

**WESTVIEW METROPOLITAN DISTRICT**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2026**

**WESTVIEW METROPOLITAN DISTRICT  
SUMMARY  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/22/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 294,051	\$ 361,987	\$ 354,139
REVENUES			
Property Taxes	239,920	238,279	228,966
Property Taxes - Frederick Contribution	15,313	15,209	11,515
Specific Ownership Taxes	8,526	9,522	9,159
Specific Ownership Taxes - Frederick Contribution	544	608	461
Interest Income	16,256	12,000	13,800
Interest Income - Fredrick Contribution	5	-	-
Total revenues	<u>280,564</u>	<u>275,618</u>	<u>263,901</u>
Total funds available	<u>574,615</u>	<u>637,605</u>	<u>618,040</u>
EXPENDITURES			
General Fund	67,331	62,265	65,000
Debt Service Fund	145,297	221,201	190,550
Total expenditures	<u>212,628</u>	<u>283,466</u>	<u>255,550</u>
ENDING FUND BALANCES	<u>\$ 361,987</u>	<u>\$ 354,139</u>	<u>\$ 362,490</u>
EMERGENCY RESERVE	\$ 2,100	\$ 2,100	\$ 1,900
AVAILABLE FOR OPERATIONS	68,681	13,062	10,902
SENIOR RESERVE FUND	157,513	153,188	153,188
SENIOR SURPLUS FUND	133,693	185,789	196,500
TOTAL RESERVE	<u>\$ 361,987</u>	<u>\$ 354,139</u>	<u>\$ 362,490</u>

See summary of significant assumptions.

**WESTVIEW METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/22/26

ACTUAL	ESTIMATED	BUDGET
2024	2025	2026

**ASSESSED VALUATION**

Residential	\$ 3,697,340	\$ 3,697,340	\$ 3,754,480
Commercial	1,100	210	890
Oil and Gas - Pipeline	22,230	17,300	19,540
State assessed	9,050	8,220	9,090
Vacant land	1,380	10	10
Personal property	51,700	48,470	54,230
Certified Assessed Value	\$ 3,782,800	\$ 3,771,550	\$ 3,838,240

**MILL LEVY**

General	13.247	13.430	12.692
Debt Service	49.015	49.691	46.962
Frederick Contribution	3.974	4.029	3.000
Total mill levy	66.236	67.150	62.654

**PROPERTY TAXES**

General	\$ 50,111	\$ 50,652	\$ 48,715
Debt Service	185,414	187,412	180,251
Frederick Contribution	15,033	15,196	11,515
Levied property taxes	250,558	253,260	240,481
Adjustments to actual/rounding	4,675	228	-
Budgeted property taxes	\$ 255,233	\$ 253,488	\$ 240,481

**BUDGETED PROPERTY TAXES**

<b>General</b>	<b>\$ 51,046</b>	<b>\$ 50,698</b>	<b>\$ 48,715</b>
<b>Debt Service</b>	<b>188,874</b>	<b>187,581</b>	<b>180,251</b>
<b>Frederick Contribution</b>	<b>15,313</b>	<b>15,209</b>	<b>11,515</b>
	<b>\$ 255,233</b>	<b>\$ 253,488</b>	<b>\$ 240,481</b>

See summary of significant assumptions.

