

WARD TOD METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR YEAR ENDING DECEMBER 31, 2025

**WARD TOD METROPOLITAN DISTRICT NO. 1
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/25

| | ACTUAL 2023 | ESTIMATED 2024 | BUDGET 2025 |
|---|-------------------|-------------------|-------------------|
| BEGINNING FUND BALANCES | \$ 658,278 | \$ 668,406 | \$ 780,685 |
| REVENUES | | | |
| Property taxes | 186,552 | 403,483 | 438,421 |
| Specific ownership taxes | 14,660 | 29,360 | 30,690 |
| Water Reimbursement | 11,817 | 15,000 | - |
| Interest Income | 35,818 | 42,000 | 42,000 |
| Developer advance | 611,440 | 106,927 | 2,200,000 |
| TIF Revenue | 18,930 | 27,305 | 28,500 |
| Total revenues | <u>879,217</u> | <u>624,075</u> | <u>2,739,611</u> |
| TRANSFERS IN | <u>6,996</u> | <u>1,000</u> | <u>-</u> |
| Total funds available | <u>1,544,491</u> | <u>1,293,481</u> | <u>3,520,296</u> |
| EXPENDITURES | | | |
| General Fund | 182,073 | 239,204 | 105,000 |
| Debt Service Fund | 278,503 | 271,592 | 280,000 |
| Capital Projects Fund | 408,513 | 1,000 | 2,200,000 |
| Total expenditures | <u>869,089</u> | <u>511,796</u> | <u>2,585,000</u> |
| TRANSFERS OUT | <u>6,996</u> | <u>1,000</u> | <u>-</u> |
| Total expenditures and transfers out requiring appropriation | <u>876,085</u> | <u>512,796</u> | <u>2,585,000</u> |
| ENDING FUND BALANCES | <u>\$ 668,406</u> | <u>\$ 780,685</u> | <u>\$ 935,296</u> |
| EMERGENCY RESERVE | \$ 1,700 | \$ 3,500 | \$ 3,300 |
| AVAILABLE FOR OPERATIONS | 24,210 | 5,000 | 9,019 |
| SURPLUS FUND (\$1,029,000) | 636,110 | 722,185 | 922,977 |
| TOTAL RESERVE | <u>\$ 662,020</u> | <u>\$ 730,685</u> | <u>\$ 935,296</u> |

No assurance is provided. See summary of significant assumptions.

WARD TOD METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

1/28/25

| ACTUAL | ESTIMATED | BUDGET |
|--------|-----------|--------|
| 2023 | 2024 | 2025 |

ASSESSED VALUATION

| | | | |
|--------------------------|--------------|--------------|--------------|
| Residential | \$ 1,938,253 | \$ 3,620,736 | \$ 5,083,352 |
| State assessed | 400 | 588 | 616 |
| Vacant land | 673,038 | 1,546,713 | 653,038 |
| Personal property | 59,856 | 83,451 | 96,136 |
| | 2,671,547 | 5,251,488 | 5,833,142 |
| Adjustments | (246,970) | (608,524) | (905,009) |
| Certified Assessed Value | \$ 2,424,577 | \$ 4,642,964 | \$ 4,928,133 |

MILL LEVY

| | | | |
|-----------------|--------|--------|--------|
| General | 15.000 | 17.380 | 17.792 |
| Debt Service | 61.680 | 69.522 | 71.171 |
| Total mill levy | 76.680 | 86.902 | 88.963 |

PROPERTY TAXES

| | | | |
|--------------------------------|------------|------------|------------|
| General | \$ 36,369 | \$ 80,695 | \$ 87,681 |
| Debt Service | 149,548 | 322,788 | 350,740 |
| Levied property taxes | 185,917 | 403,483 | 438,421 |
| Adjustments to actual/rounding | 635 | - | - |
| Budgeted property taxes | \$ 186,552 | \$ 403,483 | \$ 438,421 |

BUDGETED PROPERTY TAXES

| | | | |
|--------------|------------|------------|------------|
| General | \$ 36,493 | \$ 80,695 | \$ 87,681 |
| Debt Service | 150,059 | 322,788 | 350,740 |
| | \$ 186,552 | \$ 403,483 | \$ 438,421 |

No assurance is provided. See summary of significant assumptions.

