCES (USES)				
Bond issuance proceeds	-	27,940,000	-	27,940,000
Bond discount	-	(396,748)	-	(396,748)
Transfers in/(out)	-	(23,725,527)	23,725,527	-
Total Other Financing Sources	-	3,817,725	23,725,527	27,543,252
NET CHANGE IN FUND BALANCES	(7,108)	1,785,946	12,889,344	14,668,182
Fund Balances - Beginning of Year	30,973	10,854,840	4,814	10,890,627
FUND BALANCES - END OF YEAR	<u>\$ 23,865</u>	<u>\$ 12,640,786</u>	<u>\$ 12,894,158</u>	<u>\$ 25,558,809</u>

See accompanying Notes to Basic Financial Statements.

THE VILLAGE METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

Net Change in Fund Balances - Total Governmental Funds	\$ 14,668,182
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Amounts reported for governmental activities in the statement of activities are different because:

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.

Loan Issuance	(27,940,000)
Bond Principal	800,000
Bond Discount	396,748

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest Payable - Change in Liability	(131,112)
Amortization of Bond Premium	28,773
Amortization of Bond Discount	<u>(2,667)</u>

Changes in Net Position of Governmental Activities	<u><u>\$ (12,180,076)</u></u>
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**THE VILLAGE METROPOLITAN DISTRICT
GENERAL FUND –
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Budget		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive (Negative)
REVENUES				
Interest Income	\$ 1,000	\$ 1,500	\$ 1,412	\$ (88)
IGA Revenues Traer Creek MD	89,000	125,000	97,652	(27,348)
Total Revenues	90,000	126,500	99,064	(27,436)
EXPENDITURES				
Accounting	46,000	45,000	43,084	1,916
Auditing	7,000	6,996	6,996	-
District management	11,000	20,000	15,885	4,115
Dues and Membership	1,000	337	337	-
Election	2,000	1,326	1,328	(2)
Engineering	-	7,000	6,300	700
Insurance	5,000	4,341	4,341	-
Legal	10,000	30,000	27,616	2,384
Miscellaneous	2,000	10,000	285	9,715
Website	5,000	-	-	-
Total Expenditures	89,000	125,000	106,172	18,828
NET CHANGE IN FUND BALANCE	1,000	1,500	(7,108)	(8,608)
Fund Balance - Beginning of Year	25,850	30,973	30,973	-
FUND BALANCE - END OF YEAR	<u>\$ 26,850</u>	<u>\$ 32,473</u>	<u>\$ 23,865</u>	<u>\$ (8,608)</u>

See accompanying Notes to Basic Financial Statements.

**THE VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 1 DEFINITION OF REPORTING ENTITY

The Village Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court on November 30, 1998, concurrently with Traer Creek Metropolitan District (Traer Creek), and is governed pursuant to provisions of the Colorado Special Districts Act (Title 32, Article 1, Colorado Revised statutes). The District's service area is located entirely within the town of Avon (the Town) in Eagle County, Colorado. The District operates under a Service Plan approved by the Town on August 25, 1998. The District was established to provide financing for the construction of streets and safety control, water systems, sewer systems, park and recreation facilities, safety protection, fire protection, transportation systems, television relay, mosquito control, and the operation and maintenance of the District. Under its Service Plan, the District is intended to be the Financing District related to Traer Creek as the Service District for the development of the service area, which encompasses the area of both Districts.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. GASB pronouncements set 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 District has no employees, and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity, including the Town and Traer Creek.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. Governmental activities are normally supported by taxes and intergovernmental revenues.

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

**THE VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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.

Separate financial statements are provided for governmental funds. 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 related cash flows.

