

**WESTERLY METROPOLITAN DISTRICT NOS. 1-4**  
**2023 CONSOLIDATED ANNUAL REPORT**

Pursuant to §32-1-207(3)(c) and the Consolidated Service Plan for Westerly Metropolitan District Nos. 1-4 (individually, “**District No. 1**,” “**District No. 2**,” “**District No. 3**,” and “**District No. 4**” and collectively the “**Districts**”), the Districts are required to provide an annual report to the Town of Erie (the “**Town**”) regarding the following matters:

For the year ending December 31, 2023, the Districts make the following report:

**§32-1-207(3) Statutory Requirements**

**1. Boundary changes made.**

None.

**2. Intergovernmental Agreements entered into or terminated.**

None.

**3. Access information to obtain a copy of rules and regulations adopted by the board.**

<https://westerlymetrodistricts1-4.com/>

**4. A summary of litigation involving public improvements owned by the Districts.**

To our actual knowledge, based on review of the court records in Weld County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts’ public improvements as of December 31, 2023.

**5. Status of the construction of public improvements by the Districts.**

In 2023, District No. 1 began erosion control work; water, sanitary and storm sewer improvements construction; concrete and asphalt work related to street improvements; and landscape restoration, irrigation, monumentation, playgrounds, retaining walls, lighting, and signage related to parks and recreation.

**6. A list of facilities or improvements constructed by the Districts there were conveyed or dedicated to the county or municipality.**

Phases 1, 2, 3 and 4 General Improvements of Filing 1 were initially accepted by the Town of Erie in 2023, however, no facilities or improvements constructed were conveyed or dedicated to the Town in 2023.

**7. The final assessed valuation of the Districts as of December 31<sup>st</sup> of the reporting year.**

The Districts' final assessed valuation is attached here to as **Exhibit A**.

**8. A copy of the current year's budget.**

The Districts' 2024 Budgets are attached hereto as **Exhibit B**.

**9. A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

District Nos. 1 and 4's 2023 Audits and District Nos. 2 and 3's 2023 Audits Exemptions are attached hereto as **Exhibit C**.

**10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the Districts.**

None.

**11. Any inability of the Districts to pay their obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

None.

**Service Plan Requirements**

**1. A narrative summary of the progress of the Districts in implementing its Service Plan:**

The Districts have also entered into construction contracts in 2023 for the construction of public improvements within and without the Districts' boundaries.

**2. Except when an exemption from audit has been granted for the fiscal year under the Local Government Audit Law, the audited financial statements of the Districts for the fiscal year including a statement of financial condition (i.e. balance sheet) as of December 31 of the fiscal year and the statement of operations (i.e. revenues and expenditures) for the fiscal year:**

District Nos. 1 and 4's 2023 Audits and District Nos. 2 and 3's 2023 Audits Exemptions are attached hereto as **Exhibit C**.

**3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the Districts in development of public facilities in the fiscal year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the fiscal year:**

This information is contained within the Districts' 2024 Budgets, attached as **Exhibit B**.

- 4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the Districts at the end of the fiscal year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the fiscal year, the amount of payment or retirement of existing indebtedness of the Districts in the fiscal year, the total assessed valuation of all taxable properties within the Districts as of January 1 of the fiscal year, and the current mill levy of the Districts pledged to debt retirement in the fiscal year:**

This information is contained within the Districts' 2024 Budgets, attached as **Exhibit B**.

- 5. The Districts' budgets for the calendar year in which the annual report is submitted:**

The Districts' 2024 Budgets are attached as **Exhibit B**.

- 6. A summary of residential development which has occurred within the Districts for the fiscal year:**

Construction and sale of homes started within District No. 2 in 2022 and continued in 2023.

- 7. A summary of all taxes, fees, charges and assessments imposed by the Districts as of January 1 of the fiscal year:**

The Districts' mill levies are contained within the Districts' 2024 Budgets, attached as **Exhibit B**.

- 8. The name, business address and telephone number of each member of the Boards and their chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Boards.**

Heidi Jo Majerik	President	1225 17th Street, Suite 2420, Denver, CO 80202
Alex Woodin	Sec./Treas.	1225 17th Street, Suite 2420, Denver, CO 80202
Jeremy Moss	Director	1225 17th Street, Suite 2420, Denver, CO 80202

Regular meetings are scheduled for the second Thursday of January, April, July, and October, 10:00 a.m., at 1225 17<sup>th</sup> Street, Suite 2420, Denver, Colorado, and by telephone, electronic, or other means not including physical presence.

Chief Admin. Officer – None.

General Legal Counsel – White Bear Ankele Tanaka & Waldron; Zachary P. White, Esq., 2154 E. Commons Ave., Suite 2000, Centennial, CO 80122; 303-858-1800

**EXHIBIT A**  
**2023 Assessed Valuations**

# CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1682 - WESTERLY METRO DISTRICT NO. 1

IN WELD COUNTY ON 12/10/2023

New Entity: No

<b>USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY</b>
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IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$3,930
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$2,460
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$2,460
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND ( 29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

<b>USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY</b>
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IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$2,599
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$4,453

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.	

# CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1683 - WESTERLY METRO DISTRICT NO. 2

IN WELD COUNTY ON 12/10/2023

New Entity: No

<b>USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY</b>
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IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$332,990
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$2,567,410
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$2,567,410
5. NEW CONSTRUCTION: **	\$211,340
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND ( 29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$2,343.32

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

<b>USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY</b>
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IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$12,224,588
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$3,153,862
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$8,378

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.	

# CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1684 - WESTERLY METRO DISTRICT NO. 3

IN WELD COUNTY ON 12/10/2023

New Entity: No

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$15,180
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$22,630
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$22,630
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND ( 29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$75.40

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

**USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY**

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$32,058
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
<small>(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)</small>	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
<small>** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.</small>	

# CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1685 - WESTERLY METRO DISTRICT NO. 4

IN WELD COUNTY ON 12/10/2023

New Entity: No

<b>USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY</b>
--

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$25,330
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$48,830
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$48,830
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND ( 29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

<b>USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY</b>
---

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$162,514
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$604

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.	



**EXHIBIT B**  
**2024 Budgets**

**WESTERLY METROPOLITAN DISTRICT NO. 1**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

**WESTERLY METROPOLITAN DISTRICT NO. 1  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/20/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ (33,651)	\$ 197,741	\$ -
REVENUES			
Property taxes	185	255	167
Specific ownership taxes	12	15	7
Interest income	4	16	25
Developer advance	1,892,407	3,240,123	17,178,274
Facilities fees	104,100	155,000	150,000
Sidewalk fees	130,616	125,000	100,000
Pool Fees	-	200,000	1,000,000
Damage fees	69,792	90,000	100,000
Other revenue	-	-	-
Transfer from WMD2	353	3,528	28,935
Transfer from WMD3	310	215	244
Transfer from WMD4	16,089,563	11,302,877	520
Total revenues	<u>18,287,342</u>	<u>15,117,029</u>	<u>18,558,172</u>
Total funds available	<u>18,253,691</u>	<u>15,314,770</u>	<u>18,558,172</u>
EXPENDITURES			
General Fund	112,303	124,962	158,000
Debt Service Fund	104,461	155,057	150,172
Capital Projects Fund	17,839,186	15,034,751	18,250,000
Total expenditures	<u>18,055,950</u>	<u>15,314,770</u>	<u>18,558,172</u>
Total expenditures and transfers out requiring appropriation	<u>18,055,950</u>	<u>15,314,770</u>	<u>18,558,172</u>
ENDING FUND BALANCES	<u>\$ 197,741</u>	<u>\$ -</u>	<u>\$ -</u>
EMERGENCY RESERVE	\$ 100	\$ 200	\$ 900
AVAILABLE FOR OPERATIONS	(2,579)	(200)	(900)
TOTAL RESERVE	<u>\$ (2,479)</u>	<u>\$ -</u>	<u>\$ -</u>

**WESTERLY METROPOLITAN DISTRICT NO. 1**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/20/23

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

**ASSESSED VALUATION**

Agricultural	460	-	-
State assessed	2,130	2,460	2,170
Vacant land	-	1,470	290
	2,590	3,930	2,460
Certified Assessed Value	\$ 2,590	\$ 3,930	\$ 2,460

**MILL LEVY**

General	10.000	10.000	10.394
Debt Service	61.230	55.000	57.167
	71.230	65.000	67.561

**PROPERTY TAXES**

General	\$ 26	\$ 39	\$ 26
Debt Service	159	216	141
	185	255	167
Levied property taxes	185	255	167
Adjustments to actual/rounding	-	-	-
Budgeted property taxes	\$ 185	\$ 255	\$ 167

**BUDGETED PROPERTY TAXES**

<b>General</b>	<b>\$ 26</b>	<b>\$ 39</b>	<b>\$ 26</b>
<b>Debt Service</b>	<b>159</b>	<b>216</b>	<b>141</b>
	<b>\$ 185</b>	<b>\$ 255</b>	<b>\$ 167</b>

**WESTERLY METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/20/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ (33,651)	\$ (2,479)	\$ -
<b>REVENUES</b>			
Property taxes	26	39	26
Specific ownership taxes	1	2	1
Interest income	1	-	-
Developer advance	142,775	123,379	128,274
Transfer from WMD2	353	3,528	28,935
Transfer from WMD3	310	215	244
Transfer from WMD4	9	278	520
Total revenues	<u>143,475</u>	<u>127,441</u>	<u>158,000</u>
Total funds available	<u>109,824</u>	<u>124,962</u>	<u>158,000</u>
<b>EXPENDITURES</b>			
General and administrative			
Accounting	52,102	63,000	90,000
Auditing	8,200	8,900	9,700
County Treasurer's fee	-	1	-
Dues and membership	1,066	1,100	1,200
Insurance	10,530	11,284	11,684
Legal	36,188	37,000	41,000
Miscellaneous	2,983	-	-
Election	1,234	3,077	-
Contingency	-	-	3,666
Website	-	600	750
Total expenditures	<u>112,303</u>	<u>124,962</u>	<u>158,000</u>
Total expenditures and transfers out requiring appropriation	<u>112,303</u>	<u>124,962</u>	<u>158,000</u>
ENDING FUND BALANCES	<u>\$ (2,479)</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**WESTERLY METROPOLITAN DISTRICT NO. 1  
DEBT SERVICE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/20/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ (188)	\$ -
<b>REVENUES</b>			
Property taxes	159	216	141
Specific ownership taxes	11	13	6
Interest income	3	16	25
Facilities fees	104,100	155,000	150,000
Other revenue	-	-	-
Total revenues	<u>104,273</u>	<u>155,245</u>	<u>150,172</u>
Total funds available	<u>104,273</u>	<u>155,057</u>	<u>150,172</u>
<b>EXPENDITURES</b>			
General and administrative			
County Treasurer's fee	2	3	2
Contingency	-	-	25
Transfers to other districts	104,459	155,054	150,145
Debt Service			
Total expenditures	<u>104,461</u>	<u>155,057</u>	<u>150,172</u>
Total expenditures and transfers out requiring appropriation	<u>104,461</u>	<u>155,057</u>	<u>150,172</u>
ENDING FUND BALANCES	<u>\$ (188)</u>	<u>\$ -</u>	<u>\$ -</u>

**WESTERLY METROPOLITAN DISTRICT NO. 1  
CAPITAL PROJECTS FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/20/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 200,408	\$ -
<b>REVENUES</b>			
Sidewalk fees	130,616	125,000	100,000
Pool Fees	-	200,000	1,000,000
Damage fees	69,792	90,000	100,000
Developer advance	1,749,632	3,116,744	17,050,000
Transfer from WMD4	16,089,554	11,302,599	-
Total revenues	<u>18,039,594</u>	<u>14,834,343</u>	<u>18,250,000</u>
Total funds available	<u>18,039,594</u>	<u>15,034,751</u>	<u>18,250,000</u>
<b>EXPENDITURES</b>			
General and Administrative			
Accounting	14,001	34,751	-
Capital Projects			
Repay developer advance	1,710,811	-	-
Engineering	72,128	250,000	250,000
Capital outlay	16,042,246	14,750,000	18,000,000
Total expenditures	<u>17,839,186</u>	<u>15,034,751</u>	<u>18,250,000</u>
Total expenditures and transfers out requiring appropriation	<u>17,839,186</u>	<u>15,034,751</u>	<u>18,250,000</u>
ENDING FUND BALANCES	<u>\$ 200,408</u>	<u>\$ -</u>	<u>\$ -</u>

**WESTERLY METROPOLITAN DISTRICT NO. 1  
2024 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 order and decree of the Weld County District Court on June 24, 2020, and is governed pursuant to 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 Erie.

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

Westerly Metro Districts Nos. 1-4 are expected to work together to provide for the acquisition, construction, and financing of the public improvements for the Development where District No. 1 acts as the operating district and provides for the construction or acquisition of the infrastructure, District No. 4 issues the debt and Districts No. 2 and 3 act as financing districts that levy taxes and support Districts 1 and 4.

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

**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's maximum Required Mill Levy is 55.000 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. 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. As of December 31, 2023, the adjusted maximum mill levy for debt service is 57.167 mills.

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.



**WESTERLY METROPOLITAN DISTRICT NO. 1  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**REVENUES (CONTINUED)**

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>		<b>Actual Value Reduction</b>	<b>Amount</b>
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 4% of the property taxes collected.

**Developer Advance**

The District is in the development stage. As such, the operating and administrative expenditures will be mainly funded by the Developer. A 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.

**Facilities Fees**

The District imposes a Facilities Fee of \$1,700 on each SFD and a Facilities Fee of \$1,200 on each SFA residential unit. The fees are payable by homebuilders at the time of issuance of building permits. The revenue from the fees is pledged for payment of bonds or any other indebtedness of the District.

