

Willow Trace Metropolitan District

Financial Statements

Year Ended December 31, 2025

with

Independent Auditor's Report

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Board of Directors
Willow Trace Metropolitan District
Arapahoe County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Willow Trace 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 Willow Trace 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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Other Matters

Required Supplemental Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States 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 financial statements as a whole. The supplemental 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 supplemental 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.

The logo for Wipfli LLP, featuring the company name in a stylized, handwritten-style script.

Wipfli LLP
Denver, Colorado

September 24, 2026

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Willow Trace Metropolitan District

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

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS					
Cash and investments	\$ 432,093	\$ -	\$ 432,093	\$ -	\$ 432,093
Cash and investments - restricted	15,670	666,780	682,450	-	682,450
Receivable - County Treasurer	1,248	3,868	5,116	-	5,116
Prepaid Expenses	11,448	-	11,448	-	11,448
Property taxes receivable - deferred	254,481	788,070	1,042,551	-	1,042,551
Capital assets, net of depreciation	-	-	-	682,030	682,030
Bond insurance costs - net	-	-	-	8,593	8,593
Total Assets	<u>714,940</u>	<u>1,458,718</u>	<u>2,173,658</u>	<u>690,623</u>	<u>2,864,281</u>
DEFERRED OUTFLOWS OF RESOURCES					
Deferred loss on refunding	-	-	-	264,900	264,900
Total Deferred Outflows of Resources	-	-	-	264,900	264,900
Total Assets and Deferred Outflows of Resources	<u>\$ 714,940</u>	<u>\$ 1,458,718</u>	<u>\$ 2,173,658</u>	<u>955,523</u>	<u>3,129,181</u>
LIABILITIES					
Accounts payable	\$ 8,963	\$ -	\$ 8,963	-	8,963
Accrued interest on bonds	-	-	-	19,454	19,454
Long-term liabilities:					
Due within one year	-	-	-	260,000	260,000
Due in more than one year	-	-	-	5,559,415	5,559,415
Total Liabilities	<u>8,963</u>	<u>-</u>	<u>8,963</u>	<u>5,838,869</u>	<u>5,847,832</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred property taxes	<u>254,481</u>	<u>788,070</u>	<u>1,042,551</u>	<u>-</u>	<u>1,042,551</u>
Total Deferred Inflows of Resources	<u>254,481</u>	<u>788,070</u>	<u>1,042,551</u>	<u>-</u>	<u>1,042,551</u>
FUND BALANCE					
Nonspendable					
Prepaid expenses	11,448	-	11,448	(11,448)	-
Restricted:					
Emergencies	15,670	-	15,670	(15,670)	-
Debt service	-	670,648	670,648	(670,648)	-
Assigned to:					
Subsequent years' expenditures	163,606	-	163,606	(163,606)	-
Unassigned	<u>260,772</u>	<u>-</u>	<u>260,772</u>	<u>(260,772)</u>	<u>-</u>
Total Fund Balances	<u>451,496</u>	<u>670,648</u>	<u>1,122,144</u>	<u>(1,122,144)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 714,940</u>	<u>\$ 1,458,718</u>	<u>\$ 2,173,658</u>		
NET POSITION					
Restricted for:					
Emergencies				15,670	15,670
Debt service				651,194	651,194
Unrestricted:				<u>(4,428,066)</u>	<u>(4,428,066)</u>
Total Net Position (Deficit)				<u>\$ (3,761,202)</u>	<u>\$ (3,761,202)</u>