**WARD TOD METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/25

| | ACTUAL 2023 | ESTIMATED 2024 | BUDGET 2025 |
|---|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ (41,036) | \$ 25,910 | \$ 8,500 |
| REVENUES | | | |
| Property taxes | 36,493 | 80,695 | 87,681 |
| Specific ownership taxes | 2,868 | 5,872 | 6,138 |
| TIF Revenue | 3,703 | 12,300 | 13,000 |
| Water Reimbursement | 11,817 | 15,000 | - |
| Interest Income | 68 | 2,000 | 2,000 |
| Developer advance | 201,066 | 106,927 | - |
| Total revenues | 256,015 | 222,794 | 108,819 |
| Total funds available | 214,979 | 248,704 | 117,319 |
| EXPENDITURES | | | |
| General and administrative | | | |
| Accounting | 41,363 | 33,000 | 35,000 |
| Auditing | 5,900 | 6,600 | 7,000 |
| County Treasurer's Fee | 548 | 1,210 | 1,315 |
| Dues and Membership | 369 | 497 | 500 |
| Insurance | 7,282 | 11,297 | 15,000 |
| District management | 3,180 | 35,000 | - |
| Legal | 40,765 | 25,000 | 35,000 |
| Miscellaneous | 2,200 | 600 | - |
| Xcel Energy | 1,115 | 1,000 | - |
| Election | 2,731 | - | 3,000 |
| Contingency | - | - | 8,185 |
| Operations and maintenance | | | |
| Landscaping | 41,153 | 30,000 | - |
| Snow removal | 21,031 | 70,000 | - |
| Water | 14,436 | 25,000 | - |
| Total expenditures | 182,073 | 239,204 | 105,000 |
| TRANSFERS OUT | | | |
| Transfers to other fund | 6,996 | 1,000 | - |
| Total expenditures and transfers out requiring appropriation | 189,069 | 240,204 | 105,000 |
| ENDING FUND BALANCES | \$ 25,910 | \$ 8,500 | \$ 12,319 |
| EMERGENCY RESERVE | \$ 1,700 | \$ 3,500 | \$ 3,300 |
| AVAILABLE FOR OPERATIONS | 24,210 | 5,000 | 9,019 |
| TOTAL RESERVE | \$ 25,910 | \$ 8,500 | \$ 12,319 |

No assurance is provided. See summary of significant assumptions.

**WARD TOD METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/25

| | ACTUAL 2023 | ESTIMATED 2024 | BUDGET 2025 |
|---|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ 708,171 | \$ 642,496 | \$ 772,185 |
| REVENUES | | | |
| Property taxes | 150,059 | 322,788 | 350,740 |
| Specific ownership taxes | 11,792 | 23,488 | 24,552 |
| TIF Revenue | 15,227 | 15,005 | 15,500 |
| Interest Income | 35,750 | 40,000 | 40,000 |
| Total revenues | 212,828 | 401,281 | 430,792 |
| Total funds available | 920,999 | 1,043,777 | 1,202,977 |
| EXPENDITURES | | | |
| General and administrative | | | |
| County Treasurer's Fee | 2,253 | 4,842 | 5,261 |
| Paying agent fees | 19,000 | 9,500 | 9,500 |
| Contingency | - | - | 7,989 |
| Debt Service | | | |
| Bond Interest - 2019A | 257,250 | 257,250 | 257,250 |
| Total expenditures | 278,503 | 271,592 | 280,000 |
| Total expenditures and transfers out requiring appropriation | 278,503 | 271,592 | 280,000 |
| ENDING FUND BALANCES | \$ 642,496 | \$ 772,185 | \$ 922,977 |
| SURPLUS FUND (\$1,029,000) | \$ 636,110 | \$ 722,185 | \$ 922,977 |
| TOTAL RESERVE | \$ 636,110 | \$ 722,185 | \$ 922,977 |

No assurance is provided. See summary of significant assumptions.

**WARD TOD METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/25

| | ACTUAL 2023 | ESTIMATED 2024 | BUDGET 2025 |
|---|----------------|-------------------|------------------|
| BEGINNING FUND BALANCES | \$ (8,857) | \$ - | \$ - |
| REVENUES | | | |
| Developer advance | 410,374 | - | 2,200,000 |
| Total revenues | <u>410,374</u> | <u>-</u> | <u>2,200,000</u> |
| TRANSFERS IN | | | |
| Transfers from other funds | <u>6,996</u> | <u>1,000</u> | <u>-</u> |
| Total funds available | <u>408,513</u> | <u>1,000</u> | <u>2,200,000</u> |
| EXPENDITURES | | | |
| General and Administrative | | | |
| Accounting | - | - | 3,300 |
| Legal | - | 1,000 | 6,050 |
| Capital Projects | | | |
| Engineering | 7,440 | - | 16,500 |
| Capital outlay | 401,073 | - | 2,174,150 |
| Total expenditures | <u>408,513</u> | <u>1,000</u> | <u>2,200,000</u> |
| Total expenditures and transfers out requiring appropriation | <u>408,513</u> | <u>1,000</u> | <u>2,200,000</u> |
| ENDING FUND BALANCES | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |

No assurance is provided. See summary of significant assumptions.

