WESTCREEK METROPOLITAN DISTRICT NO. 2
Douglas County, Colorado

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

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Board of Directors
Westcreek Metropolitan District No. 2
Douglas County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Westcreek Metropolitan District No. 2 (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 Westcreek Metropolitan District No. 2 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.

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.

Other Matters

Required Supplementary 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.

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

Other Information and Continuing Disclosure of Annual Information
Management is responsible for the other information included in our report. The other information, as listed in the table of contents, does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and, accordingly, we do not express an opinion or provide any assurance on them.

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

Wipfli LLP

Wipfli LLP
Denver, Colorado

June 1, 2026

BASIC FINANCIAL STATEMENTS

WESTCREEK METROPOLITAN DISTRICT NO. 2
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	$ 40,067
Cash and Investments - Restricted	506,599
Prepaid Insurance	2,079
Due from Other Districts	5,328
Receivable from County Treasurer	1,555
Property Tax Receivable	296,626
Total Assets	852,254
LIABILITIES	
Accounts Payable	5,237
Accrued Interest	34,019
Noncurrent Liabilities:	
Due Within One Year	120,000
Due in More Than One Year	7,475,000
Total Liabilities	7,634,256
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	296,626
Total Deferred Inflows of Resources	296,626
NET POSITION	
Restricted for:	
Emergency Reserve	1,300
Debt Service	155,208
Unrestricted	(7,235,136)
Total Net Position	$ (7,078,628)

See accompanying Notes to Basic Financial Statements.

WESTCREEK METROPOLITAN DISTRICT NO. 2
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

		Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	$ 37,602	$ -	$ -	$ -	$ (37,602)
Interest on Long-Term Debt and Related Costs	420,447	-	289,562	-	(130,885)
Total Governmental Activities	$ 458,049	$ -	$ 289,562	$ -	(168,487)
GENERAL REVENUES					
Property Taxes					240,864
Specific Ownership Taxes					18,621
Interest Income					28,447
Total General Revenues					287,932
CHANGES IN NET POSITION					119,445
Net Position - Beginning of Year					(7,198,073)
NET POSITION - END OF YEAR					$ (7,078,628)

See accompanying Notes to Basic Financial Statements.

WESTCREEK METROPOLITAN DISTRICT NO. 2
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and Investments	$ 40,067	$ -	$ 40,067
Cash and Investments - Restricted	1,300	505,299	506,599
Receivable from County Treasurer	236	1,319	1,555
Due from Other Districts	-	5,328	5,328
Prepaid Insurance	2,079	-	2,079
Property Tax Receivable	37,150	259,476	296,626
Total Assets	$ 80,832	$ 771,422	$ 852,254
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	$ 5,237	$ -	$ 5,237
Total Liabilities	5,237	-	5,237
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	37,150	259,476	296,626
Total Deferred Inflows of Resources	37,150	259,476	296,626
FUND BALANCES			
Nonspendable:			
Prepaid Expense	2,079	-	2,079
Restricted for:			
Emergency Reserves	1,300	-	1,300
Debt Service	-	511,946	511,946
Assigned to:			
Subsequent Year's Expenditures	1,878	-	1,878
Unassigned	33,188	-	33,188
Total Fund Balances	38,445	511,946	550,391
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 80,832	$ 771,422	
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.			
Accrued Interest			(34,019)
Bonds Payable			(7,595,000)
Net Position of Governmental Activities			$ (7,078,628)

See accompanying Notes to Basic Financial Statements.

WESTCREEK METROPOLITAN DISTRICT NO. 2
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	$ 36,621	$ 204,243	$ 240,864
Specific Ownership Taxes	2,831	15,790	18,621
Interest Income	2,429	26,018	28,447
Intergovernmental Revenues	-	289,562	289,562
Total Revenues	41,881	535,613	577,494
EXPENDITURES			
Current:			
Accounting	25,083	-	25,083
Auditing	6,996	-	6,996
County Treasurer's Fee	546	3,043	3,589
Dues and Membership	290	-	290
Insurance	2,076	-	2,076
Legal	2,611	-	2,611
Debt Service:			
Bond Interest	-	413,875	413,875
Bond Principal	-	105,000	105,000
Paying Agent Fees	-	4,000	4,000
Total Expenditures	37,602	525,918	563,520
NET CHANGE IN FUND BALANCES	4,279	9,695	13,974
Fund Balances - Beginning of Year	34,166	502,251	536,417
FUND BALANCES - END OF YEAR	$ 38,445	$ 511,946	$ 550,391

See accompanying Notes to Basic Financial Statements.