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 major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations are recorded when the liability is incurred, or the long-term obligation is due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of the governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

**THE VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

In accordance with the State Budget Law, 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 appropriation is at the total fund expenditures level and lapses at year-end. 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 District has amended its annual budget for the year ended December 31, 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 or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are 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 inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Amortization – Original Issue Premium/Discount

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of the debt issued, and premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports 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 and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**THE VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the government's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by 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 – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

**THE VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 3 CASH AND INVESTMENTS

Deposits with Financial Institutions

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

Statement of Net Position:

Cash and Investments	\$ 35,239
Cash and Investments - Restricted	<u>23,913,549</u>
Total Cash and Investments	<u><u>\$ 23,948,788</u></u>

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

Deposits with Financial Institutions	\$ 4,585
Investments	<u>23,944,203</u>
Total Cash and Investments	<u><u>\$ 23,948,788</u></u>

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. 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 for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 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 for the reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2025, the District's cash deposits had a bank and a carrying balance of \$4,585.

**THE VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to three to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- * Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	\$ 42,845
U.S. Treasury Money Market Fund	Weighted-Average Under 60 Days	23,901,358
		<u>\$ 23,944,203</u>

**THE VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAM by Standard & Poor's. COLOTRUST EDGE is rated AAAs/S1 by Fitch Ratings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

U.S. Treasury Money Market Fund

The money at U.S. Bank is invested in the Fidelity Governmental Fund 57 (Class 1). The Fidelity Governmental Fund is a money market fund that is managed by Fidelity Investments and each share is equal in value to \$1.00. The fund is AAAM rated and invests in high quality short-term obligations, with approximately 80% of assets invested in government securities. The average maturity of the underlying securities is 60 days or less.

**THE VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 4 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2025:

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Bonds Payable					
Special Revenue and Limited Property Tax Refunding and Improvement Bonds, Series 2020	\$ 43,105,000	\$ -	\$ 800,000	\$ 42,305,000	\$ 875,000
Special Revenue and Limited Property Tax Improvement Bonds, Series 2025	-	27,940,000	-	27,940,000	-
Subtotal Bonds Payable	<u>43,105,000</u>	<u>27,940,000</u>	<u>800,000</u>	<u>70,245,000</u>	<u>875,000</u>
Bond Premium/Discount					
Bond Discount - Series 2025	-	(396,748)	2,667	(394,081)	-
Bond Premium - Series 2020	455,997	-	28,773	427,224	-
Subtotal Bond Premium / Discount	<u>455,997</u>	<u>(396,748)</u>	<u>31,440</u>	<u>33,143</u>	<u>-</u>
Total Long-Term Obligations	<u>\$ 43,560,997</u>	<u>\$ 27,543,252</u>	<u>\$ 831,440</u>	<u>\$ 70,278,143</u>	<u>\$ 875,000</u>

The details of the District's long-term obligations are as follows:

\$45,000,000 Special Revenue and Limited Property Tax Refunding and Improvement Bonds, Series 2020, dated August 21, 2020

The Series 2020 Bonds consist of three term bonds that bear interest at 4.150%, 5.000% and 5.000% per annum, respectively, and mature on December 1, 2030, December 1, 2040, and December 1, 2049, respectively. Interest on the Series 2020 Bonds is payable semiannually on June 1 and December 1, beginning on December 1, 2020 with principal payment due on December 1 each year, beginning in 2021. Proceeds from the sale of the Series 2020 Bonds were used for the purpose of: (a) Paying the Project Costs; (b) refunding the Series 2014 Bonds (Issued by Traer Creek); (c) prepaying and canceling the 2015 Loan; (d) funding the Debt Service Reserve Fund in the amount of the Required Reserve; and (e) paying certain costs of issuance.

The Series 2020 Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity, and in whole or partial maturities, (and if in part in such order of maturities as the District shall determine and by lot within maturities), on December 1, 2025 and on any date thereafter, upon payment of the principal amount so redeemed plus accrued interest thereon to the date of redemption, together with a redemption premium of a percentage of the principal amount so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2025 through November 30, 2026	3.00%
December 1, 2026 through November 30, 2027	2.00
December 1, 2027 through November 30, 2028	1.00
December 1, 2028 and thereafter	0.00

**THE VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Mandatory Redemption

The Series 2020 Bonds are also subject to mandatory sinking fund redemption by lot on December 1 of each year and in the principal amounts at a redemption price equal to the principal amount thereof (with no redemption premium), plus accrued interest to the redemption date.