**WARD TOD METROPOLITAN DISTRICT NO. 1
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Ward TOD Metropolitan District No. 1 (The District), a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Jefferson County on April 9, 2012, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the City of Wheat Ridge, Jefferson County, Colorado.

The District was established to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the public improvements and services, including streets, water, sanitation and storm drainage traffic and safety controls, transportation, television relay and translation and mosquito control. Under its Service Plan, The District was organized in conjunction with two other related Districts: Ward TOD Metropolitan District Nos. 2 and 3. Ward TOD Metropolitan District No.1 serves as a Management District, and Ward TOD Metropolitan District Nos. 2 and 3 serve as Financing Districts.

Pursuant to the Service Plan, the district is permitted to issue bond indebtedness of up to \$25,000,000. On December 5, 2019, the District issued \$5,145,000 in (Limited Tax Convertible to Unlimited tax) General Obligation Bonds Series 2019A, \$600,000 in Subordinate Limited Tax General Obligation Bonds Series 2019B, and \$708,000 Junior Lien Limited Tax General Obligation Bonds Series 2019C.

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 October. The County Treasurer remits the taxes collected monthly to the District.

**WARD TOD METROPOLITAN DISTRICT NO. 1
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Property Taxes (continued)

Pursuant to the Service Plan, the District is required to adjust its maximum Required Mill Levy for changes in the ratio of actual to assessed value of property within the District. As of December 31, 2025, the adjusted maximum mill levy for debt service is 71.171 mills. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in a amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable

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 2025, SB22-238, SB23B-001, SB24-233 and HB24B-1001 set the assessment rates and actual value reductions as follows:

| Category | Rate | Category | Rate | Actual Value Reduction | Amount |
|---------------------------|-------------|-----------------------|-------------|-------------------------------|---------------|
| Single-Family Residential | 6.70% | Agricultural Land | 26.40% | Single-Family Residential | \$55,000 |
| Multi-Family Residential | 6.70% | Renewable Energy Land | 26.40% | Multi-Family Residential | \$55,000 |
| Commercial | 27.90% | Vacant Land | 27.90% | Commercial | \$30,000 |
| Industrial | 27.90% | Personal Property | 27.90% | Industrial | \$30,000 |
| Lodging | 27.90% | State Assessed | 27.90% | Lodging | \$30,000 |
| | | 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 7% of the property taxes collected.

Developer Advances

The District is in the development stage. As such, the operating and administrative expenditures will be mainly funded by the Developer. A major portion of the capital expenditures are also expected to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

Urban Renewal TIF

Pursuant to the Intergovernmental Tax Sharing Agreement dated October 1, 2019 with the Wheat Ridge Urban Renewal Authority, the District will receive the tax increment (“TIF”) generated from the Wheat Ridge Urban Renewal Project area to be used toward the repayment of the District’s bonds.

**WARD TOD METROPOLITAN DISTRICT NO. 1
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Investment Income

Interest earned on the District's available funds has been estimated based upon an average interest rate of approximately 5%.

Expenditures

Administrative and Operating Expenditures

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

County Treasurer's Fees

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

Capital Outlay

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

Debt Service

Principal and interest payments are provided based on the anticipated debt amortization schedule from the Senior Bonds, Subordinate Bonds, and Junior Lien Bonds (discussed under Debt and Leases). Anticipated debt service schedules are not provided for the Subordinate Bonds and Junior Lien Bonds because their repayment schedule is based on available cash flow.

**WARD TOD METROPOLITAN DISTRICT NO. 1
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

On December 5, 2019, the District issued \$5,145,000 in (Limited Tax Convertible to Unlimited tax) General Obligation Bonds Series 2019A, \$600,000 in Subordinate Limited Tax General Obligation Bonds Series 2019B, and \$708,000 Junior Lien Limited Tax General Obligation Bonds Series 2019C. The proceeds of the Senior Bonds will be used to fund: (i) the Initial Deposit to the Surplus Fund; (ii) capitalized interest on the Senior Bonds; (iii) pay the Project costs; and, (iv) the costs of issuing the Senior Bonds, the Subordinate Bonds and the Junior Lien Bonds. Proceeds of the Subordinate Bonds will be used to pay Project costs. The Junior Lien Bonds will be issued for the purpose of paying Project Costs, comprised of paying a portion of amounts due and payable to the Developer under the Acquisition and Reimbursement Agreement.

The Senior Bonds bear interest at 5.000% and are payable semi-annually on June 1 and December 1, commencing December 1, 2019. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2026. The Senior Bonds mature on December 1, 2049.

The Subordinate Bonds are issued at the rate of 7.750% per annum and are payable annually on December 15, beginning December 15, 2019, from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2049. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the Subordinate Bonds compounds annually on each December 15 through December 15, 2049. In the event that any principal or interest on the Subordinate Bonds remains unpaid after the application of all Subordinate Pledged Revenue available on December 15, 2059, the Subordinate Bonds shall be deemed discharged.