WESTCREEK METROPOLITAN DISTRICT NO. 2
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

Net Change in Fund Balances - Total Governmental Funds	$ 13,974
Amounts reported for governmental activities in the statement of activities are different because:	
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.	
Bond Principal	105,000
Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the fund financial statements.	
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Accrued Interest Payable - Change in Liability	471
Changes in Net Position of Governmental Activities	$ 119,445

See accompanying Notes to Basic Financial Statements.

WESTCREEK METROPOLITAN DISTRICT NO. 2
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 36,783	$ 36,621	$ (162)
Specific Ownership Taxes	2,943	2,831	(112)
Interest Income	1,000	2,429	1,429
Total Revenues	40,726	41,881	1,155
EXPENDITURES			
Accounting	24,000	25,083	(1,083)
Auditing	7,000	6,996	4
Contingency	3,348	-	3,348
County Treasurer's Fee	552	546	6
Dues and Membership	300	290	10
Election	2,000	-	2,000
Insurance	2,800	2,076	724
Legal	3,000	2,611	389
Total Expenditures	43,000	37,602	5,398
NET CHANGE IN FUND BALANCE	(2,274)	4,279	6,553
Fund Balance - Beginning of Year	31,541	34,166	2,625
FUND BALANCE - END OF YEAR	$ 29,267	$ 38,445	$ 9,178

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

Westcreek Metropolitan District No. 2 (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, located entirely in the Town of Parker, Douglas County, Colorado, was organized on January 9, 2007, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was established to provide for the design, construction, acquisition, and financing of certain public improvements including street, safety protection, water, sanitation, storm drainage, mosquito control, and park and recreation facilities and improvements. The District operates pursuant to a Service Plan, as approved on November 7, 2006, by the Town of Parker. The first amendment to the service plan was approved on January 24, 2011. According to the amended service plan, the District's debt is limited to an Intergovernmental Agreement with Westcreek Metro District No. 1 (District No. 1) whereby District No. 1 pledges its mill levy and other revenue sources for the payment of District No. 2's debt.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

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

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity, including District No. 1.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

The District reports the following major governmental funds:

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

Pooled Cash and Investments

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 single bank account. 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.

Property Taxes

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

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Deferred Inflows of Resources

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity

Net Position

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

Fund Balance

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

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

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

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

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

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Adoption of New Accounting Standards

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

The District adopted the requirements of the guidance effective January 1, 2025, and has elected to apply the provisions of this standard to the beginning of the period of adoption. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

NOTE 3 CASH AND INVESTMENTS

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

Statement of Net Position:		
Cash and Investments	$	40,067
Cash and Investments - Restricted		506,599
Total Cash and Investments	$	546,666

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

Deposits with Financial Institutions	$	7,277
Investments		539,389
Total Cash and Investments	$	546,666

Cash Deposits

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2025, the District’s cash deposits had a bank and carrying balance of $7,277.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

The District's formal investment policy is to follow state statutes regarding investments.

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

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

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

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

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

Investment	Maturity	Amount
CSAFE	Weighted-Average	$ 38,421
Colotrust Plus	Under 60 Days	500,968
Total		$ 539,389

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which 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 currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE (Continued)

CSAFE CASH FUND operations 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, any security allowed under Section 24-75-601.1, C.R.S.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a $2.00 transactional share price. CSAFE CORE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

A designated custodial bank serves as custodian for CSAFE’s portfolio pursuant to a custodian agreement. 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 custodian’s internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

COLOTRUST

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

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

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a $10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST (Continued)

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

NOTE 4 LONG-TERM OBLIGATIONS

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

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Bonds Payable					
General Obligation Limited Tax Bonds Series 2019A	$ 7,700,000	$ -	$ 105,000	$ 7,595,000	$ 120,000
Total Long-Term Obligations	$ 7,700,000	$ -	$ 105,000	$ 7,595,000	$ 120,000

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

Limited Tax General Obligation Bonds, Series 2019A (the Series 2019A Bonds)

Bond Details

The District issued the Series 2019A Bonds on April 3, 2019, in the par amount of $7,800,000. Proceeds from the sale of the Series 2019A Bonds were applied to: (a) pay for a portion of the costs of acquiring, constructing, and installing certain public improvements; (b) fund the Reserve Fund; (c) fund capitalized interest; and (d) pay the costs of issuance of the Series 2019A Bonds.

