

WEEMS NEIGHBORHOOD METRO DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2026

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

12/20/25

| | ACTUAL 2024 | ESTIMATED 2025 | BUDGET 2026 |
|---|-------------------|---------------------|---------------------|
| BEGINNING FUND BALANCES | \$ 209,183 | \$ 339,603 | \$ 2,399,482 |
| REVENUES | | | |
| Property taxes | 182,229 | 310,068 | 391,279 |
| Specific ownership taxes | 7,598 | 12,516 | 15,651 |
| Late fees/penalties | - | 1,500 | - |
| Operating Fees | - | 35,000 | - |
| Operating Fees - Townhomes | - | 37,500 | - |
| Real Estate Transfer | - | 10,000 | - |
| Interest Income | 16,947 | 63,500 | 23,500 |
| Other Revenue | 2,072 | - | - |
| Bond issuance proceeds | - | 12,298,000 | - |
| Total revenues | <u>208,846</u> | <u>12,768,084</u> | <u>430,430</u> |
| TRANSFERS IN | <u>-</u> | <u>2,416,221</u> | <u>-</u> |
| Total funds available | <u>418,029</u> | <u>15,523,908</u> | <u>2,829,912</u> |
| EXPENDITURES | | | |
| General Fund | 76,679 | 155,206 | 79,567 |
| Debt Service Fund | 1,747 | 671,220 | 604,999 |
| Capital Projects Fund | - | 9,881,779 | - |
| Total expenditures | <u>78,426</u> | <u>10,708,205</u> | <u>684,566</u> |
| TRANSFERS OUT | <u>-</u> | <u>2,416,221</u> | <u>-</u> |
| Total expenditures and transfers out requiring appropriation | <u>78,426</u> | <u>13,124,426</u> | <u>684,566</u> |
| ENDING FUND BALANCES | <u>\$ 339,603</u> | <u>\$ 2,399,482</u> | <u>\$ 2,145,346</u> |
| EMERGENCY RESERVE | \$ 2,200 | \$ 5,800 | \$ 4,000 |
| AVAILABLE FOR OPERATIONS | 25,763 | 69,769 | 124,383 |
| DEBT SERVICE RESERVE | - | 900,000 | 900,000 |
| AVAILABLE FOR OPERATIONS - DEBT SERVICE | 311,640 | 1,423,913 | 1,116,963 |
| TOTAL RESERVE | <u>\$ 339,603</u> | <u>\$ 2,399,482</u> | <u>\$ 2,145,346</u> |

No assurance provided. See summary of significant assumptions.

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

12/20/25

| ACTUAL | ESTIMATED | BUDGET |
|--------|-----------|--------|
| 2024 | 2025 | 2026 |

ASSESSED VALUATION

| | | | |
|--------------------------|--------------|--------------|--------------|
| Residential | \$ 734,885 | \$ 4,086,400 | \$ 4,991,452 |
| Commercial | 30,223 | 31,070 | 129,879 |
| Agricultural | 4,049 | 4,049 | 19,274 |
| State assessed | 22,973 | 44,657 | 99,779 |
| Vacant land | 2,290,235 | 722,584 | 944,379 |
| Certified Assessed Value | \$ 3,082,365 | \$ 4,888,760 | \$ 6,184,763 |

MILL LEVY

| | | | |
|-----------------|--------|--------|--------|
| General | 21.498 | 23.274 | 20.037 |
| Debt Service | 37.622 | 40.730 | 43.228 |
| Total mill levy | 59.120 | 64.004 | 63.265 |

PROPERTY TAXES

| | | | |
|--------------------------------|------------|------------|------------|
| General | \$ 66,265 | \$ 113,781 | \$ 123,924 |
| Debt Service | 115,965 | 199,119 | 267,355 |
| Levied property taxes | 182,230 | 312,900 | 391,279 |
| Adjustments to actual/rounding | (1) | - | - |
| Refunds and abatements | - | (2,832) | - |
| Budgeted property taxes | \$ 182,229 | \$ 310,068 | \$ 391,279 |

BUDGETED PROPERTY TAXES

| | | | |
|--------------|------------|------------|------------|
| General | \$ 64,946 | \$ 112,761 | \$ 123,924 |
| Debt Service | 117,283 | 197,307 | 267,355 |
| | \$ 182,229 | \$ 310,068 | \$ 391,279 |