Pledged Revenue

The Series 2020 Bonds are special revenue and limited property tax obligations of the District secured by and payable from and to the extent of the District Pledged Revenue and Traer Creek Pledged Revenue.

The District Pledged Revenue consists of the following, net of any costs of collection and any tax refunds or abatements authorized by or on behalf of the Town and/or County (to the extent not previously deducted by definition): (a) all moneys derived from imposition by the District of the Required Mill Levy; (b) all Tap Fees and Surcharges; (c) all Specific Ownership Tax Revenues; (d) all Assigned Revenues received from Traer Creek; and (e) any other legally available moneys which the District determines, in its sole and absolute discretion, to credit to the Bond Fund.

The Traer Creek Pledged Revenue consists of the money derived by Traer Creek from the following sources being pledged pursuant to the Pledge Agreement, net of any costs of collection and any tax refunds or abatements authorized by or on behalf of the Town and/or County (to the extent not previously deducted by definition): (a) all moneys derived from imposition by Traer Creek of the Traer Creek Required Mill Levy; (b) all Tap Fees and Surcharges; (c) all Traer Creek Specific Ownership Tax Revenues; (d) all Assigned Revenues received from the Commercial PIC and/or the Mixed-Use PIC, less the Annual Operations Funding Allocation; and (e) any other legally available moneys which Traer Creek determines, in its sole and absolute discretion, to transfer to the District for credit to the Bond Fund.

The Annual Operations Funding Allocation is defined in the Pledge Agreement as \$450,000 per year. The Series 2020 Bonds are also secured by amounts on deposit in the Debt Service Reserve Fund, which was funded from proceeds of the Bonds in the amount of \$3,081,250. The balance of the Debt Service Reserve Fund at December 31, 2025 is \$3,081,250.

In addition, the Series 2020 Bonds are secured by amounts on deposit in the Surplus Fund, which is be funded from excess Pledged Revenue, if any, up to \$2,000,000. The balance of the Surplus Fund at December 31, 2025 is \$2,000,000.

Unused Lines of Credit

The Series 2020 Bonds do not have any unused lines of credit.

Collateral

No assets have been pledged as collateral on the Series 2020 Bonds.

**THE VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Events of Default

Events of default occur if the Districts fail to impose the Required Mill Levy, or to apply the Pledged Revenues as required by the Indenture, and do not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indentures.

Termination Events

The Series 2020 Bonds do not have a termination provision.

Acceleration

The Series 2020 Bonds are not subject to acceleration.

\$27,940,000 Special Revenue and Limited Property Tax Improvement Bonds, Series 2025, dated September 24, 2025

The District issued Special Revenue and Limited Property Tax Improvement Bonds, Series 2025 (Series 2025 Bonds) in the par amount of \$27,940,000. The Series 2025 Bonds bear interest at the rate of 5.75% per annum and payable semiannually on June 1 and December 1 and mature on December 1, 2055. The Series 2025 Bonds are subject to redemption prior to maturity at the option of the District and are subject to mandatory sinking fund redemption. The Series 2025 Bonds are issued on a parity with the Series 2020 Bonds and share an equal lien on the same pledged revenues and are payable on a parity basis. Proceeds from the sale of the Series 2025 Bonds will be used for the purpose of: (a) financing or reimbursing a portion of costs of public improvements necessary to support the development of the Village Project; (b) fund the Required Reserve; and (c) paying certain costs of issuance.