The Series 2019A Bonds bear interest at the rate of 5.375% and are payable semiannually on June 1 and December 1, commencing June 1, 2019. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2024. The Series 2019A Bonds mature on December 1, 2048. To the extent the principal of any Series 2019A Bond is not paid when due, such principal will remain outstanding until paid and continue to bear interest at the rate borne by the Series 2019A Bonds, subject to discharge on December 1, 2060. To the extent interest is not paid when due, such interest shall compound semiannually on each June 1 and December 1. The District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Series 2019A Bonds.

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Optional Redemption

The Series 2019A Bonds are subject to redemption prior to maturity, at the option of the District, on June 1, 2024, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed, as follows:

Date of Redemption	Redemption Premium
June 1, 2024 to May 31, 2025	3.00%
June 1, 2025 to May 31, 2026	2.00
June 1, 2026 to May 31, 2027	1.00
June 1, 2027 and Thereafter	0.00

District Required Mill Levy

Pursuant to the Indenture, the District has covenanted to impose an ad valorem mill levy upon all taxable property of the District each year in an amount that maintains the Relative Required Mill Levy Ratio and that would generate Property Tax Revenues which, together with the Taxing District Senior Property Tax Revenues, will be sufficient to pay the principal of, premium if any, and interest on the Series 2019A Bonds (less any amounts on deposit in the Series 2019A Bond Fund and, solely to the extent provided in the Indenture, the Surplus Fund and the Reserve Fund) and to replenish the Reserve Fund to the Reserve Requirement, but not in excess of 50 mills (Adjusted) less the Administrative Expenses Deduction.

For so long as the amount on deposit in the Surplus Fund is less than the Maximum Surplus Amount or any portion of the Surplus Fund is taken into account in determining the mill levy that would be sufficient to pay the principal of, premium if any, and interest on the Series 2019A Bonds, the District Required Mill Levy shall be equal to 40 mills adjusted, or such lesser amount that maintains the Relative Required Mill Levy Ratio which, if imposed by the District for collection in the succeeding calendar year, would, together with the Taxing District Senior Property Tax Revenues, generate Property Tax Revenues (A) sufficient to pay the principal of, premium if any, and interest on the Series 2019A Bonds, to replenish the Reserve Fund to the Reserve Requirement, and to fully fund the Surplus Fund to the Maximum Surplus Amount, or (B) which, when combined with the Taxing District Senior Property Tax Revenues and with moneys in the Bond Fund, the Surplus Fund, and the Reserve Fund, will pay the Series 2019A Bonds in full in the year such levy is collected.

Taxing District Senior Required Mill Levy

Pursuant to a Senior Capital Pledge Agreement by and among the District, Westcreek District No. 1 (District No. 1 or the Taxing District), and the Trustee (the Senior Pledge Agreement), District No. 1 has covenanted to impose an ad valorem mill levy upon all taxable property of District No. 1 each year in an amount determined by the District that maintains the Relative Required Mill Levy Ratio and that would generate Taxing District Senior Property Tax Revenues, which, together with the District Property Tax Revenues, will be equal to the Annual Financing Costs, but not in excess of 35 mills adjusted for changes in the ratio of actual value to assessed value of property within the District.

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Taxing District Senior Required Mill Levy (Continued)

For so long as the amount on deposit in the Surplus Fund is less than the Maximum Surplus Amount (or to the extent otherwise required by any Additional Senior Obligation document to fund Financing Costs) or any portion of the Surplus Fund is taken into account in determining the mill levy that would be sufficient to pay the principal of, premium if any, and interest on the Series 2019A Bonds, the Taxing District Senior Required Mill Levy shall be equal to 30 mills adjusted, or such lesser amount determined by the District that maintains the Relative Required Mill Levy Ratio, which together with the District Property Tax Revenue, would generate Taxing District Senior Property Tax Revenue sufficient (A) (i) to pay the principal of, premium if any, and interest on the Series 2019A Bonds and any additional Senior Obligations, (ii) to replenish the Reserve Fund to the Reserve Requirement and to replenish any reserve fund securing Additional Senior Obligations to the amount required by the applicable Additional Senior Obligation Document, and (iii) to fully fund the Surplus Fund to the Maximum Surplus Amount and to fund any other surplus fund securing Additional Senior Obligations to the amount required by the applicable Additional Senior Obligation Document, or (B) when combined with moneys then on deposit in the Series 2019A Bond Fund, the Reserve Fund, and the Surplus Fund, and any similar funds available and securing Additional Senior Obligations in accordance with the applicable Additional Senior Obligation Document, will pay the Series 2019A Bonds and such Additional Senior Obligations in full in the year such mill levy is collected.