**WESTVIEW METROPOLITAN DISTRICT  
GENERAL FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/22/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 7,476	\$ 8,886	\$ 15,162
REVENUES			
Property Taxes	51,048	50,698	48,715
Property Taxes - Frederick Contribution	15,313	15,209	11,515
Specific Ownership Taxes	1,814	2,026	1,949
Specific Ownership Taxes - Frederick Contribution	544	608	461
Interest Income	17	-	-
Interest Income - Fredrick Contribution	5	-	-
Total revenues	<u>68,741</u>	<u>68,541</u>	<u>62,640</u>
Total funds available	<u>76,217</u>	<u>77,427</u>	<u>77,802</u>
EXPENDITURES			
General and administrative			
Accounting	27,974	22,000	25,000
Auditing	6,500	7,000	7,500
Contribution Payment to Town of Frederick	17,883	15,589	11,803
County Treasurer's Fee	766	760	731
County Treasurer's Fee - Frederick Contribution	230	228	173
Dues and Membership	303	323	400
Insurance	2,671	2,872	3,400
Legal	10,404	10,000	12,000
Election	-	2,093	-
Website	600	1,400	1,600
Contingency	-	-	2,393
Total expenditures	<u>67,331</u>	<u>62,265</u>	<u>65,000</u>
ENDING FUND BALANCES	<u>\$ 8,886</u>	<u>\$ 15,162</u>	<u>\$ 12,802</u>
EMERGENCY RESERVE	\$ 2,100	\$ 2,100	\$ 1,900
AVAILABLE FOR OPERATIONS	<u>6,786</u>	<u>13,062</u>	<u>10,902</u>
TOTAL RESERVE	<u>\$ 8,886</u>	<u>\$ 15,162</u>	<u>\$ 12,802</u>

See summary of significant assumptions.

**WESTVIEW METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/22/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 286,575	\$ 353,101	\$ 338,977
REVENUES			
Property Taxes	188,872	187,581	180,251
Specific Ownership Taxes	6,712	7,496	7,210
Interest Income	16,239	12,000	13,800
Total revenues	<u>211,823</u>	<u>207,077</u>	<u>201,261</u>
Total funds available	<u>498,398</u>	<u>560,178</u>	<u>540,238</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	2,834	2,811	2,704
Paying Agent Fees	7,000	7,000	7,000
Debt Service			
Bond Interest	115,463	98,400	97,119
Bond Interest 2019B Bonds	-	87,990	58,727
Bond Principal	20,000	25,000	25,000
Total expenditures	<u>145,297</u>	<u>221,201</u>	<u>190,550</u>
ENDING FUND BALANCES	<u>\$ 353,101</u>	<u>\$ 338,977</u>	<u>\$ 349,688</u>
SENIOR RESERVE FUND	\$ 157,513	\$ 153,188	\$ 153,188
SENIOR SURPLUS FUND	133,693	185,789	196,500
AVAILABLE FOR OPERATIONS	61,895	-	-
TOTAL RESERVE	<u>\$ 353,101</u>	<u>\$ 338,977</u>	<u>\$ 349,688</u>

See summary of significant assumptions.

**WESTVIEW METROPOLITAN DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by court order and decree of the District Court for the County of Weld on March 24, 2015, and is governed pursuant to the provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the Town of Frederick on December 9, 2014. The District's service area is located in the Town of Frederick, Colorado.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, fire protection, park and recreation, transportation, traffic and safety controls, and television relay and translation improvements and services.

In 2016, the District's voters authorized debt for the above listed facilities, debt refunding, and debt related to intergovernmental agreements or other contracts with other public entities. The election also approved an annual increase in property taxes without limitation of rate, to pay the District's operation and maintenance costs.

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$3,500,000. In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area, however, as of the date of this budget, the amount and timing of any debt issuances is not determinable.

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

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.

**WESTVIEW METROPOLITAN DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (continued)**

Under the consolidated Service Plan, the District is limited to the imposition of a mill levy in an amount not to exceed 50 mills; provided, however, that in the event the method of calculating assessed valuation is changed after the date of approval of the Service Plan, the mill levy limitation provided for the District will be automatically increased or decreased to reflect such changes, so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed evaluation. On December 9, 2014, the date of the consolidated Service Plan, the ratio of actual valuation to assessed valuation was 7.96% and currently the ratio is at 6.11%. Due to this ratio change, the District's mill levy was increased to 6.11 mills.

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

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>
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%

**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 4% of the property taxes collected by the General Fund.

**WESTVIEW METROPOLITAN DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.5% of property tax collections.

**Administrative Expenditures**

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, insurance, and other administrative expenses.