**Damage and Sidewalk Fees**

The District collects fees for damages to sidewalks and other infrastructure caused by the construction of residential property. These fees will be used by the District to repair the damages.

**Pool Fees**

The District imposes fees between \$4,875 and \$6,500 to pay for a community pool.

**WESTERLY METROPOLITAN DISTRICT NO. 1  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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. Estimated expenditures related to street repairs and maintenance, street lights, street sweeping, landscaping, mowing, parks and open space maintenance, utilities and snow removal were also included the General Fund budget.

**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.

**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 forecasted budget.**

**WESTERLY METRO DISTRICT NO. 2**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

**WESTERLY METROPOLITAN DISTRICT NO. 2  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/19/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 839	\$ (447)	\$ -
REVENUES			
Property taxes	1,610	21,699	183,493
Specific ownership taxes	95	1,302	7,340
Interest income	1,017	220	4,075
Total revenues	<u>2,722</u>	<u>23,221</u>	<u>194,908</u>
Total funds available	<u>3,561</u>	<u>22,774</u>	<u>194,908</u>
EXPENDITURES			
General Fund	356	3,578	29,933
Debt Service Fund	3,652	19,196	164,975
Total expenditures	<u>4,008</u>	<u>22,774</u>	<u>194,908</u>
Total expenditures and transfers out requiring appropriation	<u>4,008</u>	<u>22,774</u>	<u>194,908</u>
ENDING FUND BALANCES	<u>\$ (447)</u>	<u>\$ -</u>	<u>\$ -</u>

**WESTERLY METROPOLITAN DISTRICT NO. 2**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/19/23

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

**ASSESSED VALUATION**

Residential	\$ -	\$ -	\$ 300,070
Commercial	-	-	250
Agricultural	11,670	8,610	5,850
State assessed	10,940	158,030	29,710
Vacant land	-	139,300	2,151,660
Oil and Gas	-	27,050	79,870
	22,610	332,990	2,567,410
Certified Assessed Value	\$ 22,610	\$ 332,990	\$ 2,567,410

**MILL LEVY**

General	10.000	10.025	10.995
Debt Service	61.230	55.140	60.475
Total mill levy	71.230	65.165	71.470

**PROPERTY TAXES**

General	\$ 226	\$ 3,338	\$ 28,229
Debt Service	1,384	18,361	155,264
Levied property taxes	1,610	21,699	183,493
Adjustments to actual/rounding	-	-	-
Budgeted property taxes	\$ 1,610	\$ 21,699	\$ 183,493

**BUDGETED PROPERTY TAXES**

<b>General</b>	<b>\$ 226</b>	<b>\$ 3,338</b>	<b>\$ 28,229</b>
<b>Debt Service</b>	<b>1,384</b>	<b>18,361</b>	<b>155,264</b>
	<b>\$ 1,610</b>	<b>\$ 21,699</b>	<b>\$ 183,493</b>

**WESTERLY METROPOLITAN DISTRICT NO. 2  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/19/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	226	3,338	28,229
Specific ownership taxes	13	200	1,129
Interest income	117	40	575
Total revenues	<u>356</u>	<u>3,578</u>	<u>29,933</u>
TRANSFERS IN			
Total funds available	<u>356</u>	<u>3,578</u>	<u>29,933</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	3	50	423
Contingency	-	-	575
Transfers to WMD1	353	3,528	28,935
Operations and maintenance			
Total expenditures	<u>356</u>	<u>3,578</u>	<u>29,933</u>
TRANSFERS OUT			
Total expenditures and transfers out requiring appropriation	<u>356</u>	<u>3,578</u>	<u>29,933</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**WESTERLY METROPOLITAN DISTRICT NO. 2  
DEBT SERVICE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/19/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 839	\$ (447)	\$ -
<b>REVENUES</b>			
Property taxes	1,384	18,361	155,264
Specific ownership taxes	82	1,102	6,211
Interest income	900	180	3,500
Total revenues	<u>2,366</u>	<u>19,643</u>	<u>164,975</u>
Total funds available	<u>3,205</u>	<u>19,196</u>	<u>164,975</u>
<b>EXPENDITURES</b>			
General and administrative			
County Treasurer's fee	21	275	2,329
Contingency	-	-	3,500
Debt Service			
Transfers to WMD4	3,631	18,921	159,146
Total expenditures	<u>3,652</u>	<u>19,196</u>	<u>164,975</u>
Total expenditures and transfers out requiring appropriation	<u>3,652</u>	<u>19,196</u>	<u>164,975</u>
ENDING FUND BALANCES	<u>\$ (447)</u>	<u>\$ -</u>	<u>\$ -</u>

**WESTERLY METRO DISTRICT NO. 2  
2024 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 order and decree of the Weld County District Court on June 24, 2020, and is governed pursuant to 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 Erie.

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

Westerly Metro Districts Nos. 1-4 are expected to work together to provide for the acquisition, construction, and financing of the public improvements for the Development where District No. 1 acts as the operating district and provides for the construction or acquisition of the infrastructure, District No. 4 issues the debt and Districts No. 2 and 3 act as financing districts that levy taxes and support Districts 1 and 4.

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

**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's maximum Required Mill Levy is 55.000 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. 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 [and to make up any deficiencies in the Reserve Fund]. As of December 31, 2023, the adjusted maximum mill levy for debt service is 60.475 mills.

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.



**WESTERLY METRO DISTRICT NO. 2  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**REVENUES (CONTINUED)**

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>	<b>Actual Value Reduction</b>	<b>Amount</b>
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 6% of the property taxes collected.

**EXPENDITURES**

**Administrative and Operating Expenditures**

Administrative and operating expenditures are captured in the WMD No. 1 budget.

**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.

**WESTERLY METRO DISTRICT NO. 2  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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.**

**WESTERLY METROTROPOLITAN DISTRICT NO. 3**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

**WESTERLY METROPOLITAN DISTRICT NO. 3  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/20/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	1,130	1,022	1,548
Specific ownership taxes	147	61	62
Interest income	968	331	175
Total revenues	<u>2,245</u>	<u>1,414</u>	<u>1,785</u>
Total funds available	<u>2,245</u>	<u>1,414</u>	<u>1,785</u>
EXPENDITURES			
General Fund	313	216	323
Debt Service Fund	1,932	1,198	1,462
Total expenditures	<u>2,245</u>	<u>1,414</u>	<u>1,785</u>
Total expenditures and transfers out requiring appropriation	<u>2,245</u>	<u>1,414</u>	<u>1,785</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**WESTERLY METROPOLITAN DISTRICT NO. 3  
PROPERTY TAX SUMMARY INFORMATION  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/20/23

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

**ASSESSED VALUATION**

Agricultural	6,020	5,480	5,160
State assessed	5,500	9,600	17,470
Oil and Gas	5,430	100	-
	16,950	15,180	22,630
Certified Assessed Value	\$ 16,950	\$ 15,180	\$ 22,630

**MILL LEVY**

General	10.000	10.355	10.528
Debt Service	61.230	56.954	57.908
	71.230	67.309	68.436

**PROPERTY TAXES**

General	\$ 170	\$ 157	\$ 238
Debt Service	1,038	865	1,310
	1,208	1,022	1,548
Levied property taxes	(78)	-	-
	\$ 1,130	\$ 1,022	\$ 1,548

**BUDGETED PROPERTY TAXES**

General	\$ 159	\$ 157	\$ 238
Debt Service	971	865	1,310
	\$ 1,130	\$ 1,022	\$ 1,548

**WESTERLY METROPOLITAN DISTRICT NO. 3  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/20/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
<b>REVENUES</b>			
Property taxes	159	157	238
Specific ownership taxes	21	9	10
Interest income	133	50	75
Total revenues	<u>313</u>	<u>216</u>	<u>323</u>
Total funds available	<u>313</u>	<u>216</u>	<u>323</u>
<b>EXPENDITURES</b>			
General and administrative			
County Treasurer's fee	2	2	4
Contingency	-	-	75
Transfers to WMD1	311	214	244
Total expenditures	<u>313</u>	<u>216</u>	<u>323</u>
Total expenditures and transfers out requiring appropriation	<u>313</u>	<u>216</u>	<u>323</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**WESTERLY METROPOLITAN DISTRICT NO. 3  
DEBT SERVICE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/20/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
<b>REVENUES</b>			
Property taxes	971	865	1,310
Specific ownership taxes	126	52	52
Interest income	835	281	100
Total revenues	<u>1,932</u>	<u>1,198</u>	<u>1,462</u>
Total funds available	<u>1,932</u>	<u>1,198</u>	<u>1,462</u>
<b>EXPENDITURES</b>			
General and administrative			
County Treasurer's fee	15	13	20
Contingency	-	-	100
Debt Service			
Transfers to WMD4	1,917	1,185	1,342
Total expenditures	<u>1,932</u>	<u>1,198</u>	<u>1,462</u>
Total expenditures and transfers out requiring appropriation	<u>1,932</u>	<u>1,198</u>	<u>1,462</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**WESTERLY METROPOLITAN DISTRICT NO. 3  
2024 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 order and decree of the Weld County District Court on June 24, 2020, and is governed pursuant to 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 Erie.

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

Westerly Metro Districts Nos. 1-4 are expected to work together to provide for the acquisition, construction, and financing of the public improvements for the Development where District No. 1 acts as the operating district and provides for the construction or acquisition of the infrastructure, District No. 4 issues the debt and Districts No. 2 and 3 act as financing districts that levy taxes and support Districts 1 and 4.

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

**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's maximum Required Mill Levy is 55.000 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. 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 [and to make up any deficiencies in the Reserve Fund]. As of December 31, 2023, the adjusted maximum mill levy for debt service is 57.908 mills.

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.



**WESTERLY METROPOLITAN DISTRICT NO. 3  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**REVENUES (CONTINUED)**

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>	<b>Actual Value Reduction</b>	<b>Amount</b>
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 4% of the property taxes collected.

**EXPENDITURES**

**Administrative and Operating Expenditures**

Administrative and operating expenditures are captured in the WMD No. 1 budget.

**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.

**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.**

**WESTERLY METROPOLITAN DISTRICT NO. 4**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

**WESETRLY METROPOLITAN DISTRICT NO. 4  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/20/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 33,532,470	\$ 16,354,593	\$ 4,148,730
REVENUES			
Property taxes	26	1,658	3,300
Specific ownership taxes	1	75	132
Interest income	377,493	511,839	140,775
Transfers from other districts - WDM 1	104,459	125,054	150,145
Transfers from other districts - WDM 2	3,631	16,597	159,146
Transfers from other districts - WMD 3	3,001	1,185	1,342
Total revenues	<u>488,611</u>	<u>656,408</u>	<u>454,840</u>
Total funds available	<u>34,021,081</u>	<u>17,011,001</u>	<u>4,603,570</u>
EXPENDITURES			
General Fund	4	282	543
Debt Service Fund	1,563,977	1,559,390	1,560,411
Capital Projects Fund	16,102,507	11,302,599	-
Total expenditures	<u>17,666,488</u>	<u>12,862,271</u>	<u>1,560,954</u>
Total expenditures and transfers out requiring appropriation	<u>17,666,488</u>	<u>12,862,271</u>	<u>1,560,954</u>
ENDING FUND BALANCES	<u>\$ 16,354,593</u>	<u>\$ 4,148,730</u>	<u>\$ 3,042,616</u>

**WESETRLY METROPOLITAN DISTRICT NO. 4  
PROPERTY TAX SUMMARY INFORMATION  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/20/23

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

**ASSESSED VALUATION**

Agricultural	360	-	-
State assessed	-	-	4,350
Vacant land	-	25,330	44,480
	360	25,330	48,830
Certified Assessed Value	\$ 360	\$ 25,330	\$ 48,830

**MILL LEVY**

General	10.000	10.000	10.394
Debt Service	61.230	55.000	57.168
	71.230	65.000	67.562

**PROPERTY TAXES**

General	\$ 4	\$ 253	\$ 508
Debt Service	22	1,393	2,792
	26	1,646	3,300
Levied property taxes			
Adjustments to actual/rounding	-	12	-
	\$ 26	\$ 1,658	\$ 3,300

**BUDGETED PROPERTY TAXES**

General	\$ 4	\$ 255	\$ 508
Debt Service	22	1,403	2,792
	\$ 26	\$ 1,658	\$ 3,300

**WESETRLY METROPOLITAN DISTRICT NO. 4  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/20/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
<b>REVENUES</b>			
Property taxes	4	255	508
Specific ownership taxes	-	15	20
Interest income	-	12	15
Total revenues	<u>4</u>	<u>282</u>	<u>543</u>
Total funds available	<u>4</u>	<u>282</u>	<u>543</u>
<b>EXPENDITURES</b>			
General and administrative			
County Treasurer's fee	-	4	8
Contingency	-	-	15
Transfers to Other Districts - WMD1	4	278	520
Operations and maintenance			
Total expenditures	<u>4</u>	<u>282</u>	<u>543</u>
Total expenditures and transfers out requiring appropriation	<u>4</u>	<u>282</u>	<u>543</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**WESETRLY METROPOLITAN DISTRICT NO. 4  
DEBT SERVICE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/20/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 6,736,284	\$ 5,383,821	\$ 4,148,730
<b>REVENUES</b>			
Property taxes	22	1,403	2,792
Specific ownership taxes	1	60	112
Interest income	100,400	180,000	140,760
Transfers from other districts - WDM 1	104,459	125,054	150,145
Transfers from other districts - WDM 2	3,631	16,597	159,146
Transfers from other districts - WMD 3	3,001	1,185	1,342
Total revenues	<u>211,514</u>	<u>324,299</u>	<u>454,297</u>
Total funds available	<u>6,947,798</u>	<u>5,708,120</u>	<u>4,603,027</u>
<b>EXPENDITURES</b>			
General and administrative			
County Treasurer's fee	-	21	42
Banking fees	4,608	-	-
Paying agent fees	8,000	8,000	9,000
Debt Service			
Bond Interest - Series 2021 A1	1,551,369	1,551,369	1,551,369
Total expenditures	<u>1,563,977</u>	<u>1,559,390</u>	<u>1,560,411</u>
Total expenditures and transfers out requiring appropriation	<u>1,563,977</u>	<u>1,559,390</u>	<u>1,560,411</u>
ENDING FUND BALANCES	<u>\$ 5,383,821</u>	<u>\$ 4,148,730</u>	<u>\$ 3,042,616</u>

**WESETRLY METROPOLITAN DISTRICT NO. 4  
CAPITAL PROJECTS FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/20/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 26,796,186	\$ 10,970,772	\$ -
REVENUES			
Interest income	277,093	331,827	-
Total revenues	<u>277,093</u>	<u>331,827</u>	<u>-</u>
Total funds available	<u>27,073,279</u>	<u>11,302,599</u>	<u>-</u>
EXPENDITURES			
General and Administrative			
Banking fees	12,953	-	-
Capital Projects			
Transfers to Other Districts - WMD1	16,089,554	11,302,599	-
Total expenditures	<u>16,102,507</u>	<u>11,302,599</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>16,102,507</u>	<u>11,302,599</u>	<u>-</u>
ENDING FUND BALANCES	<u>\$ 10,970,772</u>	<u>\$ -</u>	<u>\$ -</u>

**WESTERLY METROPOLITAN DISTRICT NO. 4  
2024 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 order and decree of the Weld County District Court on June 24, 2020, and is governed pursuant to 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 Erie.