Relative Required Mill Levy

Pursuant to the Indenture, the Relative Required Mill Levy Ratio means the relationship of the District Required Mill Levy and the Taxing District Senior Required Mill Levy imposed by the District and the Taxing District, respectively, vis a vis each other represented by the imposition of 40 mills (Adjusted) by the District and 30 mills (Adjusted) by the Taxing District (i.e., a ratio of 40 Adjusted as necessary for the District): 30 (Adjusted as necessary for the Taxing District). As a result of the reduction in the residential assessment ratio for the 2017 mill levy year, the Relative Required Mill Levy Ratio, as adjusted pursuant to the definition of the Taxing District Senior Required Mill Levy, is 33.399 mills for the Taxing District and 40.000 mills for the District as of the date of issuance of the Series 2019A Bonds.

Administrative Expenses Deduction

The Administrative Expenses Deduction for each District means an ad valorem mill levy imposed upon all taxable property of the respective District in an amount sufficient to generate revenues resulting in an amount up to (a) for collection year 2020, $35,000, and (b) for each year thereafter, an amount up to (i) the maximum Administrative Expenses Deduction for the prior year, plus (ii) 1% of the maximum Administrative Expenses Deduction for the prior year.

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Pledged Revenue

District Pledged Revenue consists of the following, net of any costs of collection:

(a) all Property Tax Revenue (generally defined as moneys derived by the District from the imposition by the District of the District Required Mill Levy);
(b) all Specific Ownership Tax Revenue;
(c) all Senior Pledge Agreement Revenue (which means all revenues pledged and payable by the Taxing District to the District and Trustee pursuant to the Senior Pledge Agreement);
(d) all Capital Fees, if any; and,
(e) any other legally available amounts which the District determines, in its absolute discretion, to credit to the Bond Fund.

Taxing District Senior Pledged Revenue consists of the following revenues pledged pursuant to the Senior Pledge Agreement, net of any costs of collection:

(a) all Taxing District Senior Property Tax Revenue (generally defined as moneys derived by District No. 1 from the imposition by District No. 1 of the Taxing District Senior Required Mill Levy);
(b) all Taxing District Specific Ownership Tax Revenue;
(c) all Taxing District Capital Fees, if any.

Neither the District nor the Taxing District currently impose Capital Fees.

The Series 2019A Bonds are additionally secured by amounts on deposit in the Reserve Fund and by capitalized interest, both of which were funded from proceeds of the Series 2019A Bonds, and by amounts on deposit in the Surplus Fund. The Surplus Fund was not funded from proceeds of the Series 2019A Bonds.

Reserve Fund

The Series 2019A Bonds are also secured by amounts on deposit in the Reserve Fund in an amount equal to the Reserve Requirement of $322,678. If a withdrawal is made from the Reserve Fund that reduces the balance below the Reserve Requirement, each District shall include in the computation of its next mill levy certification the amount necessary to replenish the Reserve Fund to the Reserve Requirement (subject to the limitations of the District Required Mill Levy and the Taxing District Senior Required Mill Levy).

It is intended that amounts in the Surplus Fund and the Project Fund are to be transferred to the Series 2019A Bond Fund prior to any transfer of moneys from the Reserve Fund to the Series 2019A Bond Fund. Amounts on deposit in the Reserve Fund on the final maturity date of the Series 2019A Bonds shall be applied to the payment of the Series 2019A Bonds on such date. The availability of such amount shall be taken into account in calculating the Required Mill Levy and the Taxing District Senior Required Mill Levy to be imposed in the levy year prior to the year of the final maturity of the Series 2019A Bonds.