The Series 2025 Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity, and in whole or partial maturities (and if in part in such order of maturities as the District shall determine and by lot within maturities), on September 1, 2030, and on any date thereafter, upon payment of par accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
September 1, 2030, through August 31, 2031	3.00 %
September 1, 2031, through August 31, 2032	2.00
September 1, 2032, through August 31, 2033	1.00
September 1, 2033, and thereafter	0.00

Mandatory Redemption

The Series 2025 Bonds maturing on December 1, 2055, are subject to mandatory sinking fund redemption, in part, by lot, on December 1 of the year and in the principal amounts at a redemption price equal to the principal amount thereof (with no redemption premium), plus accrued interest to the redemption date.

**THE VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Pledged Revenue

The Series 2025 Bonds are special revenue and limited property tax obligations of the District secured by and payable from and to the extent of the District Pledged Revenue and Traer Creek Pledged Revenue.

The Series 2025 Bonds are also secured by amounts on deposit in the Debt Service Reserve Fund, which was funded from proceeds of the Bonds in the amount of \$2,784,000. The balance of the Debt Service Reserve Fund at December 31, 2025, is \$2,784,000.

In addition, the Series 2025 Bonds are secured by amounts on deposit in the Surplus Fund, which is funded from excess Pledged Revenue, if any, up to \$1,000,000. The balance of the Surplus Fund at December 31, 2025, is \$1,000,000.

Unused Lines of Credit

The Series 2025 Bonds do not have any unused lines of credit.

Collateral

No assets have been pledged as collateral on the Series 2025 Bonds.

Events of Default

Events of default occur if the Districts fail to impose the Required Mill Levy, or to apply the Pledged Revenues as required by the Indenture, do not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indentures, and the District files a petition under federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligations represented by the Series 2025 Bonds.

Termination Events

The Series 2025 Bonds do not have a termination provision.

Acceleration

The Series 2025 Bonds are not subject to acceleration.

The District's long-term obligations will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 875,000	\$ 3,678,535	\$ 4,553,535
2027	940,000	3,642,223	4,582,223
2028	1,015,000	3,603,212	4,618,212
2029	1,090,000	3,561,090	4,651,090
2030	1,170,000	3,515,855	4,685,855
2031-2035	6,735,000	16,695,500	23,430,500
2036-2040	8,595,000	14,835,000	23,430,000
2041-2045	10,970,000	12,460,250	23,430,250
2046-2050	17,135,000	9,256,063	26,391,063
2051-2055	21,720,000	4,188,589	25,908,589
Total	<u>\$ 70,245,000</u>	<u>\$ 75,436,317</u>	<u>\$ 145,681,317</u>

**THE VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 DEBT AUTHORIZATION

On November 3, 1998, the District's electors authorized the issuance of indebtedness in an amount not to exceed \$52,250,000 at an interest rate not to exceed 18%. On November 6, 2001, the District's electors authorized the issuance of additional indebtedness in an amount not to exceed \$1,763,000,000 at an interest rate not to exceed 18%. As of December 31, 2025, the total authorized indebtedness is \$1,763,200,000.

Per the Service Plan dated August 25, 1998, the District, combined with Traer Creek Metropolitan District, is limited to issuing \$158,000,000 in debt. Traer Creek Metropolitan District's authorization used is \$52,100,000. In addition, the maximum debt service mill levy for the District is 50 mills, as adjusted for changes in the ratio of actual value to assessed value of property within the District.

NOTE 6 NET POSITION

The District has net position consisting of two components - restricted and unrestricted.

Restricted assets include net positions that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District has restricted net assets as of December 31, 2025, as follows:

	<u>Governmental Activities</u>
Restricted Net Position:	
Emergencies	\$ 3,000
Debt Service Reserve	<u>6,468,992</u>
Total Restricted Net Position	<u><u>\$ 6,471,992</u></u>

The District's unrestricted net position as of December 31, 2025, is \$(51,497,870). This deficit is a result of the District being responsible for the repayment of the bonds issued for public improvement which were conveyed to other governmental entities.

