WEST MEADOW METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2025

with

Independent Auditor's Report

CONTENTS

	Page
Independent Auditor's Report	I
Basic Financial Statements	
Balance Sheet/Statement of Net Position - Governmental Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances/Statement of Activities - Governmental Funds	2
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	3
Notes to Financial Statements	4
Supplemental Information	
Schedule of Revenues, Expenditures and Changes in Fund Balance Budget and Actual – Debt Service Fund	18
Schedule of Revenues, Expenditures and Changes in Fund Balance Budget and Actual - Capital Projects Fund	19
Summary of Assessed Valuation, Mill Levy and Property Taxes Collected	20

FLYNN CPA, LLC
Bill@flynn-cpa.com
(303) 970-9698

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
West Meadow Metropolitan District
Grand County, CO

Opinions

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the West Meadow Metropolitan District as of December 31, 2025, and the respective changes in financial position and the 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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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.
- 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.

Other Matters

Required Supplemental Information

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

Supplemental Information

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



Flynn CPA, LLC

Castle Pines, CO
August 29, 2026

WEST MEADOW METROPOLITAN DISTICT

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

	General	Debt Service	Capital Projects	Total	Adjustments	Statement of Net Position
ASSETS						
Cash and investments	$ 52,629	$ -	$ -	$ 52,629	$ -	$ 52,629
Cash and investments - restricted	-	2,723,752	3,415	2,727,167	-	2,727,167
Taxes due from County	158	3,950	-	4,108	-	4,108
Property taxes receivable	52,437	1,402,048	-	1,454,485	-	1,454,485
Total Assets	$ 105,224	$ 4,129,750	$ 3,415	$ 4,238,389	-	4,238,389
LIABILITIES						
Accounts payable	$ 3,000	$ -	$ -	$ 3,000	-	3,000
Due to Byers View MD	49,787	-	-	$ 49,787	-	49,787
Accrued interest on bonds	-	-	-	-	995,739	995,739
Long-term liabilities:						
Due within one year	-	-	-	-	140,000	140,000
Due in more than one year	-	-	-	-	23,302,927	23,302,927
Total Liabilities	52,787	-	-	52,787	24,438,666	24,491,453
DEFERRED INFLOWS OF RESOURCES						
Deferred property taxes	52,437	1,402,048	-	1,454,485	-	1,454,485
Total Deferred Inflows of Resources	52,437	1,402,048	-	1,454,485	-	1,454,485
FUND BALANCES/NET POSITION						
Fund balances:						
Restricted:						
Debt service	-	2,727,702	-	2,727,702	(2,727,702)	-
Capital	-	-	3,415	3,415	(3,415)	-
Total Fund Balances	-	2,727,702	3,415	2,731,117	(2,731,117)	-
Total Liabilities and Fund Balances	$ 105,224	$ 4,129,750	$ 3,415	$ 4,238,389		
Net Position:						
Restricted for:						
Debt service					2,727,702	2,727,702
Capital projects					3,415	3,415
Unrestricted					(24,438,666)	(24,438,666)
Total Net Position (Deficit)					$ (21,707,549)	$ (21,707,549)

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

WEST MEADOW METROPOLITAN DISTICT

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

	General	Debt Service	Capital Project	Total	Adjustments	Statement of Activities
EXPENDITURES						
Treasurer fees	$ 2,490	$ 62,254	$ -	$ 64,744	$ -	$ 64,744
Bond interest	-	1,368,500	-	1,368,500	266,165	1,634,665
Trustee fees	-	3,500	-	3,500	-	3,500
Transfer to Byers View MD	49,787	-	-	49,787	-	49,787
Total Expenditures	52,277	1,434,254	-	1,486,531	266,165	1,752,696
GENERAL REVENUES						
Property taxes	49,730	1,243,239	-	1,292,969	-	1,292,969
Specific ownership taxes	2,473	61,834	-	64,307	-	64,307
Interest income	74	125,289	-	125,363	-	125,363
Total General Revenues	52,277	1,430,362	-	1,482,639	-	1,482,639
NET CHANGES IN FUND BALANCES	-	(3,892)	-	(3,892)	3,892	
CHANGES IN NET POSITION					(270,057)	(270,057)
FUND BALANCES/NET POSITION						
BEGINNING OF YEAR	-	2,731,594	3,415	2,735,009	(24,172,501)	(21,437,492)
END OF YEAR	$ -	$ 2,727,702	$ 3,415	$ 2,731,117	$ (24,438,666)	$ (21,707,549)