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

12/20/25

| | ACTUAL 2024 | ESTIMATED 2025 | BUDGET 2026 |
|---|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ 32,053 | \$ 27,963 | \$ 75,569 |
| REVENUES | | | |
| Property taxes | 64,946 | 112,761 | 123,924 |
| Specific ownership taxes | 2,763 | 4,551 | 4,957 |
| Late fees/penalties | - | 1,500 | - |
| Operating Fees | - | 35,000 | - |
| Operating Fees - Townhomes | - | 37,500 | - |
| Interest Income | 2,808 | 1,500 | 3,500 |
| Real Estate Transfer | - | 10,000 | - |
| Other Revenue | 2,072 | - | - |
| Total revenues | 72,589 | 202,812 | 132,381 |
| Total funds available | 104,642 | 230,775 | 207,950 |
| EXPENDITURES | | | |
| General and administrative | | | |
| Accounting | 14,464 | 30,000 | 25,000 |
| Auditing | - | - | 5,000 |
| Administration fees | - | 5,000 | - |
| County Treasurer's Fee | 998 | 1,707 | 1,859 |
| Dues and Membership | 906 | 1,009 | 3,000 |
| Insurance | 2,076 | 2,326 | 3,500 |
| District management | - | 17,500 | - |
| Legal | 27,269 | 32,500 | 30,000 |
| Miscellaneous | - | 5,000 | 2,500 |
| Election | 342 | 3,764 | - |
| Website | 600 | 1,400 | 1,000 |
| Contingency | - | - | 7,708 |
| Operations and maintenance | | | |
| Engineering | 30,024 | - | - |
| Landscaping | - | 40,000 | - |
| Snow removal | - | 15,000 | - |
| Total expenditures | 76,679 | 155,206 | 79,567 |
| Total expenditures and transfers out requiring appropriation | 76,679 | 155,206 | 79,567 |
| ENDING FUND BALANCES | \$ 27,963 | \$ 75,569 | \$ 128,383 |
| EMERGENCY RESERVE | \$ 2,200 | \$ 5,800 | \$ 4,000 |
| AVAILABLE FOR OPERATIONS | 25,763 | 69,769 | 124,383 |
| TOTAL RESERVE | \$ 27,963 | \$ 75,569 | \$ 128,383 |

No assurance provided. See summary of significant assumptions.

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

12/20/25

| | ACTUAL 2024 | ESTIMATED 2025 | BUDGET 2026 |
|---|-------------------|---------------------|---------------------|
| BEGINNING FUND BALANCES | \$ 177,130 | \$ 311,640 | \$ 2,323,913 |
| REVENUES | | | |
| Property taxes | 117,283 | 197,307 | 267,355 |
| Specific ownership taxes | 4,835 | 7,965 | 10,694 |
| Interest Income | 14,139 | 62,000 | 20,000 |
| Total revenues | <u>136,257</u> | <u>267,272</u> | <u>298,049</u> |
| TRANSFERS IN | | | |
| Transfers from other funds | <u>-</u> | <u>2,416,221</u> | <u>-</u> |
| Total funds available | <u>313,387</u> | <u>2,995,133</u> | <u>2,621,962</u> |
| EXPENDITURES | | | |
| General and administrative | | | |
| County Treasurer's Fee | 1,747 | 2,987 | 4,010 |
| Paying agent fees | - | 7,500 | 4,000 |
| Contingency | - | - | 9,489 |
| Debt Service | | | |
| Bond interest | - | 311,701 | 587,500 |
| Bond issue costs | - | 349,032 | - |
| Total expenditures | <u>1,747</u> | <u>671,220</u> | <u>604,999</u> |
| Total expenditures and transfers out requiring appropriation | <u>1,747</u> | <u>671,220</u> | <u>604,999</u> |
| ENDING FUND BALANCES | <u>\$ 311,640</u> | <u>\$ 2,323,913</u> | <u>\$ 2,016,963</u> |
| DEBT SERVICE RESERVE | \$ - | \$ 900,000 | \$ 900,000 |
| AVAILABLE FOR OPERATIONS - DEBT SERVICE | <u>311,640</u> | <u>1,423,913</u> | <u>1,116,963</u> |
| TOTAL RESERVE | <u>\$ 311,640</u> | <u>\$ 2,323,913</u> | <u>\$ 2,016,963</u> |

No assurance provided. See summary of significant assumptions.

**WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

12/20/25

| | ACTUAL 2024 | ESTIMATED 2025 | BUDGET 2026 |
|---|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ - | \$ - | \$ - |
| REVENUES | | | |
| Bond issuance proceeds | - | 12,298,000 | - |
| Total revenues | - | 12,298,000 | - |
| Total funds available | - | 12,298,000 | - |
| EXPENDITURES | | | |
| Capital Projects | | | |
| Bond issue costs | - | 268,940 | - |
| Capital outlay | - | 9,612,839 | - |
| Total expenditures | - | 9,881,779 | - |
| TRANSFERS OUT | | | |
| Transfers to other fund | - | 2,416,221 | - |
| Total expenditures and transfers out requiring appropriation | - | 12,298,000 | - |
| ENDING FUND BALANCES | \$ - | \$ - | \$ - |

No assurance provided. See summary of significant assumptions.

**WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Weems Neighborhood Metropolitan District organization was approved by eligible electors of the District at an election held on November 8, 2016. The District was organized by order of the District Court in and for Boulder County on January 23, 2017. The formation of the District was approved by the City of Lafayette, Colorado in conjunction with the approval by the City Council of a Service Plan for the District on August 2, 2016. The District exists as a quasi-municipal corporation and political subdivision of the State of Colorado under Title 32, Article 1 of the Colorado Revised Statutes, as amended (C.R.S.)

The District shall have the power and authority to provide the Public Improvements and related operation and maintenance services within and without the boundaries of the District as such power and authority is described in the Special District Act, subject to the limitations on fire protection, television relay and transmission and telecommunication facilities.

On November 8, 2016, the District's voters authorized general obligation indebtedness of \$208,000,000 for District improvements. The service plan has a limitation on the issuance of debt to \$13,000,000.

The Maximum Debt Service Mill Levy is 35 mills subject to the Gallagher adjustment. The Maximum Operations and Maintenance Mill Levy will be 20 mills as adjusted during the Developer Control Period. After the Developer Period, the District shall not be subject to the Maximum Operations and Maintenance Mill Levy.

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

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.

**WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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.

The Maximum Debt Service Mill Levy is 35 mills subject to the Gallagher adjustment. The Maximum Operations and Maintenance Mill Levy will be 20 mills as adjusted during the Developer Control Period. After the Developer Period, the District shall not be subject to the Maximum Operations and Maintenance Mill Levy. The District shall not impose a levy for repayment of any all Debt (or use the proceeds of any mill levy for repayment of Debt) on any single property developed which exceeds 40 years after the initial imposition of such mill levy unless the majority of the Board of Directors of the district are residents of the District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in net present value savings as set forth in Section 11-56-101, C.R.S., et seq.

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% |

**WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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 4% 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 5%

Expenditures

Administrative Expenditures

Administrative expenditures for the project have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, audit, accounting, insurance, management, maintenance and other administrative expenses.

Debt and Leases

On May 20, 2025, the District issued its General Obligation Bonds, Series 2025A and 2025B in the total amount of \$10,000,000 for the 2025A and \$2,298,000 for the 2025B bearing interest of 5.875%. The General Obligation Bonds shall mature on December 1, 2055 with principal payments due December 1st.

The 2025A Senior Bonds shall constitute limited tax (convertible to unlimited tax) general obligations of the District payable from the Senior Pledged Revenue as provided in the 2025A Senior Indenture. "Senior Pledged Revenue"¹ is defined in the 2025A Senior Indenture as the following: (a) all Senior Property Tax Revenues; (b) all Senior Specific Ownership Tax Revenues; and (c) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Senior Bond Fund.

**WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases – (Continued)

The 2025A Senior Bonds are additionally secured by: (i) the Senior Reserve Fund², funded with proceeds of the 2025A Senior Bonds in the amount of Reserve Requirement (\$873,731.26*); (ii) the Senior Surplus Fund³, which will not be funded with proceeds of the 2025A Senior Bonds, but instead will be funded with excess Senior Pledged Revenue, if any, up to the Maximum Surplus Amount (\$1,057,500*), and which is subject to release upon satisfaction of certain requirements in accordance with the 2025A Senior Indenture, as described herein; and (iii) capitalized interest which will be funded with proceeds of the 2025A Senior Bonds in the amount of \$1,285,229.71.*

The 2025A Senior Bonds are being issued for the purpose of: (a) financing Public Improvements necessary to support the Development, (b) funding capitalized interest on the 2025A Senior Bonds; (c) funding the Senior Reserve Fund to the Reserve Requirement; and (d) paying other costs in connection with the issuance of the 2025A Senior Bonds, 2025B Subordinate Bonds and 2025C Junior Lien Bonds. The 2025B Subordinate Bonds are being issued for the purpose of financing additional Public Improvements necessary to support the Development.