NOTE 7 RELATED PARTIES

The developer of the property within the District and Traer Creek is Traer Creek LLC and several affiliated limited liability companies (the Developer). The members of the Board of Directors are employees, owners or associated with the Developer and may have conflicts of interest in dealing with the District.

The members of the Board also serve as the Board members of Traer Creek.

**THE VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 8 AGREEMENTS

The District entered into a Facilities Funding, Construction and Operations Agreement on July 31, 2001, and later amended on March 4, 2002, with Traer Creek to provide funding in exchange for certain services and facilities, as described in the District's Service Plan, to current and future residents and property owners of both the District and Traer Creek.

Additionally, the District will provide funding to Traer Creek in exchange for the operations, maintenance and administrative service functions. The District pledges all revenue it receives from ad valorem property taxes, specific ownership taxes and other rates, fees, tolls, and charges that may be imposed and collected to Traer Creek, if such revenue is not otherwise pledged, to assist in financing the facilities and services.

In 2025, the District received \$97,652 from Traer Creek to pay general and administrative expenses and \$6,503,806 to pay debt service costs. As of December 31, 2025, the District is owed \$1,622,342 from Traer Creek to pay debt service.

NOTE 9 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool) as of December 31, 2025. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool 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.

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS

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

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. The District voters approved an election question in 2001 to remove limits on the amount of revenue, excluding revenues generated from ad valorem taxes, the District is allowed to retain.

**THE VILLAGE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

On November 6, 2001, District voters passed an election question to increase property taxes \$1,000,000 annually, without limitation of rate, to pay the District's administration, operational, and maintenance costs.

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 Emergency Reserves have been calculated based only on the revenues that the District retains. This does not include the revenue used for debt service. Revenues transferred to Traer Creek Metropolitan District will have an Emergency Reserve on those funds shown in Traer Creek Metropolitan District.

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.

Section 29-1-1702, C.R.S., contains limitations on revenues generated from property tax revenues that apply to certain local governments within the state of Colorado. Annual property tax revenue is limited to a 5.25% increase (10.5% increase over a two-year period), such increase is determined based on prior assessment period and adjusted for allowable exclusions and exemptions from qualified property tax revenues. The District's management believes it is in compliance with the provisions of Section 29-1-1702, C.R.S. However, this section of the C.R.S. is complex and subject to interpretation.

SUPPLEMENTARY INFORMATION

**THE VILLAGE METROPOLITAN DISTRICT
DEBT SERVICE FUND –
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Budget		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive (Negative)
REVENUES				
Property taxes	\$ 410,029	\$ 410,029	\$ 404,298	\$ (5,731)
Specific ownership taxes	20,501	30,528	28,294	(2,234)
Interest Income	450,000	361,132	358,986	(2,146)
IGA Revenues Traer Creek MD	5,248,000	5,980,799	6,503,806	523,007
Total Revenues	6,128,530	6,782,488	7,295,384	512,896
EXPENDITURES				
County Treasurer's Fee	12,301	12,309	11,802	507
Paying agent fees	5,000	5,000	-	5,000
Bond Interest - Series 2020	2,105,185	2,105,185	2,105,185	-
Bond Interest - Series 2025	-	298,997	298,997	-
Bond Principal - Series 2020	800,000	800,000	800,000	-
Bond issue costs	-	1,028,745	999,800	28,945
IGA Expenditures Traer Creek MD	3,321,623	5,111,379	5,111,379	-
Contingency	39,000	-	-	-
Total Expenditures	6,283,109	9,361,615	9,327,163	34,452
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(154,579)	(2,579,127)	(2,031,779)	547,348
OTHER FINANCING SOURCES (USES)				
Bond issuance proceeds	-	27,940,000	27,940,000	-
Bond Premium	-	-	-	-
Bond discount	-	(396,748)	(396,748)	-
Transfers from other funds	-	4,980	4,980	-
Transfers to other fund	-	(23,730,507)	(23,730,507)	-
Total Other Financing Sources	-	3,817,725	3,817,725	-
NET CHANGE IN FUND BALANCE	(154,579)	1,238,598	1,785,946	547,348
Fund Balance - Beginning of Year	8,182,814	10,854,840	10,854,840	-
FUND BALANCE - END OF YEAR	<u>\$ 8,028,235</u>	<u>\$ 12,093,438</u>	<u>\$ 12,640,786</u>	<u>\$ 547,348</u>