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Surplus Fund

The Series 2019A Bonds are further secured by amounts, if any, accumulated in the Surplus Fund up to the Maximum Surplus Amount of $780,000. The Surplus Fund shall be funded solely from deposits of annual District Pledged Revenue and Taxing District Senior Pledged Revenue in excess of that needed to pay annual debt service. At the discretion of the District, amounts on deposit in the Surplus Fund (if any) may be taken into account in calculating the District Required Mill Levy and the Taxing District Senior Required Mill Levy.

On the final maturity date of the Series 2019A Bonds, amounts on deposit in the Surplus Fund (if any) shall be applied to the payment of the Series 2019A Bonds and the availability of such amount shall be taken into account in calculating the District Required Mill Levy and the Taxing District Senior Required Mill Levy to be imposed in the levy year prior to the year of the final maturity of the Series 2019A Bonds. The balance in the Surplus Fund as of December 31, 2025, was $-0-.

Series 2019A Bonds Debt Service

The District's long-term obligations relating to the Senior 2019 Bonds will mature as follows:

Year Ending December 31,	Principal	Interest	Total
2026	$ 120,000	$ 408,231	$ 528,231
2027	130,000	401,781	531,781
2028	145,000	394,794	539,794
2029	155,000	387,000	542,000
2030	170,000	378,669	548,669
2031-2035	1,080,000	1,740,962	2,820,962
2036-2040	1,570,000	1,399,919	2,969,919
2041-2045	2,195,000	914,826	3,109,826
2046-2048	2,030,000	239,456	2,269,456
Total	$ 7,595,000	$ 6,265,638	$ 13,860,638

Authorized Debt

Pursuant to the Service Plan, the District and District No. 1 are permitted $7,800,000 combined (Service Plan Debt Issuance Limit). In no event is the District authorized to issue debt in excess of the Service Plan Debt Issuance Limit, with the exception that such limit is not applicable to refunding's of the debt authorized to be issued under the Service Plan.

The District has voter authorization in excess of the Service Plan Debt Issuance Limit as at the time of the election, the actual costs of construction were not known. Without knowing the costs of construction, it is not possible to allocate the Service Plan Debt Issuance Limit by power (such as water, sewer or streets). Therefore, the Service Plan Debt Issuance Limit was voted in every power relative to debt for public improvements. With that understanding, on November 7, 2006 and January 24, 2011, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed $153,000,000 at an interest rate not to exceed 12% per annum. At December 31, 2025, the District had authorized but unissued indebtedness of $145,200,000.

NOTE 5 NET POSITION

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

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

Restricted Net Position:		
Emergency Reserve	$	1,300
Debt Service		155,208
Total Restricted Net Position	$	156,508

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other entities and which costs were removed from the District's financial records.

NOTE 6 RELATED PARTIES

The Developer of the property which constitutes the District is Westcreek Metro District Holdings, LLC. The majority members of the Board of Directors are employees, owners or otherwise associated with the Developer, and may have conflicts of interest in dealing with the District.

NOTE 7 RISK MANAGEMENT

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

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

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

NOTE 8 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

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 7, 2006, the District's voters elected to increase property taxes $100,000, annually, or by lessor amount as may be necessary to pay the District's operational and maintenance costs, such taxes to consist of an ad valorem mill levy imposed without limitation of rate or with such limitations as may be determined by the board.

Section 29-1-1702, C.R.S., contains limitations on revenues generated from property tax revenues that apply to certain local governments within the state of Colorado.

Annual operating revenue is limited to a 5.25% increase, such increase is determined based on a prior assessment period and adjusted for allowable exclusions and exemptions from qualified property tax revenues.

The District's management believes it is in compliance with the provisions of Section 29-1-1702, C.R.S. However, this section of the C.R.S. is complex and subject to interpretation.