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

Westerly Metro Districts Nos. 1-4 are expected to work together to provide for the acquisition, construction, and financing of the public improvements for the Development where District No. 1 acts as the operating district and provides for the construction or acquisition of the infrastructure, District No. 4 issues the debt and Districts No. 2 and 3 act as financing districts that levy taxes and support Districts 1 and 4.

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

**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's maximum Required Mill Levy is 55.000 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. 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. As of December 31, 2023, the adjusted maximum mill levy for debt service is 57.168 mills.

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.



**WESTERLY METROPOLITAN DISTRICT NO. 4  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**REVENUES - CONTINUED**

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>		<b>Actual Value Reduction</b>	<b>Amount</b>
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 4% of the property taxes collected.

**Developer Advance**

The District is in the development stage. As such, the operating and administrative expenditures will be mainly funded by the Developer. A 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.

**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. Estimated expenditures related to street repairs and maintenance, street lights, street sweeping, landscaping, mowing, parks and open space maintenance, utilities and snow removal were also included the General Fund budget.

**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.

**WESTERLY METROPOLITAN DISTRICT NO. 4**  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Emergency Reserve**

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

**Debt and Leases**

**Bond Proceeds**

The District issued the General Obligation Limited Tax Bonds on February 19, 2021, in the par amounts of:\$31,345,000 for the 2021A-1 Senior Bonds, \$5,001,197.60 (value at issuance) and \$6,730,000 (value at conversion date) for the 2021A-2 Senior Bonds, and \$8,476,000 for the Subordinate Bonds.

Proceeds from the sale of the Senior Bonds will be used to: (i) finance or reimburse the costs of public improvements related to a residential and commercial development in the Town; (ii) pay capitalized interest on the 2021A-1 Senior Bonds; (iii) fund an initial deposit to the Senior Surplus Fund; and (iv) pay the costs of issuance of the Bonds. Proceeds of the Subordinate Bonds will be used to finance additional public improvements related to the Development.

**Details of the 2021A-1 Senior Bonds**

The 2021A-1 Senior Bonds are expected to bear interest at rates ranging from 4.125% to 5.000% per annum and are payable semiannually on June 1 and December 1, beginning on December 1, 2021. The 2021A-1 Senior Bonds have a final maturity on December 1, 2050. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2028.

To the extent principal of any 2021A-1 Senior Bond is not paid when due, such principal shall remain outstanding until the earlier of its payment or the Senior Bonds Termination Date of December 2, 2060, and shall continue to bear interest at the rate then borne by the 2021A-1 Senior Bond. To the extent interest on any 2021A-1 Senior Bond is not paid when due, such interest shall compound semiannually on each interest payment date (June 1 and December 1) at the rate borne by the 2021A-1 Senior Bond. If any amount of principal or interest due on the 2021A-1 Senior Bonds remains unpaid on the Senior Bonds Termination Date, such unpaid amount will be deemed discharged.

The 2021A-2 Senior Bonds will be issued as capital appreciation bonds that automatically convert to current interest bonds on December 1, 2026. Prior to conversion to current interest bonds, the 2021A-2 Senior Bonds do not pay current interest; instead they accrete in value at an annual yield equal to 5.200%. The accreted amount compounds semiannually on each interest payment date (June 1 and December 1), beginning June 1, 2021, to and including December 1, 2026. Such accreted amount, together with the original principal amount of the 2021A-2 Senior Bonds, bears interest at the interest rate borne by the 2021A-2 Senior Bonds upon conversion to current interest bonds.

The accreted principal balance at conversion on December 1, 2026, will be \$6,730,000. Upon conversion to current interest bonds, the 2021A-2 Senior Bonds will bear interest at a rate of 5.200%, payable semiannually on June 1 and December 1, commencing on June 1, 2027. Annual principal payments are due on December 1 of each year beginning December 1, 2028. The 2021A-2 Senior Bonds mature on December 1, 2050.

On and after conversion to current interest bonds, to the extent principal of any 2021A-2 Senior Bond is not paid when due, such principal shall remain outstanding until the earlier of its payment or the Senior Bonds Termination Date of December 2, 2060, and shall continue to bear interest at the rate then borne by the 2021A-2 Senior Bond. To the extent interest on any 2021A-2 Senior Bond is not paid when due, such unpaid interest shall compound semiannually on each interest payment date (June 1 and December 1) at the rate borne by the 2021A-2 Senior Bond. If any amount of principal or interest due on the 2021A-2 Senior Bonds remains unpaid after the application of all Senior Pledged Revenue available on the Senior Bonds Termination Date, such unpaid amount will be deemed discharged.

**WESTERLY METROPOLITAN DISTRICT NO. 4  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (Continued)**

**Details of the 2021A-1 Senior Bonds (Continued)**

**Security for the Senior Bonds**

The Senior Bonds are payable solely from and to the extent of Senior Pledged Revenue defined generally as the following, net of any costs of collection:

- (a) the Senior Required Mill Levy; including, without limitation, the ad valorem property tax revenue derived from imposition of the Senior Required Mill Levy in tax levy year 2022 (for tax collection year 2023);
- (b) the Pledge Agreement Revenues;
- (c) the Capital Fees;
- (d) the portion of the Senior Specific Ownership Tax which is collected as a result of imposition of the Senior Required Mill Levy; and
- (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

*“Pledge Agreement Revenues”* means the moneys derived from the Pledge Districts Capital Revenue.

*“Capital Fees”* means all fees, rates, tolls, penalties, and charges of a capital nature (excluding periodic, recurring service charges) imposed by the District for services, programs, or facilities furnished by the District, whether now in effect or imposed in the future, and include the Capital Facilities Fee.

**Senior Required Mill Levy**

The District has covenanted to impose a Senior Required Mill Levy upon all taxable property in the District each year in an amount sufficient to pay the Senior Bonds when due, but (i) not in excess of 55 mills (subject to adjustment for changes in the method of calculating assessed valuation on or after January 1, 2017), and (ii) for so long as the Senior Surplus Fund is less than the Maximum Surplus Amount, not less than 55 mills (subject to adjustment), or such lesser mill levy which will pay the Senior Bonds when due and will fund the Senior Surplus Fund up to the Maximum Surplus Amount

**Additional Security for the Senior Bonds**

The 2021A-1 Senior Bonds are further secured by capitalized interest which will be funded from proceeds of the 2021A-1 Senior Bonds in the amount of \$4,654,106 and by amounts in the Senior Surplus Fund (if any).

Except for an initial deposit of \$3,294,000 from proceeds of the Senior Bonds, the Senior Surplus Fund will be funded from deposits of annual Senior Pledged Revenue in excess of that needed to pay annual debt service (if any) up to the Maximum Surplus Amount of \$7,269,240. The Senior Surplus Fund shall be maintained for so long as any Senior Bonds are outstanding.

**WESTERLY METROPOLITAN DISTRICT NO. 4**  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (Continued)**

**Details of the 2021A-1 Senior Bonds (Continued)**

Except to the extent Senior Pledged Revenue is available, the District has no obligation to fund the Senior Surplus Fund after issuance of the Senior Bonds in any amount.

The forecast anticipates that the Senior Surplus Fund will be drawn upon in 2024 and 2025 to meet annual debt service requirements of the Senior Bonds. The District acknowledges that the law places certain restrictions on the use of bond proceeds and debt service mill levies.

**Optional Redemption for the Bonds**

The Senior Bonds and the Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on March 1, 2026, 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:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
March 1, 2026, to February 28, 2027	3.00%
March 1, 2027, to February 29, 2028	2.00
March 1, 2028, to February 28, 2029	1.00
March 1, 2029, and thereafter	0.00

**Details of the Subordinate Bonds**

The Subordinate Bonds are expected to bear interest at the rate of 8.000% per annum and are payable annually on December 15, beginning December 15, 2021 from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2050. 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.

If any amount of principal or interest on the Subordinate Bonds remains unpaid after the application of all Subordinate Pledged Revenue available on the Subordinate Bonds Termination Date of December 16, 2060, such unpaid amount will be deemed discharged.

**Security for the Subordinate Bonds**

Subordinate Pledged Revenue means the money derived by the District from the following sources, net of any costs of collection:

- (a) the Subordinate Required Mill Levy; including, without limitation, the ad valorem property tax revenue derived from imposition of the Subordinate Required Mill Levy in tax levy year 2022 (for tax collection year 2023);
- (b) the Subordinate Pledge Agreement Revenues;
- (c) the Subordinate Capital Fee Revenue, if any;

**WESTERLY METROPOLITAN DISTRICT NO. 4  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (Continued)**

**Details of the 2021A-1 Senior Bonds (Continued)**

**Security for the Subordinate Bonds (Continued)**

(d) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Subordinate Required Mill Levy; and

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

“Subordinate Pledged Agreement Revenues” means any revenue from Pledge Agreement Revenues remaining after deduction of any amount applied to the payment of any Senior Bonds.

“Subordinate Capital Fee Revenue” means any revenue from Capital Fees remaining after deduction of any amount applied to the payment of any Senior Bonds.

**Subordinate Required Mill Levy**

Pursuant to the Subordinate Indenture, the District has covenanted to impose a Subordinate Required Mill Levy upon all taxable property in the District each year in the amount of 55 mills (subject to adjustment for changes in the method of calculating assessed valuation on or after January 1, 2017) less the amount of the Senior Bond Mill Levy, or such lesser mill levy which is sufficient to pay all of the principal and interest of the Subordinate Bonds in full. Senior Bond Mill Levy means the mill levy required to be used to repay any Senior Bonds. If the amount of the Senior Bond Mill Levy equals or exceeds 55 mills (subject to adjustment) in any year, the Subordinate Required Mill Levy for that year shall be zero.

The following is an analysis of changes in the District’s long-term obligations for the year ended December 31, 2023:

	Balance - December 31, 2022	Additions	Reductions	Balance - December 31, 2023
Governmental Activities:				
Bonds Payable:				
Limited Tax General				
Obligation Bonds:				
Series 2021A-1	\$ 31,345,000	\$ -	\$ -	\$ 31,345,000
Series 2021A-2	5,001,198	-	-	5,001,198
Series 2021A-2 Accretion	479,446	288,717	-	768,163
Series 2021B	8,476,000	-	-	8,476,000
Series 2021B Accrued	-	-	-	-
Interest	1,314,904	-	-	1,314,904
Total Bonds Payable	46,616,548	288,717	-	46,905,265
Unamortized Bond Premium	871,563	-	41,627	829,936
Total	<u>\$ 47,488,111</u>	<u>\$ 288,717</u>	<u>\$ 41,627</u>	<u>\$ 47,735,201</u>

