WESTCREEK METROPOLITAN DISTRICT NO. 2

ANNUAL BUDGET

FOR YEAR ENDING DECEMBER 31, 2026

WESTCREEK METROPOLITAN DISTRICT NO. 2
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/5/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 529,599	$ 536,417	$ 546,817
REVENUES			
Property taxes	239,744	241,930	296,626
Specific ownership taxes	19,292	18,442	23,730
Interest Income	34,030	25,900	21,703
Intergovernmental Revenues	273,083	288,998	262,339
Other Revenue	1,269	-	-
Total revenues	567,418	575,270	604,398
Total funds available	1,097,017	1,111,687	1,151,215
EXPENDITURES			
General Fund	34,246	38,918	43,000
Debt Service Fund	526,354	525,952	536,123
Total expenditures	560,600	564,870	579,123
Total expenditures and transfers out requiring appropriation	560,600	564,870	579,123
ENDING FUND BALANCES	$ 536,417	$ 546,817	$ 572,092
EMERGENCY RESERVE	$ 1,300	$ 1,300	$ 1,300
DEBT SERVICE RESERVE	322,678	322,678	322,678
SURPLUS FUND	179,573	187,502	214,655
TOTAL RESERVE	$ 503,551	$ 511,480	$ 538,633

See summary of significant assumptions.

WESTCREEK METROPOLITAN DISTRICT NO. 2
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/5/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Commercial	$ 4,679,320	$ 4,283,870	$ 5,331,790
State assessed	100	100	100
Vacant land	600,220	600,220	855,800
Personal property	248,950	244,490	299,210
Certified Assessed Value	$ 5,528,590	$ 5,128,680	$ 6,486,900
MILL LEVY			
General	6.587	7.172	5.727
Debt Service	40.000	40.000	40.000
Total mill levy	46.587	47.172	45.727
PROPERTY TAXES			
General	$ 36,417	$ 36,783	$ 37,150
Debt Service	221,144	205,147	259,476
Levied property taxes	257,561	241,930	296,626
Adjustments to actual/rounding	606	-	-
Refunds and abatements	(18,423)	-	-
Budgeted property taxes	$ 239,744	$ 241,930	$ 296,626
BUDGETED PROPERTY TAXES			
General	**$ 33,898**	**$ 36,783**	**$ 37,150**
Debt Service	**205,846**	**205,147**	**259,476**
	$ 239,744	**$ 241,930**	**$ 296,626**

See summary of significant assumptions.

WESTCREEK METROPOLITAN DISTRICT NO. 2
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/5/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 28,042	$ 34,166	$ 36,637
REVENUES			
Property taxes	33,898	36,783	37,150
Specific ownership taxes	2,728	2,804	2,972
Interest Income	2,475	1,802	1,000
Other Revenue	1,269	-	-
Total revenues	40,370	41,389	41,122
Total funds available	68,412	75,555	77,759
EXPENDITURES			
General and administrative			
Accounting	21,823	24,000	24,720
Auditing	6,500	7,000	7,350
County Treasurer's Fee	511	552	557
Dues and Membership	280	290	300
Insurance	2,076	2,076	3,080
Legal	3,056	3,000	3,090
Election	-	2,000	-
Contingency	-	-	3,903
Total expenditures	34,246	38,918	43,000
Total expenditures and transfers out requiring appropriation	34,246	38,918	43,000
ENDING FUND BALANCES	$ 34,166	$ 36,637	$ 34,759
EMERGENCY RESERVE	$ 1,300	$ 1,300	$ 1,300
TOTAL RESERVE	$ 1,300	$ 1,300	$ 1,300

See summary of significant assumptions.

WESTCREEK METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/5/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 501,557	$ 502,251	$ 510,180
REVENUES			
Property taxes	205,846	205,147	259,476
Specific ownership taxes	16,564	15,638	20,758
Interest Income	31,555	24,098	20,703
Intergovernmental Revenues	273,083	288,998	262,339
Total revenues	527,048	533,881	563,276
Total funds available	1,028,605	1,036,132	1,073,456
EXPENDITURES			
General and administrative			
County Treasurer's Fee	3,104	3,077	3,892
Paying agent fees	4,000	4,000	4,000
Debt Service			
Bond interest	419,250	413,875	408,231
Bond principal	100,000	105,000	120,000
Total expenditures	526,354	525,952	536,123
Total expenditures and transfers out requiring appropriation	526,354	525,952	536,123
ENDING FUND BALANCES	$ 502,251	$ 510,180	$ 537,333
DEBT SERVICE RESERVE	$ 322,678	$ 322,678	$ 322,678
SURPLUS FUND	179,573	187,502	214,655
TOTAL RESERVE	$ 502,251	$ 510,180	$ 537,333

See summary of significant assumptions.