SUPPLEMENTARY INFORMATION

WESTCREEK METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 205,147	$ 204,243	$ (904)
Specific Ownership Taxes	16,412	15,790	(622)
Interest Income	19,000	26,018	7,018
Intergovernmental Revenues	289,282	289,562	280
Total Revenues	529,841	535,613	5,772
EXPENDITURES			
County Treasurer's Fee	3,077	3,043	34
Paying Agent Fees	4,000	4,000	-
Bond Interest	413,875	413,875	-
Bond Principal	105,000	105,000	-
Total Expenditures	525,952	525,918	34
NET CHANGE IN FUND BALANCE	3,889	9,695	5,806
Fund Balance - Beginning of Year	492,058	502,251	10,193
FUND BALANCE - END OF YEAR	$ 495,947	$ 511,946	$ 15,999

OTHER INFORMATION – UNAUDITED

WESTCREEK METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

	$7,800,000 2019A General Obligation Bonds Principal Payable December 1 5.375% Interest Payable June 1 and December 1		
Year Ending December 31,	Principal	Interest	Total
2026	$ 120,000	$ 408,231	$ 528,231
2027	130,000	401,781	531,781
2028	145,000	394,794	539,794
2029	155,000	387,000	542,000
2030	170,000	378,669	548,669
2031	180,000	369,531	549,531
2032	200,000	359,856	559,856
2033	215,000	349,106	564,106
2034	235,000	337,550	572,550
2035	250,000	324,919	574,919
2036	275,000	311,481	586,481
2037	290,000	296,700	586,700
2038	315,000	281,113	596,113
2039	330,000	264,181	594,181
2040	360,000	246,444	606,444
2041	380,000	227,094	607,094
2042	415,000	206,669	621,669
2043	435,000	184,363	619,363
2044	470,000	160,981	630,981
2045	495,000	135,719	630,719
2046	535,000	109,113	644,113
2047	565,000	80,356	645,356
2048	930,000	49,987	979,987
Total	$ 7,595,000	$ 6,265,638	$ 13,860,638

WESTCREEK METROPOLITAN DISTRICT NO. 2
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025

Year Ending December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied for		Total Property Taxes		Percent Collected to Levied
		General	Debt Service	Levied	Collected	
2021	$ 4,415,980	8.000	40.000	$ 211,967	$ 211,967	100.00 %
2022	4,241,350	8.000	40.000	203,585	204,232	100.00
2023	4,232,710	8.000	40.000	203,170	195,362	96.16
2024	5,528,590	6.587	40.000	257,560	239,744	93.08
2025	5,128,680	7.172	40.000	241,930	240,864	99.56
Estimated for the Year Ending December 31,						
2026	$ 6,486,900	5.727	40.000	$ 296,626		

CONTINUING DISCLOSURE OF ANNUAL INFORMATION AS REQUIRED BY THE LIMITED TAX GENERAL OBLIGATION REFUNDING BONDS, SERIES 2019

WESTCREEK METROPOLITAN DISTRICT NO. 2
CONTINUING DISCLOSURE OF ANNUAL INFORMATION AS REQUIRED BY THE LIMITED TAX GENERAL OBLIGATION REFUNDING BONDS, SERIES 2019
DECEMBER 31, 2025

2025 Assessed and "Actual" Valuation of Classes of Property in the District

Class	Assessed Valuation	Percent of Assessed Valuation	"Actual" Valuation	Percent of "Actual" Valuation
Commercial	$ 5,331,790	82.20%	$ 20,749,666	87.37%
State assessed	100	0.00%	370	0.00%
Vacant Land	855,800	13.19%	3,169,639	13.19%
Personal Property	299,210	4.61%	105,928	0.44%
Total	$ 6,486,900	100.00%	$ 24,025,603	100.00%

2025 Largest Taxpayers Within the District

Name	2025 Assessed Valuation [1]	Percent of Total Assessed Valuation
PARKER HOTEL INVESTORS LLC C/O PROPERTY TAX DEPT	$ 3,207,600	49.45%
BGN VENTURES LTD	690,790	10.64
FR EXTEX LLC	647,720	9.99
NEXTGEN WESTCREEK HOLDINGS LLC	852,410	13.14
BUTCHEL REALTY INVESTORS	439,640	6.78
CFT NV DEVELOPMENTS LLC	439,640	6.78
DEPOT AT TWNETY MILE LLC	3,380	0.05
WILLS INVESTMENTS V, LLC C/O PROPERTY TAX DEPT	63,740	0.98
DENVER MATTRESS C/O PROPERTY TAX DEPT	26,020	0.40
7- ELEVEN INC 39421 C/O PROPERTY TAX DEPT	26,020	0.40
Remaining	89,940	1.39
Total	$ 6,486,900	100.00%

[1] Based on the 2025 Top 10 Taxpayers Report posted on the county website.
$6,486,900.00