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



**WESTERLY METROPOLITAN DISTRICT NO. 4**

**FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS**

GENERAL AND DEBT SERVICE FUNDS ONLY

**SCHEDULE OF ESTIMATED 2021A-2 SENIOR BONDS DEBT SERVICE REQUIREMENTS**

FOR THE CALENDAR YEARS ENDING 2021 THROUGH 2056

<b>Series 2021A-2 Bond Issue Convertible Capital Appreciation Bonds</b> <b>Dated:</b> February 19, 2021 <b>\$5,001,197.60</b> <b>Issued:</b> February 19, 2021 <b>Principal payments due on December 1</b> <b>Interest Rate:</b> 5.20% <b>Conversion Date:</b> 12/1/2026									
Year	Issue Amount	Accreted Amount	Total Value at Maturity	Interest Rate from Conversion Date	Current Interest after Conversion Date	Total Bonds Debt Service	2021A-2 Bonds Debt Service	Bond Principal Outstanding After Conversion	Year
							(To Page 5)		
2021	-	-	-		-	-	-	-	2021
2022	-	-	-		-	-	-	-	2022
2023	-	-	-		-	-	-	-	2023
2024	-	-	-		-	-	-	-	2024
2025	-	-	-		-	-	-	-	2025
2026	-	-	-		-	-	-	6,730,000	2026
2027	-	-	-	5.20%	349,960	349,960	349,960	6,730,000	2027
2028	26,009.20	8,990.80	35,000.00	5.20%	349,960	384,960	384,960	6,695,000	2028
2029	63,165.20	21,834.80	85,000.00	5.20%	348,140	433,140	433,140	6,610,000	2029
2030	89,174.40	30,825.60	120,000.00	5.20%	343,720	463,720	463,720	6,490,000	2030
2031	100,321.20	34,678.80	135,000.00	5.20%	337,480	472,480	472,480	6,355,000	2031
2032	115,183.60	39,816.40	155,000.00	5.20%	330,460	485,460	485,460	6,200,000	2032
2033	118,899.20	41,100.80	160,000.00	5.20%	322,400	482,400	482,400	6,040,000	2033
2034	133,761.60	46,238.40	180,000.00	5.20%	314,080	494,080	494,080	5,860,000	2034
2035	141,192.80	48,807.20	190,000.00	5.20%	304,720	494,720	494,720	5,670,000	2035
2036	152,339.60	52,660.40	205,000.00	5.20%	294,840	499,840	499,840	5,465,000	2036
2037	163,486.40	56,513.60	220,000.00	5.20%	284,180	504,180	504,180	5,245,000	2037
2038	178,348.80	61,651.20	240,000.00	5.20%	272,740	512,740	512,740	5,005,000	2038
2039	185,780.00	64,220.00	250,000.00	5.20%	260,260	510,260	510,260	4,755,000	2039
2040	204,358.00	70,642.00	275,000.00	5.20%	247,260	522,260	522,260	4,480,000	2040
2041	215,504.80	74,495.20	290,000.00	5.20%	232,960	522,960	522,960	4,190,000	2041
2042	234,082.80	80,917.20	315,000.00	5.20%	217,880	532,880	532,880	3,875,000	2042
2043	248,945.20	86,054.80	335,000.00	5.20%	201,500	536,500	536,500	3,540,000	2043
2044	267,523.20	92,476.80	360,000.00	5.20%	184,080	544,080	544,080	3,180,000	2044
2045	282,385.60	97,614.40	380,000.00	5.20%	165,360	545,360	545,360	2,800,000	2045
2046	300,963.60	104,036.40	405,000.00	5.20%	145,600	550,600	550,600	2,395,000	2046
2047	319,541.60	110,458.40	430,000.00	5.20%	124,540	554,540	554,540	1,965,000	2047
2048	341,835.20	118,164.80	460,000.00	5.20%	102,180	562,180	562,180	1,505,000	2048
2049	360,413.20	124,586.80	485,000.00	5.20%	78,260	563,260	563,260	1,020,000	2049
2050	757,982.40	262,017.60	1,020,000.00	5.20%	53,040	1,073,040	1,073,040	-	2050
2051							-	-	2051
2052							-	-	2052
2053							-	-	2053
2054							-	-	2054
2055							-	-	2055
2056							-	-	2056
	5,001,197.60	1,728,802.40	6,730,000.00		5,865,600	12,595,600	12,595,600		

<b>USE OF PROCEEDS:</b>	
Project Fund	\$4,401,173.65
Deposit to Surplus Fund	500,000.00
Underwriter's Discount	100,023.95
	<u>\$5,001,197.60</u>

No assurance provided. See summary of significant assumptions.

**EXHIBIT C**  
**Audits/Audit Exemptions**



**WESTERLY METROPOLITAN DISTRICT NO. 1**  
**Weld County, Colorado**

**FINANCIAL STATEMENTS AND**  
**SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2023**

**WESTERLY METROPOLITAN DISTRICT NO. 1  
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YEAR ENDED DECEMBER 31, 2023**

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**BiggsKofford**

CERTIFIED PUBLIC ACCOUNTANTS

## INDEPENDENT AUDITOR'S REPORT

---

Board of Directors

**Westerly Metropolitan District No. 1**

Weld County, Colorado

### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Westerly Metropolitan District No. 1 ("District"), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2023, the respective changes in financial position, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of the report. We are required to be independent of the District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance

and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

## **Other Matters**

### *Required Supplementary Information*

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

### *Supplementary Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as identified in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the

basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

#### *Other Information*

Management is responsible for the other information, as identified in the table of contents. The other information does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or provide any assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*BiggsKofford, P.C.*

Colorado Springs, Colorado  
July 2, 2024

## **BASIC FINANCIAL STATEMENTS**

**WESTERLY METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2023**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 10,325
Cash and Investments - Restricted	724,108
Prepaid Insurance	10,684
Due from WMD4	416
Due from WMD2	3,449
Due from WMD3	463
Receivable from County Treasurer	1
Property Tax Receivable	167
Capital Assets:	
Capital Assets Not Being Depreciated	42,106,821
Total Assets	42,856,434
 <b>LIABILITIES</b>	
Accounts Payable	3,639,285
Retainage Payable	1,228,970
Due to WMD4	159,710
Noncurrent Liabilities:	
Due in More Than One Year	501,310
Total Liabilities	5,529,275
 <b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	167
Total Deferred Inflows of Resources	167
 <b>NET POSITION</b>	
Restricted for:	
Emergency Reserve	100
Unrestricted	37,326,892
Total Net Position	\$ 37,326,992

See accompanying Notes to Basic Financial Statements.





**WESTERLY METROPOLITAN DISTRICT NO. 1  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash and Investments	\$ 10,325	\$ -	\$ -	\$ 10,325
Cash and Investments - Restricted	100	159,709	564,299	724,108
Receivable from County Treasurer	-	1	-	1
Due from WMD4	278	-	138	416
Due from WMD2	3,449	-	-	3,449
Due from WMD3	463	-	-	463
Prepaid Insurance	10,684	-	-	10,684
Property Tax Receivable	26	141	-	167
	<u>\$ 25,325</u>	<u>\$ 159,851</u>	<u>\$ 564,437</u>	<u>\$ 749,613</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 25,354	\$ -	\$ 3,613,931	\$ 3,639,285
Retainage Payable	-	-	1,228,970	1,228,970
Due to WMD4	-	159,710	-	159,710
Total Liabilities	<u>25,354</u>	<u>159,710</u>	<u>4,842,900</u>	<u>5,027,965</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Tax	26	141	-	167
Total Deferred Inflows of Resources	<u>26</u>	<u>141</u>	<u>-</u>	<u>167</u>
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid Expense	10,684	-	-	10,684
Restricted for:				
Emergency Reserves	100	-	-	100
Capital Projects	-	-	(5,507,434)	(5,507,434)
Committed:				
Capital Projects	-	-	1,228,971	1,228,971
Unassigned	(10,839)	-	-	(10,839)
Total Fund Balances	<u>(55)</u>	<u>-</u>	<u>(4,278,463)</u>	<u>(4,278,518)</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 25,325</u>	<u>\$ 159,851</u>	<u>\$ 564,437</u>	<u>\$ 749,613</u>
	-	-	-	
Amounts reported for governmental activities in the statement of net position are different because:				
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.				42,106,821
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.				
Developer Advance Payable				(501,311)
Net Position of Governmental Activities				<u>\$ 37,326,992</u>

See accompanying Notes to Basic Financial Statements.

**WESTERLY METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICIT)**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ 39	\$ 216	\$ -	\$ 255
Specific Ownership Taxes	2	8	-	10
Interest Income	210	1,293	1,644	3,147
Facilities Fees	-	158,000	-	158,000
Sidewalk Fees	-	-	128,621	128,621
Pool Fees	-	-	208,000	208,000
Damage Fees	-	-	92,117	92,117
Other Revenue	5	190	280,575	280,770
Transfer from WMD4	265	-	11,342,882	11,343,147
Transfer from WMD2	3,095	-	-	3,095
Transfer from WMD3	152	-	-	152
Total Revenues	3,768	159,707	12,053,839	12,217,314
<b>EXPENDITURES</b>				
Current:				
Accounting	67,149	-	31,076	98,225
Auditing	8,900	-	-	8,900
County Treasurer's Fee	1	3	-	4
Dues And Membership	1,048	-	-	1,048
Election	3,077	-	-	3,077
Engineering	-	-	214,680	214,680
Insurance	11,284	-	-	11,284
Intergovernmental Expenditures WMD4	-	159,513	-	159,513
Legal	40,398	-	-	40,398
Miscellaneous	-	3	-	3
Utilities	403	-	-	403
Website	600	-	-	600
Capital Projects:				
Capital Outlay	-	-	16,389,781	16,389,781
Total Expenditures	132,860	159,519	16,635,537	16,927,916
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(129,092)	188	(4,581,698)	(4,710,602)
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advance	131,516	-	102,827	234,343
Total Other Financing Sources	131,516	-	102,827	234,343
<b>NET CHANGE IN FUND BALANCES</b>	2,424	188	(4,478,871)	(4,476,259)
Fund Balances - Beginning of Year	(2,479)	(188)	200,408	197,741
<b>FUND BALANCES - END OF YEAR</b>	\$ (55)	\$ -	\$ (4,278,463)	\$ (4,278,518)

See accompanying Notes to Basic Financial Statements.

**WESTERLY METROPOLITAN DISTRICT NO. 1  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

Net Change in Fund Balances - Total Governmental Funds \$ (4,476,259)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay, depreciation and dedication of capital assets to other governments, in the current period.

Capital Outlay 16,389,781

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.

Developer Advance (234,343)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest Payable Developer Advance - Change in Liability (9,535)

Changes in Net Position of Governmental Activities \$ 11,669,644

**WESTERLY METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>				
Property Taxes	\$ 39	\$ 39	\$ 39	\$ -
Specific Ownership Taxes	2	2	2	-
Interest Income	-	211	210	(1)
Other Revenue	-	-	5	5
Transfer from WMD4	264	265	265	-
Transfer from WMD2	3,488	3,095	3,095	-
Transfer from WMD3	164	152	152	-
Total Revenues	<u>3,957</u>	<u>3,764</u>	<u>3,768</u>	<u>4</u>
<b>EXPENDITURES</b>				
Accounting	56,000	59,361	67,149	(7,788)
Auditing	8,200	8,900	8,900	-
Contingency	3,046	10,114	-	10,114
County Treasurer's Fee	1	-	1	(1)
Dues And Membership	1,100	1,100	1,048	52
Election	1,000	3,077	3,077	-
Insurance	6,300	11,284	11,284	-
Legal	45,000	40,398	40,398	-
Utilities	-	-	403	(403)
Website	-	600	600	-
Total Expenditures	<u>120,647</u>	<u>134,834</u>	<u>132,860</u>	<u>1,974</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(116,690)	(131,070)	(129,092)	1,978
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advance	116,690	131,516	131,516	-
Total Other Financing Sources	<u>116,690</u>	<u>131,516</u>	<u>131,516</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	446	2,424	1,978
Fund Balance - Beginning of Year	<u>-</u>	<u>(446)</u>	<u>(2,479)</u>	<u>(2,033)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (55)</u>	<u>\$ (55)</u>

See accompanying Notes to Basic Financial Statements.

**WESTERLY METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Westerly 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 Weld County District Court on June 24, 2020, and is governed pursuant to 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 Erie.

At a special election of the eligible electors of the District on May 5, 2020, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness and imposition of taxes for the payment thereof, for the purpose of providing financing for the design, acquisition, installation, construction and completion of certain public improvements and services. Westerly Metropolitan Districts No. 1, Westerly Metropolitan District No. 2, Westerly Metropolitan Districts No. 3, and Westerly Metropolitan Districts No. 4 are expected to work together to provide for the acquisition, construction, and financing of the public improvements for the construction or acquisition of the infrastructure.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the District are described as follows:

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

**WESTERLY METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (Continued)**

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

**WESTERLY METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District has amended its annual budget for the year ended December 31, 2023.

**Pooled Cash and Investments**

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

**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, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

**Facilities Fees**

Effective October 28, 2020, the district adopted a facilities fee resolution imposing facilities fees which are due and payable on or before the issuance of a building permit for any Residential Unit or Commercial Unit on a Lot. The fee, at the District's discretion, may be used for costs associated with payment of bonds and capital infrastructure. The fees are \$1,700 per single family detached or residential unit, and \$1,200 per single family attached residence. In addition, the District collects Sidewalk Fees and Damage fees which fund repairs of Capital Infrastructure. The Pool Fee is collected at time of home sales to fund the construction of the Amenity Center.

**WESTERLY METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

**Deferred Inflows of Resources**

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**Equity**

**Net Position**

For government-wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.



**WESTERLY METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government’s intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s practice to use the most restrictive classification first.

The General Fund reported a deficit in the fund financial statements as of December 31, 2023. The deficit will be eliminated with the receipt of funds advanced by the Developer in 2024.

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2023, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 10,325
Cash and Investments - Restricted	724,108
Total Cash and Investments	\$ 734,433

Cash and investments as of December 31, 2023, consist of the following:

Deposits with Financial Institutions	\$ 530,482
Investments	203,951
Total Cash and Investments	\$ 734,433

**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2023, the District had a bank balance and carrying balance of \$530,482.

**WESTERLY METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments**

The District has adopted an investment policy by which it follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities of the World Bank
- . Certain international agency securities
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- \* Local government investment pools

As of December 31, 2023, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
The District invested in the Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	\$ 203,951
		<u>\$ 203,951</u>

**CSAFE**

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

**WESTERLY METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**CSAFE (Continued)**

CSAFE CASH FUND operates similar to a money market fund, with each share valued at \$1.00. CSAFE CASH FUND may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds, highest rated commercial paper, and any security allowed under Section 24-75-601.1, C.R.S.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2023 follows:

	Balance at December 31, 2022	Increases	Decreases	Balance at December 31, 2023
<b>Governmental Activities:</b>				
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ 25,717,040	\$ 16,389,781	\$ -	\$ 42,106,821
Capital Assets, Net	<u>\$ 25,717,040</u>	<u>\$ 16,389,781</u>	<u>\$ -</u>	<u>\$ 42,106,821</u>

**WESTERLY METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 5 LONG-TERM OBLIGATIONS**

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2023.