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

WEST MEADOW METROPOLITAN DISTICT

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 48,505	$ 49,730	$ 1,225
Specific ownership taxes	3,880	2,473	(1,407)
Total Revenues	52,385	52,277	(108)
EXPENDITURES			
Transfer to Byers View MD	49,960	49,787	173
Treasurer fees	2,425	2,490	(65)
Total Expenditures	52,385	52,277	108
NET CHANGE IN FUND BALANCE	-	-	-
FUND BALANCE:			
BEGINNING OF YEAR	-	-	-
END OF YEAR	$ -	$ -	$ -

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

Note 1: Summary of Significant Accounting Policies

The accounting policies of the West Meadow Metropolitan District (the "District"), located in the Town of Fraser, ("Town") Grand County, Colorado, conform to the accounting principles generally accepted in the United States of America ("GAAP") as applicable to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized in accordance with a service plan on May 13, 2005, as a quasi-municipal corporation established under the State of Colorado Special District Act. The District was formed pursuant to an order of the District Court, Grand County (the "District Court") recorded in the records of the Grand County Clerk and Recorder on May 13, 2005. The Issuer was formed contemporaneously with West Mountain Metropolitan District (the "Mountain District") and Byers View Metropolitan District (the "Byers District"). The District, the Mountain District, and the Byers District operate pursuant to a First Amended and Restated Consolidated Service Plan dated April 14, 2005 (the "Service Plan") approved by the Board of Trustees (the "Town Board of Trustees") of the Town on April 6, 2005. The First Amended and Restated Consolidated to the Service Plan was approved by the Town (the "Service Plan Amendment") on May 17, 2023. The Service Plan Amendment purpose was, (a) to remove the Mountain District and the Byers District from the Service Plan; and (b) to reduce the Service Plan debt limit to $24,000,000 (applicable only to the District). The District was established to provide for the design, acquisition, installation, construction, financing, operation and maintenance of sanitary sewer, storm drainage, water, street, traffic and safety control, parks and recreation and mosquito and pest control improvements. The District's primary source of revenues is interest income and property taxes. The District is governed by an elected Board of Directors.

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

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

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

Basis of Presentation

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

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

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

The District reports the following major governmental funds:

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

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

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

Budgetary Accounting

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

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

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

Deposits and Investments

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

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

Estimates

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

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has no items that qualify for reporting in this category.

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

Original Issue Discount

Original issue discount from the Series 2023A Bonds are being amortized over the term of the bonds using the interest method. Accumulated amortization of original issue amounted to $21,290, at December 31, 2025.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized.

Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated. As of December 31, 2025 the District has no Capital Assets.

Property Taxes

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

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

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Fund Equity

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

Nonspendable Fund Balance

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

Restricted Fund Balance

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

The restricted fund balance in the Capital Projects Fund in the amount of $3,415 is restricted for the payment of the costs for capital improvements within the District.

The restricted fund balance in the Debt Service Fund in the amount of $2,727,702 is restricted for the payment of the debt service costs associated with the Series 2023A Bonds (see Note 3).

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

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

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

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

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

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

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

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

Adoption of New Accounting Standards

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

Note 2: Cash and Investments

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

Statement of Net Position:	
Cash and investments	$ 52,629
Cash and investments - restricted	2,727,167
Total	$ 2,779,796

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

Investments -CSAFE	$ 71,855
Investments – Inveso Treasury Fund	2,707,941
	$ 2,779,796

Deposits

Custodial Credit Risk

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

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

Investments

Credit Risk

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

Custodial and Concentration of Credit Risk

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

Interest Rate Risk

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

Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investment is not required to be categorized within the fair value hierarchy. This Invesco Treasury Obligation Fund value is calculated using the net asset value method ("NAV") per share. The CSAFE investment's value is calculated using the amortized cost method.

