WESTCREEK METROPOLITAN DISTRICT NO. 1

ANNUAL BUDGET

FOR YEAR ENDING DECEMBER 31, 2026

WESTCREEK METROPOLITAN DISTRICT NO. 1
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

11/25/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 28,981	$ 43,442	$ 45,119
REVENUES			
Property taxes	292,561	308,411	284,643
Specific ownership taxes	21,914	23,510	21,349
Interest Income	4,326	2,240	1,784
Other Revenue	919	-	5,000
Total revenues	319,720	334,161	312,776
Total funds available	348,701	377,603	357,895
EXPENDITURES			
General Fund	28,319	39,412	41,000
Debt Service Fund	276,940	293,072	271,051
Total expenditures	305,259	332,484	312,051
Total expenditures and transfers out requiring appropriation	305,259	332,484	312,051
ENDING FUND BALANCES	$ 43,442	$ 45,119	$ 45,844
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. 1
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

11/25/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Residential	$ 6,910,570	$ 7,363,130	$ 6,767,390
Commercial	393,080	393,080	331,520
Vacant land	610	610	1,120
Personal property	364,850	375,950	310,030
Certified Assessed Value	$ 7,669,110	$ 8,132,770	$ 7,410,060
MILL LEVY			
General	4.749	4.523	5.014
Debt Service	33.399	33.399	33.399
Total mill levy	38.148	37.922	38.413
PROPERTY TAXES			
General	$ 36,420	$ 36,785	$ 37,154
Debt Service	256,141	271,626	247,489
Levied property taxes	292,561	308,411	284,643
Adjustments to actual/rounding	-	-	-
Budgeted property taxes	$ 292,561	$ 308,411	$ 284,643
BUDGETED PROPERTY TAXES			
General	**$ 36,420**	**$ 36,785**	**$ 37,154**
Debt Service	**256,141**	**271,626**	**247,489**
	$ 292,561	**$ 308,411**	**$ 284,643**

See summary of significant assumptions.

WESTCREEK METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

11/25/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 28,981	$ 43,442	$ 45,119
REVENUES			
Property taxes	36,420	36,785	37,154
Specific ownership taxes	2,728	2,804	2,787
Interest Income	2,713	1,500	1,784
Other Revenue	919	-	-
Total revenues	42,780	41,089	41,725
Total funds available	71,761	84,531	86,844
EXPENDITURES			
General and administrative			
Accounting	17,402	23,200	23,900
County Treasurer's Fee	548	552	557
Dues and Membership	280	287	400
Insurance	2,540	2,543	3,410
Legal	7,549	8,000	8,400
Election	-	2,000	-
Contingency	-	-	1,333
Website	-	2,830	3,000
Total expenditures	28,319	39,412	41,000
Total expenditures and transfers out requiring appropriation	28,319	39,412	41,000
ENDING FUND BALANCES	$ 43,442	$ 45,119	$ 45,844
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. 1
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

11/25/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ -
REVENUES			
Property taxes	256,141	271,626	247,489
Specific ownership taxes	19,186	20,706	18,562
Interest Income	1,613	740	-
Other Revenue	-	-	5,000
Total revenues	276,940	293,072	271,051
Total funds available	276,940	293,072	271,051
EXPENDITURES			
General and administrative			
County Treasurer's Fee	3,857	4,074	3,712
Intergovernmental expenditures	273,083	288,998	262,339
Contingency	-	-	5,000
Total expenditures	276,940	293,072	271,051
Total expenditures and transfers out requiring appropriation	276,940	293,072	271,051
ENDING FUND BALANCES	$ -	$ -	$ -

See summary of significant assumptions.

WESTCREEK METROPOLITAN DISTRICT NO. 1
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. 2 (District No. 2) (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 $36,000,000 for the above listed facilities, $6,000,000 for refunding debt, and $6,000,000 for the cost of operating and maintaining the District's systems. Additionally, amounts were authorized for intergovernmental contracts of $6,000,000. 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 operation and maintenance. Debt authorization was also increased to $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 $5,900,000. The service plan defines District debt to mean bonds or other obligations for the payment of which the District has promised to impose an ad valorem property tax mill levy. The service plan also limits the mill levy to 35 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's debt is limited to an Intergovernmental Agreement with District No. 2 whereby the District pledges its mill levy and other revenue sources for the payment of District No. 2's debt. 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 in no event shall any inclusions of property into or out of the District or District No. 2 result in the imposition of a maximum debt mill levy in excess of 35 mills on residential property and 50 mills on commercial property, as adjusted for changes in the residential assessment rate. With the exception of one parcel of land, the District will be solely residential. District No. 2 will comprise the remainder of the development and will be solely commercial.

The District currently 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 Statues 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 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.

As of the base year 2020, the revenue cap is set at $35,000, with an annual inflation adjustment of 1%. The debt mill levy is capped at 33.399 mills.

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)

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

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

Debt and Leases

The District's only debt is developer advances, which are not G.O. debt. On January 18, 2007, the District entered into a Financing and Reimbursement Agreement with BCP - Midtown Investments I, LLC (the Developer) to repay advances made by the Developer for costs related to construction of District facilities and operation of such facilities. The District agreed to repay the Developer for such advances plus accrued interest at a rate of 5% simple interest per annum for all advances. As of December 31, 2021, outstanding advances under the agreement totaled $932,067 and accrued interest totaled $128,418. Repayment is anticipated to come from the proceeds of the General Operations mill levy or future bond proceeds of the District or future bond proceeds of District No. 2. During 2012, Vectra Bank Colorado N.A. (Vectra) assumed the role of developer from BCP - Midtown Investments I, LLC. During 2014, Westcreek Metro District Holdings, LLC (WCMDLLC) assumed the role of Developer from Vectra.

The obligations under these reimbursement agreements are subject to availability and annual appropriation if and when eligible funds become available. Therefore, they are not considered "debt" within the meaning of the State Constitution.

Pursuant to a Senior Capital Pledge Agreement, the District will transfer property taxes, net of fees, derived from the debt service mill levy, together with specific ownership taxes, to Westcreek Metropolitan District No. 2 (District No. 2) to pay for the principal and interest on bonds issued by District No. 2 in 2019.

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 2025, defined under TABOR.

This information is an integral part of the accompanying budget.