	Balance at December 31, 2022	Additions	Reductions	Balance at December 31, 2023	Due Within One Year
Other Debts:					
Developer Advance - Operating	\$ 203,267	\$ 131,516	\$ -	\$ 334,783	\$ -
Developer Advance - Capital	43,612	102,827	-	146,439	-
Accrued Interest on:					
Developer Advance - Operating	10,310	3,773	10,310	3,773	-
Developer Advance - Capital	244	16,315	244	16,315	-
<b>Total Long-Term Obligations</b>	<b>\$ 257,433</b>	<b>\$ 254,431</b>	<b>\$ 10,554</b>	<b>\$ 501,310</b>	<b>\$ -</b>

**Authorized Debt**

At December 31, 2023, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized on May 5th, 2020	Authorization Used By Westerly Metropolitan District No. 4	Authorized But Unissued
Special Assessment	\$ 100,000,000	\$ -	\$ 100,000,000
Streets	100,000,000	19,560,420	80,439,580
Parks & Recreation	100,000,000	10,933,423	89,066,577
Water	100,000,000	3,749,630	96,250,370
Sanitation	100,000,000	12,307,527	87,692,473
Private Agreements	100,000,000	-	100,000,000
Transportation	100,000,000	-	100,000,000
Mosquito Control	100,000,000	-	100,000,000
Safety Protection	100,000,000	-	100,000,000
Fire Protection	100,000,000	-	100,000,000
Television Relay and Translation	100,000,000	-	100,000,000
Security Services	100,000,000	-	100,000,000
O&M	100,000,000	-	100,000,000
Debt Refunding	1,100,000,000	-	1,100,000,000
Intergovernmental Agreements	100,000,000	-	100,000,000
Drilling	100,000,000	-	100,000,000
<b>Total</b>	<b>\$ 2,600,000,000</b>	<b>\$ 46,551,000</b>	<b>\$ 2,553,449,000</b>

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 audit, the amount and timing of any debt issuances is not determinable.

**WESTERLY METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 6 NET POSITION**

The District has net position consisting of two components – restricted emergency reserves and unrestricted.

The restricted component of the net position consists of assets that are restricted for use of either externally imposed by creditors, grantors contributors, or laws and regulations of other governments or imposed by law through constitutions provisions or enabling legislation. As of December 31, 2023 the District had restricted net position as follows:

	Governmental Activities
Restricted Net Position:	
Emergencies	\$ 100
Total Restricted Net Position	\$ 100

**NOTE 7 AGREEMENTS**

**District Coordinating Services Agreement (District Nos. 1-4)**

Effective as of October 28, 2020, the Districts entered into a District Coordinating Services Agreement (the Coordinating Services Agreement) for the purpose of establishing the respective obligations of the Districts with respect to the coordination, oversight, and funding of certain administrative costs of the Districts, and costs related to the continued operation and maintenance of certain public improvements within such Districts. Pursuant to the Coordinating Services Agreement, District No. 1 was designated as the “coordinating district” (the Coordinating District). Districts No. 2-4 were each designated as “financing districts” (the Financing Districts).

**Town of Erie Intergovernmental Agreement**

On January 28, 2020, the District and Districts No. 2-4, entered into an intergovernmental agreement with the Town of Erie to provide services as set forth in the Districts Service Plan.

**Capital Pledge Agreement**

On February 19, 2021, the District and Districts No. 2-4 (collectively, the “Pledge Districts”), and the Trustee which provides property tax revenue derived from the taxable property in the Pledge Districts and other revenue received by the Pledge Districts, combined with revenue of the District, to pay debt service on District No. 4’s Bonds.

Pledge Agreement Revenues means the moneys derived from the Pledge Districts Capital Revenue. Pledge Districts Capital Revenue includes the following: (a) the Mandatory Capital Levy; including, without limitation, the ad valorem property tax revenues derived from imposition of the Mandatory Capital Levy in tax levy year 2020 (for tax collection year 2021); (b) the Pledge District Capital Fees; (c) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Mandatory Capital Levy; and (d) any PILOT (payment in lieu of taxes) revenues received from any PILOT recorded against any Pledge District’s property.

**WESTERLY METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 7 AGREEMENTS (CONTINUED)**

**Capital Pledge Agreement (Continued)**

“Mandatory Capital Levy” means an ad valorem mill levy imposed upon all taxable property in each of the Pledge Districts each year in an amount sufficient (together with any PILOT revenues) to pay the Bonds when due, but (i) not in excess of 55 mills (subject to adjustment for changes in the method of calculating assessed valuation on or after January 1, 2017); and (ii) not less than 55 mills (subject to adjustment), or such lesser mill levy which will fund District No. 4’s Senior Surplus Fund up to the Maximum Surplus Amount and pay all of the principal of and interest on the District No. 4’s Subordinate Bonds in full, for so long as the Senior Surplus Fund is less than the Maximum Surplus Fund Amount and the District’s Subordinate Bonds are outstanding. The Mandatory Capital Levy is net of the collection costs of the County and any tax refunds or abatement authorized by or on behalf of the County.

**NOTE 8 RELATED PARTIES**

The property within the District is being developed by Erie Land, LLC (Developer). During 2023, all of the members of the Board of Directors were officers or employees of, or otherwise associated with the Developer, and may have conflicts of interest in matters involving the District.

**Infrastructure Acquisition and Reimbursement Agreement**

The District, District No. 1, and the Developer entered into an Infrastructure Acquisition and Reimbursement Agreement, effective October 28, 2020. Pursuant to the agreement, the District and the Developer acknowledge that District No. 1 is authorized to construct, acquire and install public improvements, and other facilities and services that benefit the Property, subject to the limitations set forth in the Service Plan.

Pursuant to the agreement, it is acknowledged that the Developer has incurred certain costs related to public infrastructure for the benefit of the District, and may incur additional costs related thereto, and that the District agrees to reimburse the Developer for any and all costs of any kind related to the provision of the public improvements that may be lawfully funded by the District, after such costs are reviewed and certified by the District’s Engineer and Accountant.

To the extent that such certified District eligible costs remain outstanding, such amounts shall continue to be due and accrue simple interest at the rate of 6.5% per annum until they are paid in full or are included in the principal amount of reimbursement obligation with the Developer. As of December 31, 2023, outstanding advances under the agreement totaled \$146,439 and accrued interest totaled \$16,315.

**Funding and Reimbursement Agreement (Capital)**

On December 7, 2023, the District entered into a Capital Funding and reimbursement Agreement to repay advances made by the Developer for capital infrastructure costs. The District agreed to repay the Developer for such capital advances not to exceed \$12,000,000 plus accrued interest at the rate of 6.5%. The District intends to replace this source of funding with a new bond issuance in the future.

There were no outstanding advances under this agreement as of December 31, 2023

**WESTERLY METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 8 RELATED PARTIES**

**Funding and Reimbursement Agreement (Operations and Maintenance)**

On October 28, 2020, and amended effective January 1, 2023 the District entered into a Funding and Reimbursement Agreement with the Developer to repay advances made by the Developer for operations and maintenance (O&M) costs.

The Developer agrees to loan to the District one or more sums of money, not to exceed the aggregate of \$115,000 per annum for three years, up to \$345,000. These funds shall be loaned to the District in one or a series of installments and shall be available to the District through December 31, 2025 (as the same may be amended pursuant to an annual review evidenced by supplement or amendment hereto, the "Loan Obligation Termination Date").

The District agreed to repay the Developer for such O&M advances plus accrued interest at the rate of 6.5%. As of December 31, 2023, outstanding advances under the agreement totaled \$334,783 and accrued interest totaled \$3,773.

**NOTE 9 RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**NOTE 10 TAX, SPENDING, AND DEBT LIMITATION**

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations which apply to the state of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

**WESTERLY METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 10 TAX, SPENDING, AND DEBT LIMITATION (CONTINUED)**

During the May 5, 2020 election, the District's voters allowed the District to collect and spend revenues without regard to any spending, revenue raising, or other limitations contained within TABOR.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, will require judicial interpretation.

**NOTE 11 COMMITMENTS AND CONTINGENCIES**

**Construction Commitments**

As of December 31, 2023, the District had unexpended construction related contract commitments of approximately \$13,347,742.



## **SUPPLEMENTARY INFORMATION**

**WESTERLY METROPOLITAN DISTRICT NO. 1  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>				
Property Taxes	\$ 216	\$ 216	\$ 216	\$ -
Specific Ownership Taxes	13	8	8	-
Interest Income	-	1,291	1,293	2
Facilities Fees	-	158,000	158,000	-
Other revenue	100	673	190	(483)
Total Revenues	<u>329</u>	<u>160,188</u>	<u>159,707</u>	<u>(481)</u>
<b>EXPENDITURES</b>				
County Treasurer's Fee	3	3	3	-
Intergovernmental Expenditures WMD4	-	159,513	159,513	-
Miscellaneous	-	-	3	(3)
Contingency	100	484	-	484
Total Expenditures	<u>103</u>	<u>160,000</u>	<u>159,519</u>	<u>481</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	188	188	-
Fund Balance - Beginning of Year	<u>226</u>	<u>(188)</u>	<u>(188)</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 226</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**WESTERLYMETROPOLITAN DISTRICT NO. 1  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>				
Sidewalk Fees	\$ -	\$ 128,621	\$ 128,621	\$ -
Pool Fees	-	208,000	208,000	-
Damage Fees	-	92,117	92,117	-
Interest Income	-	280,575	1,644	(278,931)
Transfer from WMD4	10,773,476	11,342,882	11,342,882	-
Other Revenue	-	-	280,575	280,575
Total Revenues	<u>10,773,476</u>	<u>12,052,195</u>	<u>12,053,839</u>	<u>1,644</u>
<b>EXPENDITURES</b>				
Accounting	25,000	32,000	31,076	924
Engineering	25,000	215,000	214,680	320
Capital Outlay	10,723,476	16,389,781	16,389,781	-
Contingency	-	-	-	-
Total Expenditures	<u>10,773,476</u>	<u>16,636,781</u>	<u>16,635,537</u>	<u>1,244</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	-	(4,584,586)	(4,581,698)	2,888
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advance	(3,555,796)	4,380,503	102,827	(4,277,676)
Repay Developer Advance	3,555,796	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>4,380,503</u>	<u>102,827</u>	<u>(4,277,676)</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	(204,083)	(4,478,871)	(4,274,788)
Fund Balance - Beginning of Year	-	204,083	200,408	(3,675)
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (4,278,463)</u>	<u>\$ (4,278,463)</u>

## **OTHER INFORMATION**

**WESTERLY METROPOLITAN DISTRICT NO. 1  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2023**

Year Ended December 31,	Assessed Valuation	Total Mills Levied		Total Property Taxes		Percent Collected to Levied
		General Operations	Debt Service	Levied	Collected	
2020	\$ 450	10.000	61.230	\$ 32	\$ 32	100.00 %
2021	450	10.000	61.230	32	32	100.00 %
2022	2,590	10.000	61.230	184	185	100.54 %
2023	3,930	10.000	55.000	255	255	100.18 %
Estimated for Year Ending December 31, 2024	\$ 2,460	10.394	57.167	\$ 167		

**Note:**

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the Treasurer does not permit identification of specific year of levy.

# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

NAME OF GOVERNMENT  
ADDRESS

Westerly Metropolitan District No. 2
8390 E Crescent Parkway
Suite 300
Greenwood Village, CO 80111
Jason Carroll
303-779-5710
<a href="mailto:Jason.Carroll@claconnect.com">Jason.Carroll@claconnect.com</a>

For the Year Ended  
12/31/22  
or fiscal year ended:

CONTACT PERSON  
PHONE  
EMAIL

## PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:  
TITLE  
FIRM NAME (if applicable)  
ADDRESS  
PHONE  
DATE PREPARED

Jason Carroll
Accountant for the District
CliftonLarsonAllen LLP
8390 E Crescent Parkway, Suite 300, Greenwood Village, CO 80111
303-779-5710
3/15/2023

### PREPARER (SIGNATURE REQUIRED)

See Accountant's Compilation Report

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types	<b>GOVERNMENTAL</b> <small>(MODIFIED ACCRUAL BASIS)</small>	<b>PROPRIETARY</b> <small>(CASH OR BUDGETARY BASIS)</small>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 1,610	
2-2	Specific ownership	\$ 95	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) <b>TOTAL REVENUE</b>	\$ 1,706	

## PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ 24	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify):	\$ -	
3-24		\$ -	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) <b>TOTAL EXPENDITURES/EXPENSES</b>	\$ 24	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

	Yes	No
4-1 Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-2 Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; padding: 2px; min-height: 20px;">N/A</div>	<input type="checkbox"/>	<input type="checkbox"/>
4-3 Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; padding: 2px; min-height: 20px;">N/A</div>	<input type="checkbox"/>	<input type="checkbox"/>
4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)	Outstanding at end of prior year*	Issued during year
General obligation bonds	\$ -	\$ -
Revenue bonds	\$ -	\$ -
Notes/Loans	\$ -	\$ -
Lease Liabilities	\$ -	\$ -
Developer Advances	\$ -	\$ -
Other (specify):	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>

\*must tie to prior year ending balance

Please answer the following questions by marking the appropriate boxes.