**THE VILLAGE METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND –
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Budget		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive (Negative)
REVENUES				
Interest Income	\$ -	\$ 186	\$ 166	\$ (20)
Total Revenues	-	186	166	(20)
EXPENDITURES				
IGA Expenditures Traer Creek MD	-	18,100,000	10,836,349	7,263,651
Total Expenditures	-	18,100,000	10,836,349	7,263,651
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	(18,099,814)	(10,836,183)	7,263,631
OTHER FINANCING SOURCES (USES)				
Transfers from other funds	-	23,730,507	23,730,507	-
Transfers to other fund	-	(5,000)	(4,980)	20
Total Other Financing Sources	-	23,725,507	23,725,527	20
NET CHANGE IN FUND BALANCE	-	5,625,693	12,889,344	7,263,651
Fund Balance - Beginning of Year	-	4,814	4,814	-
FUND BALANCE - END OF YEAR	\$ -	\$ 5,630,507	\$ 12,894,158	\$ 7,263,651

OTHER INFORMATION

THE VILLAGE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
YEAR ENDED DECEMBER 31, 2025

Bonds and Interest Maturing in Year Ending December 31,	\$45,000,000 Special Revenue and Limited Property Tax Refunding and Improvement Bonds Series 2020, Dated September 9, 2020 Interest Rate 4.15% - 5.00% Payable June 1 and December 1 Principal Payable December 1			\$27,940,000 Special Revenue and Limited Property Tax Improvement Bonds Series 2025, Dated September 24, 2025 Interest Rate 5.75% Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total	Principal	Interest	Total
2026	\$ 875,000	\$ 2,071,985	\$ 2,946,985	\$ -	\$ 1,606,550	\$ 1,606,550
2027	940,000	2,035,673	2,975,673	-	1,606,550	1,606,550
2028	1,015,000	1,996,662	3,011,662	-	1,606,550	1,606,550
2029	1,090,000	1,954,540	3,044,540	-	1,606,550	1,606,550
2030	1,170,000	1,909,305	3,079,305	-	1,606,550	1,606,550
2031	1,220,000	1,860,750	3,080,750	-	1,606,550	1,606,550
2032	1,280,000	1,799,750	3,079,750	-	1,606,550	1,606,550
2033	1,345,000	1,735,750	3,080,750	-	1,606,550	1,606,550
2034	1,410,000	1,668,500	3,078,500	-	1,606,550	1,606,550
2035	1,480,000	1,598,000	3,078,000	-	1,606,550	1,606,550
2036	1,555,000	1,524,000	3,079,000	-	1,606,550	1,606,550
2037	1,635,000	1,446,250	3,081,250	-	1,606,550	1,606,550
2038	1,715,000	1,364,500	3,079,500	-	1,606,550	1,606,550
2039	1,800,000	1,278,750	3,078,750	-	1,606,550	1,606,550
2040	1,890,000	1,188,750	3,078,750	-	1,606,550	1,606,550
2041	1,985,000	1,094,250	3,079,250	-	1,606,550	1,606,550
2042	2,085,000	995,000	3,080,000	-	1,606,550	1,606,550
2043	2,190,000	890,750	3,080,750	-	1,606,550	1,606,550
2044	2,300,000	781,250	3,081,250	-	1,606,550	1,606,550
2045	2,410,000	666,250	3,076,250	-	1,606,550	1,606,550
2046	2,535,000	545,750	3,080,750	-	1,606,550	1,606,550
2047	2,660,000	419,000	3,079,000	-	1,606,550	1,606,550
2048	2,790,000	286,000	3,076,000	-	1,606,550	1,606,550
2049	2,930,000	146,500	3,076,500	3,025,000	1,606,550	4,631,550
2050	-	-	-	3,195,000	1,432,613	4,627,613
2051	-	-	-	3,375,000	1,248,900	4,623,900
2052	-	-	-	3,570,000	1,054,838	4,624,838
2053	-	-	-	3,775,000	849,563	4,624,563
2054	-	-	-	3,995,000	632,500	4,627,500
2055	-	-	-	7,005,000	402,788	7,407,788
Total	<u>\$ 42,305,000</u>	<u>\$ 31,257,915</u>	<u>\$ 73,562,915</u>	<u>\$ 27,940,000</u>	<u>\$ 44,178,402</u>	<u>\$ 72,118,402</u>