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

Invesco Treasury Obligation Fund

The District's funds that were included in the trust accounts at BOK bank were invested in the Invesco Treasury Obligation Fund ("Portfolio"). This Portfolio is a money market fund and each share is equal in value to $1.00. All investments within the Portfolio are recorded at fair value and the District records its investment in the Portfolio at NAV. The Portfolio is AAAm rated and invests exclusively in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. The maturity of the underlying securities is 9 days or less. As of December 31, 2025, the District has $2,707,941 invested in the Portfolio.

CSAFE

The local government investment pool Colorado Surplus Asset Fund Trust ("CSAFE"), is rated AAAmmf by Fitch Ratings with a weighted average maturity of under 60 days. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. CSAFE is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust is similar to a money market fund, with each share valued at $1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds, and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to custodian agreements. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodians' internal records identify the investments owned by CSAFE. At December 31, 2025, the District had $71,855 invested in CSAFE.

Note 3: Long-Term Debt

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

	Balance 1/1/2025	Additions	Reductions	Balance 12/31/2025	Current Portion
General Obligation Bonds:					
Series 2023A Bonds	$18,985,000	$ -	$ -	$ 18,985,000	$140,000
Series 2023b Bonds	4,600,000	-	-	4,600,000	-
	23,585,000	-	-	23,585,000	140,000
Bond Discount	(150,279)	-	8,206	(142,073)	-
	$23,434,721	$ -	$ 8,206	$ 23,442,927	$140,000

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

$18,985,000 Limited Tax General Obligation Senior Bonds, Series 2023A

On April 1, 2023, the District issued $8,100,000 of $18,985,000 Limited Tax General Obligation Senior Bonds, Series 2023A ("Series 2023A Bonds") for the purpose of paying or reimbursing Project Costs, funding the Capitalized Interest Amount, funding the Surplus Fund in the amount of the Initial Surplus Fund Deposit, and paying costs incidental to the issuance of the Series 2023A Bonds and the Series 2023B Subordinate Bonds. The Series 2023A Bonds bear interest at rates ranging from 6.0% to 6.5% payable semiannually on June 1 and December 1 commencing on June 1, 2023 and mature on December 1, 2050. The Bonds are subject to mandatory sinking fund redemption commencing December 1, 2026.

The 2023A Bonds are subject to early redemption at the option of the District commencing December 1, 2028, with a redemption premium of 3% reducing to 1% until December 1, 2031 after which the Series 2023A Bonds may be redeemed without any redemption premium. The 2023A Bonds are limited tax general obligations of the District secured by and payable solely from and to the extent of the Pledged Revenue, consisting of moneys derived by the District from the following sources: the Property Tax Revenues, the portion of Specific Ownership Tax related to the Property Tax Revenues, and any other moneys determined by the District.

Events of Default as defined in the Series 2023A Bond Indenture are 1) the failure of the District to impose the Required Mill levy, 2) the failure of the District to apply the Pledged Revenue as required by the Indenture, 3) the default by the District in the performance or observance of any other of the covenants, agreements, or conditions of the Indenture or the Bond Resolution, and failure to remedy the same after notice thereof pursuant to the Indenture or 4) the filing of a petition under the federal bankruptcy laws or other applicable laws seeking to adjust the obligations represented by the Bonds.

Failure to pay the principal of or interest on the Series 2023A Bonds when due shall not, of itself, constitute an Event of Default under the Indenture. Remedies available in the Event of Default include 1) receivership, 2) suit for judgment, and 3) other suits. Acceleration of the Series 2023A Bonds is not an available remedy for an Event of Default.