	Yes	No
4-5 Does the entity have any authorized, but unissued, debt? If yes: How much?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date the debt was authorized:	\$ 2,600,000,000.00	5/5/2020
4-6 Does the entity intend to issue debt within the next calendar year? If yes: How much?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-7 Does the entity have debt that has been refinanced that it is still responsible for? If yes: What is the amount outstanding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-8 Does the entity have any lease agreements? If yes: What is being leased? What is the original date of the lease? Number of years of lease? Is the lease subject to annual appropriation? What are the annual lease payments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	\$ -	-

Please use this space to provide any explanations or comments:

## PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

	Amount	Total
5-1 YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2 Certificates of deposit	\$ -	
<b>Total Cash Deposits</b>		\$ -
Investments (if investment is a mutual fund, please list underlying investments):		
5-3 CSAFE	\$ 2,558	
	\$ -	
	\$ -	
	\$ -	
<b>Total Investments</b>		\$ 2,558
<b>Total Cash and Investments</b>		\$ 2,558

Please answer the following questions by marking in the appropriate boxes

	Yes	No	N/A
5-4 Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If no, MUST use this space to provide any explanations:



## PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes                      No

- 6-1 Does the entity have capital assets?  Yes       No
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.,? If no, MUST explain:  Yes       No

6-3 Complete the following capital & right-to-use assets table:

	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Please use this space to provide any explanations or comments:

## PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes                      No

- 7-1 Does the entity have an "old hire" firefighters' pension plan?  Yes       No
- 7-2 Does the entity have a volunteer firefighters' pension plan?  Yes       No
- If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
<b>TOTAL</b>	<b>\$ -</b>
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	\$ -

Please use this space to provide any explanations or comments:

## PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes                      No                      N/A

- 8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?  Yes       No       N/A
- 
- 8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:  Yes       No       N/A
- 

If yes: Please indicate the amount budgeted for each fund for the year reported:

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 1,000
Debt Service Funds	\$ 2,000

## PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box

Yes

No

**9-1** Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?



Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.

**If no, MUST explain:**

## PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

**10-1** Is this application for a newly formed governmental entity?



10-1

If yes: Date of formation:

**10-2** Has the entity changed its name in the past or current year?



If yes: Please list the NEW name & PRIOR name:

**10-3** Is the entity a metropolitan district?



Please indicate what services the entity provides:

**See Below**

**10-4** Does the entity have an agreement with another government to provide services?



If yes: List the name of the other governmental entity and the services provided:

Westerly MD Nos. 1 - 4 work together to provide services to the Westerly community

**10-5** Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during



If yes: Date Filed:

**10-6** Does the entity have a certified Mill Levy?



If yes: Please provide the following mills levied for the year reported (do not report \$ amounts):

Bond Redemption mills	61.230
General/Other mills	10.000
<b>Total mills</b>	<b>71.230</b>

Please use this space to provide any explanations or comments:

## PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box		YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedure

#### Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

**The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:**

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
  - a. Include a copy of an adopted resolution that documents formal approval by the Board, **or**
  - b. Include electronic signatures obtained through a software program such as DocuSign or Echosign in accordance with the requirements noted above.

Print the names of ALL members of current governing body below.		A MAJORITY of the members of the governing body must complete and sign in the column below.
Board Member 1	Print Board Member's Name Heidi Jo Majerik	I <u>Heidi Jo Majerik</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>2023</u> _____
Board Member 2	Print Board Member's Name Patrick Chelin	I ___ Patrick Chelin _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>2023</u> _____
Board Member 3	Print Board Member's Name Alexander Woodin	I ___ Alexander Woodin _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>2023</u> _____
Board Member 4	Print Board Member's Name Kevin House	I ___ Kevin House _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>2025</u> _____
Board Member 5	Print Board Member's Name	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 6	Print Board Member's Name	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7	Print Board Member's Name	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____



CliftonLarsonAllen LLP  
8390 East Crescent Pkwy., Suite 300  
Greenwood Village, CO 80111

phone 303-779-5710 fax 303-779-0348  
CLAconnect.com

## Accountant's Compilation Report

Board of Directors  
Westerly Metropolitan District No. 2  
Weld County, Colorado

Management is responsible for the accompanying Application for Exemption from Audit of Westerly Metropolitan District No. 2 as of and for the year ended December 31, 2022, included in the accompanying prescribed form. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying prescribed form.

The Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor, which differ from accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

We are not independent with respect to Westerly Metropolitan District No. 2.

*CliftonLarsonAllen LLP*

Greenwood Village, Colorado  
March 22, 2023

# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

NAME OF GOVERNMENT  
ADDRESS

Westerly Metropolitan District No. 3  
8390 East Crescent Parkway  
Suite 300  
Greenwood Village, CO 80111-2814

For the Year Ended  
12/31/23  
or fiscal year ended:

CONTACT PERSON  
PHONE  
EMAIL

Jason Carroll  
303-779-5710  
[jason.carroll@claconnect.com](mailto:jason.carroll@claconnect.com)

## PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:  
TITLE  
FIRM NAME (if applicable)  
ADDRESS  
PHONE

Jason Carroll  
Accountant for the District  
CliftonLarsonAllen LLP  
8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111-2814  
303-779-5710

PREPARER <small>(SIGNATURE REQUIRED)</small>	DATE PREPARED				
See Accountant's Compilation Report	<b>2/22/2024</b>				
Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; padding: 2px;"> <b>GOVERNMENTAL</b> <small>(MODIFIED ACCRUAL BASIS)</small> </td> <td style="width: 50%; text-align: center; padding: 2px;"> <b>PROPRIETARY</b> <small>(CASH OR BUDGETARY BASIS)</small> </td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	<b>GOVERNMENTAL</b> <small>(MODIFIED ACCRUAL BASIS)</small>	<b>PROPRIETARY</b> <small>(CASH OR BUDGETARY BASIS)</small>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>GOVERNMENTAL</b> <small>(MODIFIED ACCRUAL BASIS)</small>	<b>PROPRIETARY</b> <small>(CASH OR BUDGETARY BASIS)</small>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				

## PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 946	Please use this space to provide any necessary explanations
2-2	Specific ownership	\$ 43	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ 159	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) <b>TOTAL REVENUE</b>	\$ 1,149	

## PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	
3-1	Administrative	\$ -	Please use this space to provide any necessary explanations
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify): County Treasurer's Fee	\$ 14	
3-24	Transfer to WMD No. 1	\$ 1,135	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) <b>TOTAL EXPENDITURES/EXPENSES</b>	\$ 1,149	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

		Yes	No
4-1	Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-2	Is the debt repayment schedule attached? If no, <b>MUST</b> explain below: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-3	Is the entity current in its debt service payments? If no, <b>MUST</b> explain below: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)		
		Outstanding at end of prior year*	Issued during year
		Retired during year	Outstanding at year-end
	General obligation bonds	\$ -	\$ -
	Revenue bonds	\$ -	\$ -
	Notes/Loans	\$ -	\$ -
	Lease & SBITA** Liabilities [GASB 87 & 96]	\$ -	\$ -
	Developer Advances	\$ -	\$ -
	Other (specify):	\$ -	\$ -
	<b>TOTAL</b>	\$ -	\$ -

\*\*Subscription Based Information Technology Arrangements

\*Must agree to prior year-end balance

Please answer the following questions by marking the appropriate boxes.

		Yes	No
4-5	Does the entity have any authorized, but unissued, debt?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes:	How much?	\$ 2,600,000,000.00	
	Date the debt was authorized:	5/5/2020	
4-6	Does the entity intend to issue debt within the next calendar year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	How much?	\$ -	
4-7	Does the entity have debt that has been refinanced that it is still responsible for?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is the amount outstanding?	\$ -	
4-8	Does the entity have any lease agreements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is being leased?		
	What is the original date of the lease?		
	Number of years of lease?		
	Is the lease subject to annual appropriation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	What are the annual lease payments?	\$ -	

Part 4 - Please use this space to provide any explanations/comments or attach separate documentation, if needed

## PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

		Amount	Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2	Certificates of deposit	\$ -	
<b>Total Cash Deposits</b>			\$ -
Investments (if investment is a mutual fund, please list underlying investments):			
	CSAFE	\$ 3,380	
5-3		\$ -	
		\$ -	
		\$ -	
<b>Total Investments</b>			\$ 3,380
<b>Total Cash and Investments</b>			\$ 3,380

Please answer the following questions by marking in the appropriate boxes

		Yes	No	N/A
5-4	Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If no, MUST use this space to provide any explanations:



## PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

- |   | Yes                      | No                                  |
|---|--------------------------|-------------------------------------|
| 6-1 Does the entity have capital assets?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? If no, <b>MUST</b> explain: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

N/A

6-3 Complete the following capital & right-to-use assets table:	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*must tie to prior year ending balance

**Part 6 - Please use this space to provide any explanations/comments or attach documentation, if needed:**

## PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

- |  | Yes                      | No                                  |
|--|--------------------------|-------------------------------------|
| 7-1 Does the entity have an "old hire" firefighters' pension plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7-2 Does the entity have a volunteer firefighters' pension plan?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
<b>TOTAL</b>	<b>\$ -</b>

What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?

**Part 7 - Please use this space to provide any explanations or comments:**

## PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

- |  | Yes                                 | No                       | N/A                      |
|--|-------------------------------------|--------------------------|--------------------------|
| 8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.? If no, <b>MUST</b> explain: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  |                                     |                          |                          |
| 8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, <b>MUST</b> explain:                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  |                                     |                          |                          |

If yes: Please indicate the amount budgeted for each fund for the year reported:

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 298
Debt Service Fund	\$ 1,198

## PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box

- |            |   | Yes                                 | No                       |
|------------|---|-------------------------------------|--------------------------|
| <b>9-1</b> | <b>Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?</b><br><small>Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.</small> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**If no, MUST explain:**

## PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

- |             |   | Yes                                 | No                                  |
|-------------|---|-------------------------------------|-------------------------------------|
| <b>10-1</b> | <b>Is this application for a newly formed governmental entity?</b><br>If yes: <b>Date of formation:</b> <input style="width: 450px; height: 15px;" type="text"/>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>10-2</b> | <b>Has the entity changed its name in the past or current year?</b><br><br>If yes: <b>Please list the NEW name &amp; PRIOR name:</b><br><input style="width: 620px; height: 15px;" type="text"/>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>10-3</b> | <b>Is the entity a metropolitan district?</b><br><b>Please indicate what services the entity provides:</b><br><input style="width: 620px; height: 15px;" type="text"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>10-4</b> | <b>Does the entity have an agreement with another government to provide services?</b><br>If yes: <b>List the name of the other governmental entity and the services provided:</b><br><input style="width: 620px; height: 15px;" type="text"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>10-5</b> | <b>Has the district filed a <i>Title 32, Article 1 Special District Notice of Inactive Status</i> during</b><br>If yes: <b>Date Filed:</b> <input style="width: 480px; height: 15px;" type="text"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>10-6</b> | <b>Does the entity have a certified Mill Levy?</b><br>If yes: <b>Please provide the following <u>mills</u> levied for the year reported (do not report \$ amounts):</b>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Bond Redemption mills	56.954
General/Other mills	10.355
Total mills	67.309

	Yes	No	N/A
<b>10-7</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**NEW 2023!** If the entity is a Title 32 Special District formed on or after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If NO, please explain.

**Please use this space to provide any additional explanations or comments not previously included:**

## PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box

YES

NO

12-1

If you plan to submit this form electronically, have you read the new Electronic Signature Policy?

### Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedure

#### Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or EchoSign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

**The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:**

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
  - a. Include a copy of an adopted resolution that documents formal approval by the Board, **or**
  - b. Include electronic signatures obtained through a software program such as DocuSign or EchoSign in accordance with the requirements noted above.

Print the names of ALL members of current governing body below.		A <u>MAJORITY</u> of the members of the governing body must sign below.
Board Member 1	Print Board Member's Name	I Heidi Jo Majerik, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: May, 2027
	Heidi Jo Majerik	
Board Member 2	Print Board Member's Name	I Alexander Palmer Woodin, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: May, 2027
	Alexander Palmer Woodin	
Board Member 3	Print Board Member's Name	I Kevin House, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: May, 2025
	Kevin House	
Board Member 4	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: May, 2027
	Vacant	
Board Member 5	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: May, 2025
	Vacant	
Board Member 6	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____



CliftonLarsonAllen LLP  
8390 East Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
phone 303-779-5710 fax 303-779-0348  
claconnect.com

## Accountant's Compilation Report

Board of Directors  
Westerly Metropolitan District No. 3  
Weld County, Colorado

Management is responsible for the accompanying Application for Exemption from Audit of Westerly Metropolitan District No. 3 as of and for the year ended December 31, 2023, included in the accompanying prescribed form. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying prescribed form.

The Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor, which differ from accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

We are not independent with respect to Westerly Metropolitan District No. 3.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

Greenwood Village, Colorado  
February 22, 2024

**WESTERLY METROPOLITAN DISTRICT NO. 4  
Weld County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2023**

**WESTERLY METROPOLITAN DISTRICT NO. 4  
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**BiggsKofford**

CERTIFIED PUBLIC ACCOUNTANTS

## INDEPENDENT AUDITOR'S REPORT

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Board of Directors

**Westerly Metropolitan District No. 4**

Weld County, Colorado

### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Westerly Metropolitan District No. 4 ("District"), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2023, the respective changes in financial position, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of the report. We are required to be independent of the District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance

and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

## **Other Matters**

### *Required Supplementary Information*

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

### *Supplementary Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as identified in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the

basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

#### *Other Information*

Management is responsible for the other information, as identified in the table of contents. The other information does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or provide any assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*BiggsKofford, P.C.*

Colorado Springs, Colorado  
July 2, 2024

## **BASIC FINANCIAL STATEMENTS**

**WESTERLY METROPOLITAN DISTRICT NO. 4**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2023**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 277
Cash and Investments - Restricted	4,058,168
Due From Other Districts - WMD1	159,710
Due From Other Districts - WMD2	19,970
Due From Other Districts - WMD3	2,920
Receivable from County Treasurer	5
Property Tax Receivable	3,300
Total Assets	4,244,350
<b>LIABILITIES</b>	
Due to Other Districts - WMD1	416
Accrued Interest	129,281
Noncurrent Liabilities:	
Due in More Than One Year	48,516,132
Total Liabilities	48,645,829
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	3,300
Total Deferred Inflows of Resources	3,300
<b>NET POSITION</b>	
Restricted for:	
Debt Service	981,224
Unrestricted	(45,386,003)
Total Net Position	\$ (44,404,779)

See accompanying Notes to Basic Financial Statements.