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

Willow Trace Metropolitan District

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES GOVERNMENTAL FUNDS

For the Year Ended December 31, 2025

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES					
Accounting and audit	\$ 22,552	\$ -	\$ 22,552	\$ -	\$ 22,552
Election expense	25,902	-	25,902	-	25,902
Insurance	10,480	-	10,480	-	10,480
Legal	51,120	-	51,120	-	51,120
Miscellaneous expenses	203	-	203	-	203
Utilities	89,930	-	89,930	-	89,930
Landscape maintenance	85,712	-	85,712	-	85,712
Landscape replacement	127,119	-	127,119	-	127,119
Snow removal	4,702	-	4,702	-	4,702
Fence replacement/repair	32,958	-	32,958	-	32,958
Web platform	180	-	180	-	180
Director's fees	2,700	-	2,700	-	2,700
Treasurer's fees	3,978	12,322	16,300	-	16,300
Depreciation expense	-	-	-	85,255	85,255
Bond principal	-	540,000	540,000	(540,000)	-
Bond interest	-	258,050	258,050	(10,409)	247,641
Paying agent fees	-	475	475	-	475
Amortize bond insurance costs	-	-	-	576	576
Total Expenditures	<u>457,536</u>	<u>810,847</u>	<u>1,268,383</u>	<u>(464,578)</u>	<u>803,805</u>
GENERAL REVENUES					
Property taxes	265,071	820,928	1,085,999	-	1,085,999
Specific ownership taxes	14,432	44,695	59,127	-	59,127
Reimbursements/Miscellaneous	8,012	-	8,012	-	8,012
Interest income	<u>68,636</u>	<u>549</u>	<u>69,185</u>	<u>-</u>	<u>69,185</u>
Total General Revenues	<u>356,151</u>	<u>866,172</u>	<u>1,222,323</u>	<u>-</u>	<u>1,222,323</u>
NET CHANGES IN FUND BALANCES	(101,385)	55,325	(46,060)	46,060	
CHANGE IN NET POSITION				418,518	418,518
FUND BALANCES/NET POSITION (DEFICIT)					
BEGINNING OF YEAR	<u>552,881</u>	<u>615,323</u>	<u>1,168,204</u>	<u>(5,347,924)</u>	<u>(4,179,720)</u>
END OF YEAR	<u>\$ 451,496</u>	<u>\$ 670,648</u>	<u>\$ 1,122,144</u>	<u>\$ (4,883,346)</u>	<u>\$ (3,761,202)</u>

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

Willow Trace Metropolitan District

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

For the Year Ended December 31, 2025

	Original and Final <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	\$ 265,537	\$ 265,071	\$ (466)
Specific ownership taxes	15,933	14,432	(1,501)
Reimbursements/Miscellaneous	2,000	8,012	6,012
Interest income	<u>80,000</u>	<u>68,636</u>	<u>(11,364)</u>
Total Revenues	<u>363,470</u>	<u>356,151</u>	<u>(7,319)</u>
EXPENDITURES			
Accounting and audit	32,000	22,552	9,448
Election expense	50,000	25,902	24,098
Insurance	10,500	10,480	20
Legal	72,000	51,120	20,880
Miscellaneous expenses	1,500	203	1,297
Utilities	100,000	89,930	10,070
Landscape maintenance	88,093	85,712	2,381
Landscape replacement	75,000	127,119	(52,119)
Snow removal	20,000	4,702	15,298
Fence replacement/repair	50,000	32,958	17,042
Monument replacement/repair	15,000	-	15,000
Web platform	6,000	180	5,820
Director's fees	3,000	2,700	300
Treasurer's fees	3,983	3,978	5
Contingency	382,415	-	382,415
Emergency reserve	<u>15,812</u>	<u>-</u>	<u>15,812</u>
Total Expenditures	<u>925,303</u>	<u>457,536</u>	<u>467,767</u>
NET CHANGE IN FUND BALANCE	(561,833)	(101,385)	460,448
FUND BALANCE:			
BEGINNING OF YEAR	<u>561,833</u>	<u>552,881</u>	<u>(8,952)</u>
END OF YEAR	<u>\$ -</u>	<u>\$ 451,496</u>	<u>\$ 451,496</u>

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

Willow Trace Metropolitan District

Notes to Financial Statements December 31, 2025

Note 1: Summary of Significant Accounting Policies

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

Definition of Reporting Entity

The District was organized on November 6, 1998, as a quasi-municipal corporation and political subdivision under the State of Colorado Special District Act. The District was established to provide for the design, acquisition, construction, installation and financing of streets, traffic and safety controls, and park and recreational improvements and services within its boundaries by the Service Plan for Willow Trace Metropolitan District approved on August 14, 1998 by the Board of County Commissioners for Arapahoe County (the “County”) and as amended by that First Amended Service Plan for the District approved by the County on February 20, 2001 (collectively, the “Service Plan”). The District's primary revenues are 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.

Willow Trace Metropolitan District

Notes to Financial Statements December 31, 2025

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

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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.

Willow Trace Metropolitan District

Notes to Financial Statements

December 31, 2025

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

Budgetary Accounting

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 net asset 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.

Willow Trace Metropolitan District

Notes to Financial Statements

December 31, 2025

Deferred Outflows/Inflows of Resources

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

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

Prepaid Debt Insurance, Loss on Refunding and Original Issue Premium

Prepaid debt insurance from the General Obligation Refunding Bonds, Series 2015 (the "Series 2015 Bonds") of \$14,753 is being amortized over the term of the Series 2015 Bonds, using the straight-line method. Accumulated amortization amounted to \$6,160 at December 31, 2025. Loss on Refunding from the Series 2015 Bonds of \$549,813 is being amortized over the term of the refunded bonds using the straight-line method. Accumulated amortization amounted to \$284,913 at December 31, 2025. Original Issue Premium from the Series 2015 Bonds of \$684,083 is being amortized over the term of the Series 2015 Bonds using the effective interest method. Accumulated amortization amounted to \$399,623 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. Such assets are recorded at historical or estimated historical cost if purchased or constructed. 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. 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 is not depreciated.