WESTCREEK METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District was organized by Court Order dated January 9, 2007, to provide financing for the planning, design, acquisition, construction, installation, relocation, and redevelopment of all powers of a metropolitan district as described in Colorado statutes and the Colorado Constitution except for certain limitations which have been placed upon fire protection and television relay and translation within the District’s Service Plan. The District was organized in conjunction with Westcreek Metropolitan District No. 1 (District No. 1) (collectively the “Districts”). The District's service area is located entirely within the Town of Parker in Douglas County, Colorado.

On November 7, 2006, District voters approved authorization to increase property tax up to $100,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District and $1,000,000, annually for intergovernmental agreements. Debt authorization was approved in the amount of $12,000,000 for the above listed facilities, $2,000,000 for refunding debt, and $2,000,000 for the cost of operating and maintaining the District’s systems. Additionally, amounts were authorized for intergovernmental contracts of $2,000,000. The election also provided for intergovernmental agreements as multi-fiscal year obligations and allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law. Additionally, on November 4, 2008, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed $105,000,000. This includes an additional $15,000,000 each for streets, parks and recreation, water facilities, sanitation systems, transportation systems, safety protection and operations and maintenance. Debt authorization was also increased $15,000,000 for refunding debt as well as $15,000,000 for intergovernmental agreements. However, within the service plan for the District, the total debt that the District is permitted to issue shall not exceed $1,900,000. The service plan limits the mill levy to 50.000 mills less the number of mills necessary to pay operations and maintenance expenses and less the number of mills necessary to pay unlimited mill levy debt.

The District approved the first amendment to the service plan and the first amendment to the Intergovernmental Agreement with the Town of Parker on January 24, 2011. According to the amended service plan, the District will issue bonds to finance the infrastructure that will benefit both District No. 1 and the District, and District No. 1 will pledge the revenue derived from its debt service mill levy and other revenue sources to the District. The total aggregate principal amount of debt permitted between the Districts shall not exceed $7,800,000. Additionally, the service plan amendment for the District states that for the portion of any aggregate District debt which exceeds 50% of the District’s assessed valuation, the maximum debt mill levy for such portion of debt shall be 50 mills less the number of mills necessary to pay operations and maintenance expenses and less the number of mills necessary to pay unlimited mill levy debt subject to changes in the ratio of actual valuation to assessed valuation. The amendment also says that in no event shall any inclusions of property into or out of District No. 1 or the District result in the imposition of a maximum debt mill levy in excess of 35 mills on residential property and 50 mills on commercial property. With the exception of one parcel of land, District No. 1 will be solely residential. The District will comprise the remainder of the development and will be solely commercial.

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

Services Provided – (Continued)

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

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.

The District is required to impose a Required Mill Levy of 40.000 mills for collection in 2026. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount to pay the principal, premium if any, and interest on the Bonds as the same become due and payable and to make up and deficiencies in the Reserve Fund.

As of the base year 2020, the revenue cap is set at $35,000, with an annual inflation adjustment of 1%.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

For property tax collection year 2026, HB24B-1001 set the assessment rates as follows:

Category	Rate		Category	Rate
Single-Family Residential	6.25%		Agricultural Land	27.00%
Multi-Family Residential	6.25%		Renewable Energy Land	27.00%
Commercial	27.00%		Vacant Land	27.00%
Industrial	27.00%		Personal Property	27.00%
Lodging	27.00%		State Assessed	27.00%
			Oil & Gas Production	87.50%

Revenues (Continued)

Intergovernmental Revenue

The District anticipates the collection of taxes in Districts No. 1, which will be transferred to fund debt service expenditures of District No. 2.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 8.00% of the property taxes collected.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.00%.

Expenditures

Administrative and Operating Expenditures

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, banking, and meeting expense.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.50% of property tax collections.

Debt and Leases

The District has outstanding the following bond issues:

Limited Tax General Obligation Bonds, Series 2019A. 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 Bond, subject to discharge on December 1, 2060.

Debt and Leases (Continued)

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.

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

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 50.000 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.

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 35.000 mills (Adjusted) less the Administrative Expenses Deduction.

Debt and Leases (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.

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 (Gallagher-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 33.166 mills for the Taxing District and 40.000 mills for the District as of the date of issuance of the Series 2019A Bonds.

Principal and interest payments in 2026 are provided based on a proposed debt amortization schedule for the 2019A Bonds.

The District has no operating or capital leases.

Reserve Funds

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3.00% of the fiscal year spending for 2026, defined under TABOR.

Debt Service Reserves

The District maintains a Debt Service Reserve as required with the issuance of the 2019A Bonds.

Reserve Funds (Continued)

Debt Service Reserves (Continued)

The District maintains a Debt Service Surplus fund with a maximum of $780,000 as required with the issuance of the 2019A Bonds.

This information is an integral part of the accompanying budget.

WESTCREEK METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

Bonds and Interest Maturing in the Year Ending December 31,	$7,800,000.00 General Obligation Limited Tax Refunding Bonds Dated April 3, 2019 Series 2019A Interest Rate of 5.375% Interest Due June 1 and December 1 Principal Due December 1		
	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	49,988	979,988
	$ 7,595,000	$ 6,265,638	$ 13,860,638