**WESTERLY METROPOLITAN DISTRICT NO. 4**  
**STATEMENT OF ACTIVITIES**  
**YEAR ENDED DECEMBER 31, 2023**

		Program Revenues			
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Net Revenues (Expenses) and Changes in Net Position
<b>FUNCTIONS/PROGRAMS</b>					
Primary Government:					
Governmental Activities:					
Transfer of Public Improvements to Another Government	\$ 11,343,156	\$ -	\$ -	\$ -	\$ (11,343,156)
Interest on Long-Term Debt and Related Costs	2,587,406	-	178,256	-	(2,409,150)
Total Governmental Activities	\$ 13,930,562	\$ -	\$ 178,256	\$ -	(13,752,306)
<b>GENERAL REVENUES</b>					
Property Taxes					1,646
Specific Ownership Taxes					70
Interest Income					608,610
Total General Revenues and Transfers					610,326
<b>CHANGES IN NET POSITION</b>					(13,141,980)
Net Position - Beginning of Year					(31,262,799)
<b>NET POSITION - END OF YEAR</b>					\$ (44,404,779)

See accompanying Notes to Basic Financial Statements.

**WESTERLY METROPOLITAN DISTRICT NO. 4  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2023**

<b>ASSETS</b>	General	Debt Service	Capital Projects	Total Governmental Funds
Cash and Investments	\$ 277	\$ -	\$ -	\$ 277
Cash and Investments - Restricted	-	4,058,030	138	4,058,168
Receivable from County Treasurer	1	4	-	5
Due From Other Districts - WMD1	-	159,710	-	159,710
Due From Other Districts - WMD2	-	19,970	-	19,970
Due From Other Districts - WMD3	-	2,920	-	2,920
Property Tax Receivable	508	2,792	-	3,300
	<u>\$ 786</u>	<u>\$ 4,243,426</u>	<u>\$ 138</u>	<u>\$ 4,244,350</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Due to Other Districts - WMD1	278	-	138	416
Total Liabilities	<u>278</u>	<u>-</u>	<u>138</u>	<u>416</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Tax	508	2,792	-	3,300
Total Deferred Inflows of Resources	<u>508</u>	<u>2,792</u>	<u>-</u>	<u>3,300</u>
<b>FUND BALANCES</b>				
Restricted for:				
Debt Service	-	4,240,634	-	4,240,634
Total Fund Balances	<u>-</u>	<u>4,240,634</u>	<u>-</u>	<u>4,240,634</u>
	<u>\$ 786</u>	<u>\$ 4,243,426</u>	<u>\$ 138</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Accrued Interest	(2,993,279)
Bond Payable 2021A-1	(31,345,000)
Bond Payable 2021A-2	(5,001,198)
Bond Payable 2021B	(8,476,000)
Unamortized Bond Premium	(829,936)

Net Position of Governmental Activities

\$ (44,404,779)

**WESTERLY METROPOLITAN DISTRICT NO. 4**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ 253	\$ 1,393	\$ -	\$ 1,646
Specific Ownership Taxes	11	59	-	70
Interest Income	5	236,495	372,111	608,611
Intergovernmental Revenues - WMD 1	-	159,513	-	159,513
Intergovernmental Revenues - WMD 2	-	17,760	-	17,760
Intergovernmental Revenues - WMD 3	-	983	-	983
Total Revenues	<u>269</u>	<u>416,203</u>	<u>372,111</u>	<u>788,583</u>
<b>EXPENDITURES</b>				
Current:				
County Treasurer's Fee	4	21	-	25
Intergovernmental Expenditures - WMD1	265	-	11,342,883	11,343,148
Debt Service:				
Bond Interest - Series 2021 A1	-	1,551,369	-	1,551,369
Paying Agent Fees	-	8,000	-	8,000
Total Expenditures	<u>269</u>	<u>1,559,390</u>	<u>11,342,883</u>	<u>12,902,542</u>
<b>EXCESS OF REVENUES UNDER EXPENDITURES</b>	-	(1,143,187)	(10,970,772)	(12,113,959)
<b>NET CHANGE IN FUND BALANCES</b>	-	(1,143,187)	(10,970,772)	(12,113,959)
Fund Balances - Beginning of Year	-	5,383,821	10,970,772	16,354,593
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 4,240,634</u>	<u>\$ -</u>	<u>\$ 4,240,634</u>

See accompanying Notes to Basic Financial Statements.



**WESTERLY METROPOLITAN DISTRICT NO. 4  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

Net Change in Fund Balances - Total Governmental Funds \$ (12,113,959)

Amounts reported for governmental activities in the statement of activities are different because:

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.

Bond Accretion	(288,717)
Bond Interest Payable - 2021B	(780,931)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Amortization of Bond Premium	41,627
------------------------------	--------

Changes in Net Position of Governmental Activities \$ (13,141,980)

**WESTERLY METROPOLITAN DISTRICT NO. 4  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property Taxes	\$ 253	\$ 253	\$ 253	\$ -
Specific Ownership Taxes	15	15	11	(4)
Interest Income	-	14	5	(9)
Total Revenues	<u>268</u>	<u>282</u>	<u>269</u>	<u>(13)</u>
<b>EXPENDITURES</b>				
County Treasurer's Fee	4	4	4	-
Miscellaneous	-	14	-	14
Intergovernmental Expenditures - WMD1	264	264	265	(1)
Total Expenditures	<u>268</u>	<u>282</u>	<u>269</u>	<u>13</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	-	-	-
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying Notes to Basic Financial Statements.

**WESTERLY METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Westerly Metropolitan District No. 4 (the District), a quasi-municipal corporation and a political subdivision of the state of Colorado, was organized by order and decree of the Weld County District Court on June 24, 2020, and is governed pursuant to 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 Erie.

At a special election of the eligible electors of the District on May 5, 2020, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness and imposition of taxes for the payment thereof, for the purpose of providing financing for the design, acquisition, installation, construction and completion of certain public improvements and services. Westerly Metropolitan Districts No. 1-4 (WMD1, WMD2, WMD3) are expected to work together to provide for the acquisition, construction, and financing of the public improvements for the construction or acquisition of the infrastructure.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the District are described as follows:

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

**WESTERLY METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (Continued)**

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

**WESTERLY METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

**Pooled Cash and Investments**

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

**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, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

**Deferred Inflows of Resources**

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**WESTERLY METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Equity**

**Net Position**

For government-wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

**WESTERLY METROPOLITAN DISTRICT NO. 4  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2023, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 277
Cash and Investments - Restricted	<u>4,058,168</u>
Total Cash and Investments	<u><u>\$ 4,058,445</u></u>

Cash and investments as of December 31, 2023, consist of the following:

Deposits with Financial Institutions	\$ 277
Investments	<u>4,058,168</u>
Total Cash and Investments	<u><u>\$ 4,058,445</u></u>

**Cash Deposits**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

As of December 31, 2023, the District had no cash deposits.

**Investments**

The District has adopted an investment policy by which it follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

**WESTERLY METROPOLITAN DISTRICT NO. 4  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities of the World Bank
- . Certain international agency securities
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- \* Local government investment pools

As of December 31, 2023, the District had the following investments:

Investment	Maturity	Amount
Colorado Surplus Asset Fund (CSAFE)	Weighted-Average Under 32 Days	\$ 4,058,445
Total		\$ 4,058,445

**CSAFE**

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operates similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds, and highest rated commercial paper, any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.



**WESTERLY METROPOLITAN DISTRICT NO. 4  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**CSAFE (Continued)**

A designated custodial bank serves as custodian for CSAFE’s portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE’s investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian’s internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**NOTE 4 LONG-TERM OBLIGATIONS**

The following is an analysis of changes in the District’s long-term obligations for the year ended December 31, 2023:

	Balance at December 31, 2022	Additions	Reductions	Balance at December 31, 2023	Due Within One Year
Bonds Payable:					
General Obligation Bonds					
Bond Payable 2021A-1	\$ 31,345,000	\$ -	\$ -	\$ 31,345,000	\$ -
Bond Payable 2021A-2	5,001,198	-	-	5,001,198	-
Bond Payable 2021B	8,476,000	-	-	8,476,000	-
Accrued Interest:					
Accrued Bond Accretion 2021A-2	479,446	288,717	-	768,163	-
Accrued Bond 2021B Interest	1,314,904	780,931	-	2,095,835	-
Subtotal Bonds Payable	46,616,548	1,069,648	-	47,686,196	-
Bond Premium/Discount:					
Unamortized Bond Premium	871,563	-	41,627	829,936	-
Subtotal Bond Premium/Discount	871,563	-	41,627	829,936	-
Total Long-Term Obligations	<u>\$ 47,488,111</u>	<u>\$ 1,069,648</u>	<u>\$ 41,627</u>	<u>\$ 48,516,132</u>	<u>\$ -</u>

The details of the District’s general obligation bonds outstanding are as follows:

**General Obligation Limited Tax Bonds, Series 2021A-1** (the 2021A-1 Senior Bonds), **General Obligation Limited Tax Convertible Capital Appreciation Bonds, Series 2021A-2** (the 2021A-2 Senior Bonds, and with the 2021A-1 Senior Bonds, the Senior Bonds), and **Subordinate General Obligation Limited Tax Bonds, Series 2021B** (the Subordinate Bonds, and together with the Senior Bonds, the Bonds).

The District issued the Bonds on February 19, 2021, in the par amounts of \$31,345,000 for the 2021A-1 Senior Bonds, \$5,001,198 (value at issuance) and \$6,730,000 (value at conversion date) for the 2021A-2 Senior Bonds, and \$8,476,000 for the Subordinate Bonds.

**WESTERLY METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Bond Proceeds**

Proceeds from the sale of the Senior Bonds were used to (i) finance or reimburse the costs of public improvements related to a residential and commercial development in the Town of Erie; (ii) pay capitalized interest on the 2021A-1 Senior Bonds; (iii) fund an initial deposit to the Senior Surplus Fund; and (iv) pay the costs of issuance of the Bonds. Proceeds of the Subordinate Bonds were used to finance additional public improvements related to the Development.

**2021A-1 Senior Bonds**

The 2021A-1 Senior Bonds bear interest at rates ranging from 4.125% to 5.000% (yield 4.491%) per annum and are payable semiannually on June 1 and December 1, beginning on December 1, 2021. The 2021A-1 Senior Bonds were issued as three term bonds that have annual mandatory sinking fund principal payments due on December 1, beginning on December 1, 2028. The 2021A-1 Senior Bonds have a final maturity of December 1, 2050.

To the extent principal of any 2021A-1 Senior Bond is not paid when due, such principal shall remain outstanding until the earlier of its payment or the Senior Bonds Termination Date of December 2, 2060, and shall continue to bear interest at the rate then borne by the 2021A-1 Senior Bond.

To the extent interest on any 2021A-1 Senior Bond is not paid when due, such interest shall compound semiannually on each interest payment date at the rate borne by the 2021A-1 Senior Bond. If any amount of principal or interest due on the 2021A-1 Senior Bonds remains unpaid on the Senior Bonds Termination Date, such unpaid amount will be deemed discharged.

**2021A-2 Senior Bonds**

The 2021A-2 Senior Bonds were issued as capital appreciation bonds that automatically convert to current interest bonds on December 1, 2026. Prior to conversion to current interest bonds, the 2021A-2 Senior Bonds do not pay current interest; instead, they accrete in value at an annual yield equal to 5.200%. The bond accretes December 1. Such accreted amount, together with the original principal amount of the 2021A-2 Senior Bonds, bears interest at the interest rate borne by the 2021A-2 Senior Bonds upon conversion to current interest bonds.

The accreted principal balance at conversion to current interest bonds on December 1, 2026, will be \$6,730,000. Upon conversion to current interest bonds, the 2021A-2 Senior Bonds will bear interest at a rate of 5.200%, payable semiannually on June 1 and December 1, commencing on June 1, 2027. Annual principal payments are due on December 1 of each year beginning December 1, 2028. The 2021A-2 Senior Bonds mature on December 1, 2050.

On and after conversion to current interest bonds, to the extent principal of any 2021A-2 Senior Bond is not paid when due, such principal shall remain outstanding until the earlier of its payment or the Senior Bonds Termination Date of December 2, 2060, and shall continue to bear interest at the rate then borne by the 2021A-2 Senior Bond.

**WESTERLY METROPOLITAN DISTRICT NO. 4  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**2021A-2 Senior Bonds (Continued)**

To the extent interest on any 2021A-2 Senior Bond is not paid when due, such unpaid interest shall compound semiannually on each interest payment date at the rate borne by the 2021A-2 Senior Bond. If any amount of principal or interest due on the 2021A-2 Senior Bonds remains unpaid after the application of all Senior Pledged Revenue available on the Senior Bonds Termination Date, such unpaid amount will be deemed discharged.

**Optional Redemption**

The Senior Bonds and Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on March 1, 2026, 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:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
March 1, 2026 to February 28, 2027	3.00 %
March 1, 2027 to February 29, 2028	2.00
March 1, 2028 to February 28, 2029	1.00
March 1, 2029 and Thereafter	0.00

**Line of Credit and Collateral**

The Senior Bonds and Subordinate Bonds do not have any unused lines of credit. No assets have been pledged as collateral on the Senior Bonds and Subordinate Bonds.