**Debt Service**

Principal and interest payments in 2024 are provided based on the debt amortization schedule from the Series 2019A Senior Bonds (discussed under Debts and Leases). There is no debt amortization schedule provided for the Series 2019B Subordinate Bonds as the Bond is a cash flow bond and the timing of the payments are unknown.

**Intergovernmental Agreements**

Without increasing the Limited Mill Levy, at any time the District imposes a mill levy for debt service purposes, the District shall impose a Contribution Mill Levy of three (3) mills, for purposes of financing capital improvements or for financing operations and maintenance expenses associated with Town capital improvements, which revenues shall be remitted to the Town upon the District's receipt. The revenues received by the Town from the Contribution Mill Levy may be applied to any Town capital improvement so long as the capital improvement is one that the District could otherwise finance (e.g. streets, traffic safety controls, street lighting, water, sanitary sewer, storm drainage, landscaping improvements, and parks and recreation). In the event that the District does not impose a Debt Mill Levy, the District shall have no obligation to levy, collect, or pay over to the Town the three (3) mills set forth herein.

**WESTVIEW METROPOLITAN DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

On June 5, 2019, the District issued \$1,965,000 in Series 2019A Senior and \$313,000 in Series 2019B Subordinate Bonds in the total amount of \$2,278,000. The Bonds are special limited obligations of the District secured by and payable from the pledged revenues, subject in all respects to the prior lien in favor of the Senior Bonds. The Series 2019A Senior Bonds, in the amount of \$1,965,000, are term bonds due on June 1 and December 1, at an interest rate of 5.125%, commencing on December 1, 2019 and due December 1, 2049. The Series 2019B Subordinate Bonds, in the amount of \$313,000, are term bonds due December 15, 2049 at an interest rate of 7.750%, payable (but only to the extent of Subordinate Pledged Revenue available for such purpose) on December 15, 2019, and annually thereafter on December 15 of each year, unless the Bonds are redeemed earlier in accordance with the terms of their respective Indenture.

The 2019A Senior Bonds are limited tax general obligations of the District secured by and payable from the following sources, net of any costs of collection: (i) the Senior Required Mill Levy, (ii) the portion of the Specific Ownership tax which is collected as a result of imposition of the Senior Required Mill Levy,

and (iii) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

The 2019A Senior Bonds are being issued in "Authorized Denominations," to mean the amount of \$500,000 or any integral multiple of \$1,000 in excess thereof, provided that no individual 2019A Senior Bond may be in an amount which exceeds the principal amount coming due on any maturity date.

The 2019B Subordinate Bonds are limited tax general obligations of the District secured by and payable from the Subordinate Pledged Revenue, consisting of moneys derived by the District from the following sources, net of any costs of collection: (i) the Subordinate Required Mill Levy, (ii) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Subordinate Required Mill Levy, (iii) the amounts, if any, in the Senior Surplus Fund after the payment or defeasance of the 2019A Senior Bonds and (iii) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

The 2019B Subordinate Bonds are structured as "cash flow" bonds, meaning that there are no scheduled payments of principal thereof prior to the final maturity date. Rather, principal on the 2019B Subordinate Bonds is payable from, and solely to the extent of, Subordinate Pledged Revenues, if any, remaining after the annual payment of interest due on the 2019B Subordinate Bonds (including current interest, accrued but unpaid interest, and interest due as a result of compounding, if any) pursuant to a mandatory redemption of as many 2019B Subordinate Bonds as can be redeemed with such remaining Subordinate Pledged Revenue.

**WESTVIEW METROPOLITAN DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases – (continued)**

**Pledged Revenue**

Senior Pledged revenue is defined as the following, net of any costs of collection: (i) the Senior Required Mill Levy, (ii) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Senior Required Mill Levy, and (iii) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

Subordinate Pledged revenue is defined as the following, net of any costs of collection: (i) the Subordinate Required Mill Levy, (ii) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Subordinate Required Mill Levy, (iii) the amounts, if any, in the Senior Surplus Fund after the payment or defeasance of the 2019A Senior Bonds, and (iv) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