$4,600,000 Limited Tax General Obligation Subordinate Bonds, Series 2023B

On April 1, 2023, the District executed and delivered an Indenture of Trust (Subordinate) between the District and BOK Bank as trustee which authorized the issuance to the Developer the Districts Limited Tax General Obligation Subordinate Bonds, Series 2023B ("Series 2023B Bonds") in a maximum amount of up to $4,600,000. The Series 2023B Bonds bear interest at 8.0%. The Series 2023B Bonds are cash flow bonds with annual payments anticipated to be made on December 15, commencing December 15, 2023 to the extent of available Subordinate Pledged Revenue. Unpaid interest compounds annually on December 15 at the rate of 8.00%. Payments toward interest and principal can be made provided the Series 2023A Bonds (and any other Senior Bonds outstanding) are current and the Surplus Fund for the Series 2023A Bonds and any other Senior Bonds are full. The 2023B Bonds are subject to early redemption at the option of the District commencing December 15, 2028, with a redemption premium of 1% to 3% until December 15, 2031 after which the Series 2023B Bonds may be redeemed without any redemption premium. The 2023B Bonds are limited tax general obligations of the District secured by and payable solely from and to the extent of Subordinate Pledged Revenue, consisting of moneys derived by the District from the following sources: the Property Tax Revenues, the portion of Specific Ownership Tax related to the Property Tax Revenues, and any other moneys determined by the District.

Events of Default as defined in the Series 2023B Bond Indenture are 1) the failure of the District to impose the Subordinate Required Mill levy, 2) the failure of the District to apply the Subordinate Pledged Revenue as required by the Indenture, 3) the default by the District in the performance or observance of any other of the covenants, agreements, or conditions of the Indenture or the Bond Resolution, and failure to remedy the same after notice thereof pursuant to the Indenture or 4) the filing of a petition under the federal bankruptcy laws or other applicable laws seeking to adjust the obligations represented by the Bonds. Failure to pay the principal of or interest on the Series 2023B Bonds when due shall not, of itself, constitute an Event of Default under the Indenture. Remedies available in the Event of Default include 1) receivership, 2) suit for judgment, and 3) other suits. Acceleration of the Series 2023B Bonds is not an available remedy for an Event of Default.

The following is a summary of the annual long-term debt principal and interest requirements of the 2023A Bonds, no summary is provided for the Series 2023B Bonds due to the cash flow nature of the Series 2023B Bonds.

Year	Principal	Interest	Total
2026	$ 140,000	$ 1,208,025	$ 1,348,025
2027	220,000	1,199,625	1,419,625
2028	265,000	1,186,425	1,451,425
2029	280,000	1,170,525	1,450,525
2030	325,000	1,153,725	1,478,725
2031-2035	2,140,000	5,438,325	7,578,325
2036-2040	3,320,000	4,659,900	7,979,900
2041-2045	4,975,000	3,400,150	8,375,150
2046-2050	7,320,000	1,498,250	8,818,250
Total	$ 18,985,000	$ 20,914,950	$ 39,899,950

Debt Authorization

Per the District's Service Plan, the District cannot issue debt in excess of $24,000,000. $415,000 of the Service Plan authorization remains as of December 31, 2025. The District did not budget to issue any debt in 2025.

Note 4: Other Agreements

Intergovernmental Agreement Among: Town of Fraser, Byers District, Mountain District and the District and Inter-District Intergovernmental Agreement Among: Byers District, Mountain District and the District

The District has entered into agreements with the Town of Fraser, Mountain District and Byers District regarding the Public Improvements. It is the intent of the Metropolitan Districts to dedicate all facilities constructed or otherwise acquired and completed by the Byers View Metropolitan District in conformance with, and approval of, the Town of Fraser, to the Town of Fraser, or to some other appropriate governmental or non-profit entity as approved in writing by the Town, for the use and benefit of the District's inhabitants and taxpayers, unless a disposition other than dedication is agreed to with the Town. Such Public Improvements shall have a two-year warranty period.