The 2025B Subordinate Bonds shall constitute limited tax general obligations of the District payable from the Subordinate Pledged Revenue as provided in the 2025B Subordinate Indenture. "Subordinate Pledged Revenue" is defined in the 2025B Subordinate Indenture as the following: (i) all Subordinate Property Tax Revenues; (ii) all Subordinate Specific Ownership Tax Revenues; (iii) any amounts released from the Senior Surplus Fund pursuant certain provisions of the 2025A Senior Indenture (described herein in paragraphs (e) and (g) of "THE 2025A SENIOR BONDS – Funds and Accounts – Senior Surplus Fund"), and including all amounts on deposit therein upon termination of the Senior Surplus Fund; and (iv) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund.

**WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases – (Continued)

The District has outstanding developer advances and activity as follows:

| | Balance - December 31, 2024 | Additions | Retirements/ Reductions | Balance - December 31, 2025 |
|--|-----------------------------------|-----------------|----------------------------|-----------------------------------|
| Developer Advances | \$ 96,257 | \$ - | \$ - | \$ 96,257 |
| Accrued Interest - Developer Advances | 25,414 | 6,257 | - | 31,671 |
| Total | <u>\$ 121,671</u> | <u>\$ 6,257</u> | <u>\$ -</u> | <u>\$ 127,928</u> |
| | Balance - December 31, 2025 | Additions | Retirements/ Reductions | Balance - December 31, 2026 |
| Developer Advances | \$ 96,257 | \$ - | \$ - | \$ 96,257 |
| Accrued Interest - Developer Advances | 31,671 | 6,257 | - | 37,928 |
| Total | <u>\$ 127,928</u> | <u>\$ 6,257</u> | <u>\$ -</u> | <u>\$ 134,185</u> |

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.

**WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2025**

**\$10,000,000
General Obligation Limited Tax Bonds
Series 2025A
Dated May 20, 2025
Interest Rate 5.875%
Interest Payable
June 1, December 1
Principal Due December 1**

**Bonds and Interest
Maturing in the Year
Ending December 31,**

| | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|------|----------------------|----------------------|----------------------|
| 2026 | \$ - | \$ 587,500 | \$ 587,500 |
| 2027 | - | 587,500 | 587,500 |
| 2028 | - | 587,500 | 587,500 |
| 2029 | - | 587,500 | 587,500 |
| 2030 | 45,000 | 587,500 | 632,500 |
| 2031 | 80,000 | 584,856 | 664,856 |
| 2032 | 120,000 | 580,156 | 700,156 |
| 2033 | 125,000 | 573,106 | 698,106 |
| 2034 | 145,000 | 565,763 | 710,763 |
| 2035 | 155,000 | 557,244 | 712,244 |
| 2036 | 180,000 | 548,138 | 728,138 |
| 2037 | 190,000 | 537,563 | 727,563 |
| 2038 | 215,000 | 526,400 | 741,400 |
| 2039 | 225,000 | 513,769 | 738,769 |
| 2040 | 255,000 | 500,550 | 755,550 |
| 2041 | 270,000 | 485,569 | 755,569 |
| 2042 | 300,000 | 469,706 | 769,706 |
| 2043 | 320,000 | 452,081 | 772,081 |
| 2044 | 355,000 | 433,281 | 788,281 |
| 2045 | 375,000 | 412,425 | 787,425 |
| 2046 | 410,000 | 390,394 | 800,394 |
| 2047 | 435,000 | 366,306 | 801,306 |
| 2048 | 480,000 | 340,750 | 820,750 |
| 2049 | 505,000 | 312,550 | 817,550 |
| 2050 | 550,000 | 282,881 | 832,881 |
| 2051 | 585,000 | 250,569 | 835,569 |
| 2052 | 635,000 | 216,200 | 851,200 |
| 2053 | 675,000 | 178,894 | 853,894 |
| 2054 | 730,000 | 139,238 | 869,238 |
| 2055 | 1,640,000 | 96,350 | 1,736,350 |
| | <u>\$ 10,000,000</u> | <u>\$ 13,252,239</u> | <u>\$ 23,252,239</u> |