**Prior Redemption**

The Series 2019A Senior Bonds and Series 2019B Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities (and if in partial maturities, in such order of maturities as the District shall determine), on June 1, 2024, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium of a percentage of the principal amount so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
June 1, 2024 through May 31, 2025	3.00 %
June 1, 2025 through May 31, 2026	2.00
June 1, 2026 through May 31, 2027	1.00
June 1, 2027 and thereafter	0.00

The 2019B Subordinate Bonds are being issued in “Authorized Denominations,” to mean the amount of \$100,000 or any integral multiple of \$1,000 in excess thereof, provided that no individual 2019B Subordinate Bond may be in an amount which exceeds the principal amount coming due on any maturity date.

The district has no operating or capital leases.

**WESTVIEW METROPOLITAN DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases – (continued)**

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025*
<b>Bonds:</b>				
Series 2019A	\$ 1,920,000	\$ -	\$ 25,000	\$ 1,895,000
Series 2019B	313,000	-	-	313,000
<b>Accrued Interest on Bonds:</b>				
Series 2019B	175,942	37,893	-	213,835
<b>Developer Advances:</b>				
Organizational	179,532	-	-	179,532
Capital	3,904,925	-	-	3,904,925
<b>Accrued Interest on Developer Advances:</b>				
Organizational	77,447	14,362	-	91,809
Capital	1,728,865	312,394	-	2,041,259
<b>Total</b>	<b>\$ 8,299,711</b>	<b>\$ 364,649</b>	<b>\$ 25,000</b>	<b>\$ 8,639,360</b>
<hr/>				
	Balance at December 31, 2025*	Additions	Reductions	Balance at December 31, 2026*
<b>Bonds:</b>				
Series 2019A	\$ 1,895,000	\$ -	\$ 25,000	\$ 1,870,000
Series 2019B	313,000	-	-	313,000
<b>Accrued Interest on Bonds:</b>				
Series 2019B	213,835	40,830	-	254,665
<b>Developer Advances:</b>				
Organizational	179,532	-	-	179,532
Capital	3,904,925	-	-	3,904,925
<b>Accrued Interest on Developer Advances:</b>				
Organizational	91,809	14,362	-	106,171
Capital	2,041,259	312,394	-	2,353,653
<b>Total</b>	<b>\$ 8,639,360</b>	<b>\$ 367,586</b>	<b>\$ 25,000</b>	<b>\$ 8,981,946</b>

\* - estimated

**Reserves**

**Debt Service Reserve**

The Debt Service Reserve Fund requirement for the Series 2019A Senior Bonds is \$153,188.

The Debt Service Surplus Fund requirement for the Series 2019A Senior Bonds is \$196,500.

**Emergency Reserve**

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending, as defined under TABOR.

**This information is an integral part of the accompanying budget.**

**WESTVIEW METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$1,965,000 General Obligation Limited Tax Bonds  
Series 2019A, Dated June 5, 2019  
Interest Rate 5.125%  
Interest Payable June 1 and December 1  
Principal Payable December 1**

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 25,000	\$ 97,119	\$ 122,119
2027	30,000	95,838	125,838
2028	30,000	94,300	124,300
2029	35,000	92,763	127,763
2030	40,000	90,969	130,969
2031	40,000	88,919	128,919
2032	45,000	86,869	131,869
2033	45,000	84,563	129,563
2034	50,000	82,256	132,256
2035	55,000	79,694	134,694
2036	60,000	76,875	136,875
2037	65,000	73,800	138,800
2038	70,000	70,469	140,469
2039	75,000	66,881	141,881
2040	80,000	63,038	143,038
2041	85,000	58,938	143,938
2042	90,000	54,581	144,581
2043	95,000	49,969	144,969
2044	105,000	45,100	150,100
2045	110,000	39,719	149,719
2046	115,000	34,081	149,081
2047	125,000	28,188	153,188
2048	130,000	21,781	151,781
2049	295,000	15,119	310,119
	<u>\$ 1,895,000</u>	<u>\$ 1,591,829</u>	<u>\$ 3,486,829</u>
Total			