In accordance with the Service Plan and an Intergovernmental Agreement between the Districts, the Districts have authorized Byers District (the service District) to be responsible for financing and managing the construction and operation of facilities, improvements and services of the Districts as approved by the Town of Fraser. The West Mountain and the Districts (the financing Districts) will be responsible for producing property tax and other revenue sufficient to pay the costs of operations and debt service expenses incurred for the public improvements, until such obligations are discharged.

Byers District, along with the Town of Fraser and the Fraser Sanitation District, will own and operate the public facilities within the boundaries of the Districts, Mountain District and the District will generate the tax revenue sufficient to pay the costs of the capital improvements and maintenance within their respective boundaries. The Byers District will be reimbursed for monies advanced by the Developer at a later date from the net income of the District obtained through transfers of funds from Mountain District and the District's, reasonable rates, tolls and charges, and bond proceeds. Bond proceeds from the Series 2023A Bonds and the Series 2023 B Bonds were transferred to Byers View and used to partially reimburse the Developer.

On April 12, 2023, the District approved the First Amendment to Inter-District Intergovernmental Agreement. Pursuant to the amended agreement, any party may terminate this Agreement by providing 60 days' written notice to the non-terminating parties of its intent to terminate. Upon termination of this Agreement, the Financing Districts shall pay the Service District all costs the Service District incurred on behalf of the respective Financing District prior to the date of termination

Note 5: Related Parties

Some of the Board members are owners or members of or are otherwise associated with the Developer. Management believes that all potential conflicts, if any, have been disclosed to the Board.

Note 6: Tax, Spending and Debt Limitations

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

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

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

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.
On November 2, 2004, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Note 7: Risk Management

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

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

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

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

1) long-term liabilities such as bonds and developer advances payable and accrued interest payable are not due and payable in the current period and, therefore, are not in the funds.

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

1) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities;
2) governmental funds report developer advances and/or bond proceeds as revenue; and,
3) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

WEST MEADOW METROPOLITAN DISTICT

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
DEBT SERVICE FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	$ 1,212,631	$ 1,243,239	$ 30,608
Specific ownership taxes	97,010	61,834	(35,176)
Interest income	1,000	125,289	124,289
Total Revenues	1,310,641	1,430,362	119,721
EXPENDITURES			
Bond interest	1,208,025	1,368,500	(160,475)
Trustee fees	5,000	3,500	1,500
Treasurer fees	60,632	62,254	(1,622)
Total Expenditures	1,273,657	1,434,254	(160,597)
NET CHANGE IN FUND BALANCE	36,984	(3,892)	(40,876)
FUND BALANCE:			
BEGINNING OF YEAR	2,583,450	2,731,594	148,144
END OF YEAR	$ 2,620,434	$ 2,727,702	$ 107,268

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

WEST MEADOW METROPOLITAN DISTICT

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
CAPITAL PROJECTS FUND
For the Year Ended December 31, 2025

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Interest income	$ -	$ -	$ -
Total Revenues	-	-	-
EXPENDITURES			
Cost of issuance	-	-	-
Total Expenditures	-	-	-
NET CHANGE IN FUND BALANCE	-	-	-
FUND BALANCE:			
BEGINNING OF YEAR	3,415	3,415	-
END OF YEAR	$ 3,415	$ 3,415	$ -

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

WEST MEADOW METROPOLITAN DISTICT

SUMMARY OF ASSESSED VALUATION, MILL LEVY
AND PROPERTY TAXES COLLECTED
December 31, 2025

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied			Total Property Tax		Percent Collected to Levied
		General	Debt Service	Total	Levied	Collected	
2023	$ 14,150,500	0.000	50.000	50.000	$ 707,525	$ 707,525	100.00%
2024	$ 22,539,890	2.000	50.000	52.000	$ 1,172,074	$ 1,172,767	100.06%
2025	$ 24,252,610	2.000	50.000	52.000	$ 1,261,136	$ 1,292,969	102.52%
Estimated for year ending December 31, 2026	$ 28,040,964	1.870	50.000	51.870	$ 1,454,485		

NOTE

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