Willow Trace Metropolitan District

Notes to Financial Statements December 31, 2025

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

Landscape Improvements	30 years
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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.

The nonspendable fund balance in the General Fund represents prepaid expenditures.

Willow Trace Metropolitan District

Notes to Financial Statements December 31, 2025

Restricted Fund Balances

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

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$15,670 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$670,648 is restricted for the payment of the debt service costs associated with the Series 2015 Bonds (see Note 4).

Committed Fund Balance

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

Assigned Fund Balance

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

The assigned fund balance in the General Fund of \$163,606 represents the amount appropriated for use in the budget for the year ending December 31, 2026.

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.

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

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District 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 of resources related to those assets.

Willow Trace Metropolitan District

Notes to Financial Statements
December 31, 2025

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 Standard

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

Note 2: Cash and Investments

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

Statement of Net Position:

Cash and investments	\$ 432,093
Cash and investments – restricted	<u>682,450</u>
Total	<u>\$ 1,114,543</u>

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

Deposits with financial institutions	\$ 46,699
Investments – COLOTRUST	<u>1,067,844</u>
	<u>\$ 1,114,543</u>

Willow Trace Metropolitan District

Notes to Financial Statements December 31, 2025

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 does not have a formal policy for deposits. None of the District's deposits were exposed to custodial credit risk.

Investments

Credit Risk

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

Investments

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 investment's value is calculated using the net asset value method ("NAV") per share.

Willow Trace Metropolitan District

Notes to Financial Statements December 31, 2025

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

COLOTRUST

As of December 31, 2025, the District invested in the Colorado Local Governmental Liquid Asset Trust (“COLOTRUST”), a local governmental investment vehicle established for local governmental entities in Colorado to pool surplus funds. COLOTRUST offers three investment options, one of which is COLOTRUST PLUS+. As an investment pool, COLOTRUST operates under the Colorado Revised Statutes (24-75-701) and is overseen by the Colorado Securities Commissioner. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (“NAV”) of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian’s internal records identify the investments owned by participating governments. COLOTRUST PLUS+ records its investment at fair value and the District records its investment in COLOTRUST PLUS+ using the net asset value. There are no unfunded commitments and there is no redemption notice period. The weighted average maturity is 60 days or less and is rated AAAM by Standard & Poor’s. At December 31, 2025, the District had \$1,067,844 invested in COLOTRUST PLUS+.

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.

Note 3: Capital Assets

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

	Balance 1/1/2025	Additions	Deletions	Balance 12/31/2025
<u>Governmental Type Activities:</u>				
<u>Capital assets being depreciated:</u>				
Capital Assets	\$ 2,557,640	\$ -	\$ -	\$ 2,557,640
Accumulated Depreciation	(1,790,355)	(85,255)	-	(1,875,610)
Net capital assets being depreciated	767,285	(85,255)	-	682,030
Government type assets, net	\$ 767,285	\$ (85,255)	\$ -	\$ 682,030

Willow Trace Metropolitan District

Notes to Financial Statements
December 31, 2025

Note 4: Long-Term Debt

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

On April 29, 2015, the District authorized the issuance of the Series 2015 Bonds to advance refund and defease (debt legally satisfied) \$8,635,000 of the \$8,845,000 outstanding balance of its Series 2006A Bonds. The Series 2015 Bonds bear interest at a rate ranging from 2.00% to 5.00%. Interest is payable semiannually on each June 1 and December 1, commencing on December 1, 2015. The Series 2015 Bonds are subject to scheduled principal payments commencing on December 1, 2015. The bonds were issued to provide sufficient funds to refund the Series 2006A Bonds.

The Series 2015 Bonds maturing on and before December 1, 2024 are not subject to redemption prior to maturity. The Series 2015 Bonds maturing on and after December 1, 2025 are subject to redemption prior to maturity at the option of the District on December 1, 2024 and on any date thereafter, at a redemption price equal to the principal amount redeemed plus accrued interest, without redemption premium. The Series 2015 Bonds are subject to mandatory redemption. The Series 2015 Bonds are secured by the District's levy of a general ad valorem tax on all of the taxable property within the District's boundaries. The scheduled payment of principal and interest on the bonds is insured by municipal bond insurance issued by Build America Mutual Assurance Company ("BAM"). BAM is rated AA by Standard & Poor's Rating Service. The District realized a net present value savings of \$242,223 by refunding the Series 2006A Bonds.

During December of 2025 the District made an optional principal prepayment of \$300,000 on the Series 2015 Bonds.