The Junior Lien Bonds are issued at the rate of 9.000% per annum and are payable annually on December 15, beginning December 15, 2019, from, and to the extent of, Junior Lien Pledged Revenue available, if any, and mature on December 15, 2052. The Junior Lien Bonds are structured as cash flow bonds meaning that no regularly scheduled principal payments are due prior to the maturity date, and interest payments not paid when due will accrue and compound until sufficient Junior Lien Pledged Revenue is available for payment. Principal and interest payments are due on the Junior Lien Bonds on each December 15 through December 15, 2052, only to the extent of available Junior Lien Pledged Revenue. In the event that any principal or interest on the Junior Lien Bonds remains unpaid after the application of all Junior Lien Pledged Revenue available on December 15, 2059, the Junior Lien Bonds shall be deemed discharged.

Debt service schedules are not provided for the Subordinate Bonds and Junior Lien Bonds because their repayment schedule is based on available cash flow.

The District has no operating and capital leases.

**WARD TOD METROPOLITAN DISTRICT NO. 1
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (Continued)

The following is an analysis of the District's outstanding Developer Advances:

| | Balance December 31, 2023 | Additions* | Reductions* | Balance December 31, 2024* |
|---|---|---------------------|-------------|---|
| Developer Advances: | | | | |
| Operations | \$ 395,274 | \$ 106,927 | \$ - | \$ 502,201 |
| Capital | 1,736,344 | - | - | 1,736,344 |
| Accrued Interest on Developer Advances: | | | | |
| Operations | 101,310 | 35,899 | - | 137,209 |
| Capital | 279,368 | 138,908 | - | 418,276 |
| Total | <u>\$ 2,512,296</u> | <u>\$ 281,734</u> | <u>\$ -</u> | <u>\$ 2,794,030</u> |
| | Anticipated Balance December 31, 2024* | Additions* | Reductions* | Anticipated Balance December 31, 2025* |
| Developer Advances: | | | | |
| Operations | \$ 502,201 | \$ - | \$ - | \$ 502,201 |
| Capital | 1,736,344 | 2,200,000 | - | 3,936,344 |
| Accrued Interest on Developer Advances: | | | | |
| Operations | 137,209 | 40,176 | - | 177,385 |
| Capital | 418,276 | 226,908 | - | 645,183 |
| Total | <u>\$ 2,794,030</u> | <u>\$ 2,467,084</u> | <u>\$ -</u> | <u>\$ 5,261,113</u> |

*Estimates

Reserves

Surplus Fund

The District is funding a Surplus Fund up to a maximum amount of \$1,029,000, as required with the issuance of the Senior Bonds.

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.

WARD TOD METROPOLITAN DISTRICT NO. 1
2025 BUDGET
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

\$5,145,000 Senior Limited Tax General Obligation Bonds

Series 2019A

Dated December 5, 2019

Interest Rate 5.00%

Payable June 1 and December 1

Principal Due December 1

| <u>Year Ending December 31,</u> | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|---------------------------------|---------------------|---------------------|---------------------|
| 2025 | \$ - | \$ 257,250 | \$ 257,250 |
| 2026 | 40,000 | 257,250 | 297,250 |
| 2027 | 80,000 | 255,250 | 335,250 |
| 2028 | 90,000 | 251,250 | 341,250 |
| 2029 | 95,000 | 246,750 | 341,750 |
| 2030 | 105,000 | 242,000 | 347,000 |
| 2031 | 110,000 | 236,750 | 346,750 |
| 2032 | 125,000 | 231,250 | 356,250 |
| 2033 | 130,000 | 225,000 | 355,000 |
| 2034 | 145,000 | 218,500 | 363,500 |
| 2035 | 150,000 | 211,250 | 361,250 |
| 2036 | 165,000 | 203,750 | 368,750 |
| 2037 | 175,000 | 195,500 | 370,500 |
| 2038 | 190,000 | 186,750 | 376,750 |
| 2039 | 200,000 | 177,250 | 377,250 |
| 2040 | 220,000 | 167,250 | 387,250 |
| 2041 | 230,000 | 156,250 | 386,250 |
| 2042 | 250,000 | 144,750 | 394,750 |
| 2043 | 260,000 | 132,250 | 392,250 |
| 2044 | 280,000 | 119,250 | 399,250 |
| 2045 | 295,000 | 105,250 | 400,250 |
| 2046 | 320,000 | 90,500 | 410,500 |
| 2047 | 335,000 | 74,500 | 409,500 |
| 2048 | 360,000 | 57,750 | 417,750 |
| 2049 | 795,000 | 39,750 | 834,750 |
| Total | <u>\$ 5,145,000</u> | <u>\$ 4,483,250</u> | <u>\$ 9,885,500</u> |