THE VILLAGE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)
YEAR ENDED DECEMBER 31, 2025

Bonds and Interest Maturing in Year Ending December 31,	Totals		
	Principal	Interest	Total
2026	\$ 875,000	\$ 3,678,535	\$ 4,553,535
2027	940,000	3,642,223	4,582,223
2028	1,015,000	3,603,212	4,618,212
2029	1,090,000	3,561,090	4,651,090
2030	1,170,000	3,515,855	4,685,855
2031	1,220,000	3,467,300	4,687,300
2032	1,280,000	3,406,300	4,686,300
2033	1,345,000	3,342,300	4,687,300
2034	1,410,000	3,275,050	4,685,050
2035	1,480,000	3,204,550	4,684,550
2036	1,555,000	3,130,550	4,685,550
2037	1,635,000	3,052,800	4,687,800
2038	1,715,000	2,971,050	4,686,050
2039	1,800,000	2,885,300	4,685,300
2040	1,890,000	2,795,300	4,685,300
2041	1,985,000	2,700,800	4,685,800
2042	2,085,000	2,601,550	4,686,550
2043	2,190,000	2,497,300	4,687,300
2044	2,300,000	2,387,800	4,687,800
2045	2,410,000	2,272,800	4,682,800
2046	2,535,000	2,152,300	4,687,300
2047	2,660,000	2,025,550	4,685,550
2048	2,790,000	1,892,550	4,682,550
2049	5,955,000	1,753,050	7,708,050
2050	3,195,000	1,432,613	4,627,613
2051	3,375,000	1,248,900	4,623,900
2052	3,570,000	1,054,838	4,624,838
2053	3,775,000	849,563	4,624,563
2054	3,995,000	632,500	4,627,500
2055	7,005,000	402,788	7,407,788
Total	<u>\$ 70,245,000</u>	<u>\$ 75,436,317</u>	<u>\$ 145,681,317</u>

THE VILLAGE METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
YEAR ENDED DECEMBER 31, 2025

Year Ended December 31,	Assessed Valuation	Percent Change	Total Mills Levied	Total Property Taxes		Percent Collected to Levied
			Debt Service	Levied	Collected	
2021	\$ 14,838,100	1.8%	15.000	\$ 222,572	\$ 222,571	100.00 %
2022	16,635,960	12.1%	15.000	249,539	250,295	100.30 %
2023	17,845,270	7.3%	15.617	278,690	279,464	100.28 %
2024	22,604,240	26.7%	16.503	373,038	356,311 (A)	95.52 %
2025	25,210,820	11.5%	16.264	410,029	404,298	98.60 %
Estimated for Year Ending December 31, 2026	\$ 31,702,270	40.2%	16.650	\$ 527,843		

Note:

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

(A) Includes abatement of \$17,530 to taxpayers in 2024

Source: Eagle County Assessor and Treasurer.