Events of Default - The Series 2015 Bond Resolution provides that the occurrence or existence of any one or more of the following events shall be an event of default thereunder: (a) payment of the principal of or redemption premium on any Bond is not made by the District when due; (b) payment of any interest on any Bond is not made by the District when due; (c) the District defaults in the performance of any other of its covenants in the Bond Resolution, and such default continues for 60 days after written notice specifying such default and requiring the same to be remedied is given to the District by the owners of 25% in aggregate principal amount of the Bonds then outstanding; or (d) the District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the debt represented by the Bonds. Upon the occurrence and continuance of an event of default, the owner of any Bond may proceed to protect and enforce the rights of any Bond owner under the Bond Resolution by mandamus or such other suit, action, or special proceedings in equity or at law, in any court of competent jurisdiction. All such proceedings shall be instituted, had, and maintained for the equal benefit of all owners of the Bonds then outstanding.

Willow Trace Metropolitan District

Notes to Financial Statements
December 31, 2025

The following is a summary of the annual long-term debt principal and interest requirements.

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 260,000	\$ 233,450	\$ 493,450
2027	265,000	223,050	488,050
2028	290,000	212,450	502,450
2029	300,000	200,850	500,850
2030	320,000	188,850	508,850
2031-2035	1,905,000	729,650	2,634,650
2036-2040	<u>2,195,000</u>	<u>280,050</u>	<u>2,475,050</u>
	<u>\$ 5,535,000</u>	<u>\$2,068,350</u>	<u>\$7,603,350</u>

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

	<u>Balance 1/1/2025</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 12/31/2025</u>	<u>Current Portion</u>
<u>General Obligation Bonds:</u>					
Series 2015	\$6,075,000	\$ -	\$ 540,000	\$5,535,000	\$ 260,000
Original Issue Premium	<u>319,486</u>	<u>-</u>	<u>35,071</u>	<u>284,415</u>	<u>-</u>
	<u>\$6,394,486</u>	<u>\$ -</u>	<u>\$ 575,071</u>	<u>\$5,819,415</u>	<u>\$ 260,000</u>

The District's voted electoral debt expired on November 7, 2020. The District has not budgeted to issue any new debt during 2025.

Note 5: 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.

On November 3, 1998, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and other revenue without regard to any limitations under TABOR.

Willow Trace Metropolitan District

Notes to Financial Statements December 31, 2025

On November 3, 1998, a majority of the District's electors authorized the District to impose a mill levy, unlimited as to rate or amount, and may increase such levy from year to year and collect, expend or retain annual District revenues generated from such mill levy or any other legally available revenues in 1999 and each year thereafter through the year 2019 inclusive for the payment of operations and maintenance and other general or administrative expenses of the District without regard to any expenditure, revenue-raising or other limitation contained in Section 29-1-301 Colorado Revised Statutes or any other law. In light of recent legislation regarding property tax limitations, the District is currently evaluating its position and may consider asking voters for additional authorization in future years.

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.

Note 6: 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 (the "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.

Willow Trace Metropolitan District

Notes to Financial Statements
December 31, 2025

Note 7: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

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

- 1) capital improvements used in government activities are not financial resources and, therefore are not reported in the funds;
- 2) long-term liabilities such as bonds payable, accrued bond interest payable, are not due and payable in the current period and, therefore, are not in the funds; and,
- 3) bond insurance costs and deferred loss on refunding are reported as deferred charges and amortized over the term of the related debt in the government-wide financial statements.

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

- 1) governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are held as construction in process pending transfer to other governmental entities or depreciated over their useful lives;
- 2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities; 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

Willow Trace Metropolitan District

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

For the Year Ended December 31, 2025

	Original and Final <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
REVENUES			
Property taxes	\$ 822,310	\$ 820,928	\$ (1,382)
Specific ownership taxes	57,563	44,695	(12,868)
Interest income	<u>200</u>	<u>549</u>	<u>349</u>
Total Revenues	<u>880,073</u>	<u>866,172</u>	<u>(13,901)</u>
EXPENDITURES			
Bond Principal	565,000	540,000	25,000
Bond Interest	283,400	258,050	25,350
Miscellaneous expenses	2,000	-	2,000
Paying agent fees	3,000	475	2,525
Treasurers' fees	<u>12,335</u>	<u>12,322</u>	<u>13</u>
Total Expenditures	<u>865,735</u>	<u>810,847</u>	<u>54,888</u>
NET CHANGE IN FUND BALANCE	14,338	55,325	40,987
FUND BALANCE - BEGINNING OF YEAR	<u>610,376</u>	<u>615,323</u>	<u>4,947</u>
FUND BALANCE - END OF YEAR	<u>\$ 624,714</u>	<u>\$ 670,648</u>	<u>\$ 45,934</u>

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