**Senior Bonds Pledged Revenue**

The Senior Bonds are payable solely from and to the extent of Senior Pledged Revenue defined generally as the following, net of any costs of collection: (a) the Senior Required Mill Levy; including, without limitation, the ad valorem property tax revenue derived from imposition of the Senior Required Mill Levy in tax levy year 2020 (for tax collection year 2021); (b) the Pledge Agreement Revenues; (c) the Capital Fees; (d) the portion of the Senior Specific Ownership Tax which is collected as a result of imposition of the Senior Required Mill Levy; and (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

**Senior Required Mill Levy**

The District is required to impose a Senior Required Mill Levy upon all taxable property in the District each year in an amount sufficient to pay the Senior Bonds when due, but (i) not in excess of 55 mills (subject to adjustment for changes in the method of calculating assessed valuation on or after January 1, 2017), and (ii) for so long as the Senior Surplus Fund is less than the Maximum Surplus Amount, not less than 55 mills (subject to adjustment), or such lesser mill levy which will pay the Senior Bonds when due and will fund the Senior Surplus Fund up to the Maximum Surplus Amount.

**WESTERLY METROPOLITAN DISTRICT NO. 4  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Pledge Agreement Revenues**

The District has entered into a Capital Pledge Agreement with Westerly Metropolitan District No. 1, Westerly Metropolitan District No. 2, Westerly Metropolitan District No. 3 (collectively, the "Pledge Districts") and the Trustee which provides property tax revenue derived from the taxable property in the Pledge Districts and other revenue received by the Pledge Districts, combined with revenue of the District, to pay debt service on the Bonds.

Pledge Agreement Revenues means the moneys derived from the Pledge Districts Capital Revenue. Pledge Districts Capital Revenue includes the following: (a) the Mandatory Capital Levy; including, without limitation, the ad valorem property tax revenues derived from imposition of the Mandatory Capital Levy in tax levy year 2020 (for tax collection year 2021); (b) the Pledge District Capital Fees; (c) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Mandatory Capital Levy; and (d) any PILOT (payment in lieu of taxes) revenues received from any PILOT recorded against any Pledge District's property.

"Mandatory Capital Levy" means an ad valorem mill levy imposed upon all taxable property in each of the Pledge Districts each year in an amount sufficient (together with any PILOT revenues) to pay the Bonds when due, but (i) not in excess of 55 mills (subject to adjustment for changes in the method of calculating assessed valuation on or after January 1, 2017); and (ii) not less than 55 mills (subject to adjustment), or such lesser mill levy which will fund the Senior Surplus Fund up to the Maximum Surplus Amount and pay all of the principal of and interest on the District's Subordinate Bonds in full, for so long as the Senior Surplus Fund is less than the Maximum Surplus Fund Amount and the District's Subordinate Bonds are outstanding. The Mandatory Capital Levy is net of the collection costs of the County and any tax refunds or abatement authorized by or on behalf of the County.

**Capital Facilities Fee**

The District and the Pledge Districts currently impose a Capital Facilities Fee of \$1,700 for each single-family detached residence and \$1,200 for each single family attached residence which is due upon issuance of a building permit for any residential lot. The Capital Facilities Fee is not currently imposed on commercial properties.

**Additional Security for the Senior Bonds**

The 2021A-1 Senior Bonds are further secured by capitalized interest which was funded from proceeds of the 2021A-1 Senior Bonds in the amount of \$4,654,106 and by amounts in the Senior Surplus Fund (if any).

Except for an initial deposit of \$3,294,000 from proceeds of the Senior Bonds, the Senior Surplus Fund will be funded from deposits of annual Senior Pledged Revenue in excess of that needed to pay annual debt service (if any) up to the Maximum Surplus Amount of \$7,269,240. The Senior Surplus Fund shall be maintained for so long as any Senior Bonds are outstanding. Except to the extent Senior Pledged Revenue is available, the District has no obligation to fund the Senior Surplus Fund after issuance of the Senior Bonds in any amount.

**WESTERLY METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Additional Security for the Senior Bonds (Continued)**

As of December 31, 2023, the balance in the capitalized interest account was \$48.29 and the balance in the Senior Surplus Fund was \$4,056,422.

**Senior Bonds Events of Default**

Events of default occur if the District fails to impose the Senior Required Mill Levy, or to apply the Senior Pledged Revenues as required by the Senior Indenture and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Senior Indenture.

Acceleration of the Senior Bonds shall not be an available remedy for an Event of Default.

**2021B – Subordinate Bonds Details**

The Subordinate Bonds bear interest at the rate of 8.000% per annum and are payable annually on December 15, beginning December 15, 2021, from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2050. 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.

If any amount of principal or interest on the Subordinate Bonds remains unpaid after the application of all Subordinate Pledged Revenue available on the Subordinate Bonds Termination Date of December 16, 2060, such unpaid amount will be deemed discharged.

**2021B – Subordinate Bonds Pledged Revenue**

Subordinate Pledged Revenue means the money derived by the District from the following sources, net of any costs of collection: (a) the Subordinate Required Mill Levy; including, without limitation, the ad valorem property tax revenue derived from imposition of the Subordinate Required Mill Levy in tax levy year 2020 (for tax collection year 2021); (b) the Subordinate Pledge Agreement Revenues; (c) the Subordinate Capital Fee Revenue, if any; (d) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Subordinate Required Mill Levy; and (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

Subordinate Pledged Agreement Revenues means any revenue from Pledge Agreement Revenues remaining after deduction of any amount applied to the payment of any Senior Bonds.

**Subordinate Required Mill Levy**

The District is required to impose a Subordinate Required Mill Levy upon all taxable property in the District each year in the amount of 55 mills (subject to adjustment for changes in the method of calculating assessed valuation on or after January 1, 2017) less the amount of the Senior Bond Mill Levy, or such lesser mill levy which is sufficient to pay all of the principal and interest of the Subordinate Bonds in full. Senior Bond Mill Levy means the mill levy required to be used to repay any Senior Bonds.

**WESTERLY METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Subordinate Bonds Events of Default**

Events of default occur if the District fails to impose the Subordinate Required Mill Levy, or to apply the Subordinate Pledged Revenues as required by the Subordinate Indenture and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Subordinate Indenture.

Acceleration of the Subordinate Bonds shall not be an available remedy for an Event of Default.

**2021A-1 Senior Bonds Debt Service**

The outstanding principal and interest of the 2021A-1 Senior Bonds are due as follows:

Year Ending December 31,	Principal	Interest	Total
2024	\$ -	\$ 1,551,369	\$ 1,551,369
2025	-	1,551,369	1,551,369
2026	-	1,551,369	1,551,369
2027	-	1,551,369	1,551,369
2028	180,000	1,551,369	1,731,369
2029-2033	3,095,000	7,491,581	10,586,581
2034-2038	4,770,000	6,574,750	11,344,750
2039-2043	6,700,000	5,198,750	11,898,750
2044-2048	9,245,000	3,283,000	12,528,000
2049-2050	7,355,000	625,500	7,980,500
Total	<u>\$ 31,345,000</u>	<u>\$ 30,930,426</u>	<u>\$ 62,275,426</u>

**2021A-2 Senior Bonds Debt Service**

The outstanding principal, accreted interest, and current interest of the 2021A-2 Senior Bonds are due as follows:

Year Ending December 31,	Principal	Interest	Total
2024	\$ -	\$ -	\$ -
2025	-	-	-
2026	-	-	-
2027	-	349,960	349,960
2028	26,009	358,951	384,960
2029-2033	486,744	1,850,456	2,337,200
2034-2038	769,129	1,736,430	2,505,559
2039-2043	1,088,671	1,536,189	2,624,860
2044-2048	1,512,249	1,244,510	2,756,759
2049-2050	1,118,396	517,906	1,636,302
Total	<u>\$ 5,001,198</u>	<u>\$ 7,594,402</u>	<u>\$ 12,595,600</u>

The annual debt service requirements of the Subordinate Bonds are not currently determinable since they are payable only from available Subordinate Pledged Revenue.

**WESTERLY METROPOLITAN DISTRICT NO. 4  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Authorized Debt**

At December 31, 2023, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Authorized May 5, 2020 Election	Authorization Used Series 2021 A&B	Authorization Used Series 2021 A&B
Streets	\$ 100,000,000	\$ 19,560,420	\$ 80,439,580
Parks and Recreation	100,000,000	10,933,423	89,066,577
Water	100,000,000	3,749,630	96,250,370
Sanitation and Storm Sewer	100,000,000	12,307,527	87,692,473
Public Transportation	100,000,000	-	100,000,000
Mosquito Control	100,000,000	-	100,000,000
Safety Protection	100,000,000	-	100,000,000
Fire Protection	100,000,000	-	100,000,000
Television Relay and Translation	100,000,000	-	100,000,000
Security	100,000,000	-	100,000,000
Operations and Maintenance	100,000,000	-	100,000,000
Directional Drilling	100,000,000	-	100,000,000
Debt Refunding	1,100,000,000	-	1,100,000,000
Intergovernmental Agreements	100,000,000	-	100,000,000
Private Agreement Debt	100,000,000	-	100,000,000
Special Assessment Debt	100,000,000	-	100,000,000
Total	<u>\$ 2,600,000,000</u>	<u>\$ 46,551,000</u>	<u>\$ 2,553,449,000</u>

The Service Plan currently limits the aggregate Debt (as defined in the Service Plan) that may be issued by the Districts to \$100,000,000.

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 audit, the amount and timing of any debt issuances is not determinable.

**NOTE 5 NET POSITION**

The District has net position restricted for Debt Service.

The District has a deficit in unrestricted net position. The deficit was a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to District No. 1.

**WESTERLY METROPOLITAN DISTRICT NO. 4  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 6 AGREEMENTS**

**District Coordinating Services Agreement (District Nos. 1 – 4)**

Effective as of October 28, 2020, the Districts entered into a District Coordinating Services Agreement (the Coordinating Services Agreement) for the purpose of establishing the respective obligations of the Districts with respect to the coordination, oversight, and funding of certain administrative costs of the Districts, and costs related to the continued operation and maintenance of certain public improvements within such Districts. Pursuant to the Coordinating Services Agreement, District No. 1 was designated as the “coordinating district” (the Coordinating District). Districts No. 2 – 4 were each designated as “financing districts” (the Financing Districts).

**NOTE 7 RELATED PARTIES**

The property within the District is being developed by Erie Land Company LLC (Developer). During 2023, all of the members of the Board of Directors were officers or employees of, or otherwise associated with the Developer, and may have conflicts of interest in matters involving the District.

**NOTE 8 RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials’ liability, boiler and machinery, and workers’ compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, and public officials’ liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**NOTE 9 TAX, SPENDING, AND DEBT LIMITATION**

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer’s Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations which apply to the state of Colorado and all local governments.



**WESTERLY METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 9 TAX, SPENDING, AND DEBT LIMITATION (CONTINUED)**

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

On May 5, 2020, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under TABOR.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. The District transfers its net operating revenue to District No. 1. Therefore, the Emergency Reserves related to the District's revenues are reported in District No. 1.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, will require judicial interpretation.

## **SUPPLEMENTARY INFORMATION**

**WESTERLY METROPOLITAN DISTRICT NO. 4  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property Taxes	\$ 1,393	\$ 1,393	\$ 1,393	\$ -
Specific Ownership Taxes	84	84	59	(25)
Interest Income	6,934	6,934	236,495	229,561
Intergovernmental Revenues - WMD 1	226	226	159,513	159,287
Intergovernmental Revenues - WMD 2	19,188	19,188	17,760	(1,428)
Intergovernmental Revenues - WMD 3	904	904	983	79
Total Revenues	<u>28,729</u>	<u>28,729</u>	<u>416,203</u>	<u>387,474</u>
<b>EXPENDITURES</b>				
Banking Fees	500	-	-	-
County Treasurer's Fee	21	21	21	-
Paying Agent Fees	9,000	8,000	8,000	-
Bond Interest - Series 2021 A1	1,551,369	1,551,369	1,551,369	-
Total Expenditures	<u>1,560,890</u>	<u>1,559,390</u>	<u>1,559,390</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	(1,532,161)	(1,530,661)	(1,143,187)	387,474
Fund Balance - Beginning of Year	<u>5,374,037</u>	<u>5,374,037</u>	<u>5,383,821</u>	<u>9,784</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 3,841,876</u>	<u>\$ 3,843,376</u>	<u>\$ 4,240,634</u>	<u>\$ 397,258</u>

**WESTERLY METROPOLITAN DISTRICT NO. 4  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final Budget		
<b>REVENUES</b>				
Interest Income	\$ 15,225	\$ 372,111	\$ 372,111	\$ -
Total Revenues	<u>15,225</u>	<u>372,111</u>	<u>372,111</u>	<u>-</u>
<b>EXPENDITURES</b>				
Banking Fees	2,500	-	-	-
Intergovernmental Expenditures - WMD1	10,773,476	11,342,883	11,342,883	-
Total Expenditures	<u>10,775,976</u>	<u>11,342,883</u>	<u>11,342,883</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	(10,760,751)	(10,970,772)	(10,970,772)	-
Fund Balance - Beginning of Year	<u>10,760,751</u>	<u>10,970,772</u>	<u>10,970,772</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

## **OTHER INFORMATION**

**WESTERLY METROPOLITAN DISTRICT NO. 4**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**  
**DECEMBER 31, 2023**

Bonds/Loans and Interest Maturing in the Year Ending <u>December 31,</u>	\$31,345,000 General Obligation Limited Tax Bonds Series 2021A-1 Senior Bonds Interest Rate 4.125% Principal Due December 1 Interest Payable June 1 and December 1		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ -	\$ 1,551,369	\$ 1,551,369
2025	-	1,551,369	1,551,369
2026	-	1,551,369	1,551,369
2027	-	1,551,369	1,551,369
2028	180,000	1,551,369	1,731,369
2029	410,000	1,543,944	1,953,944
2030	580,000	1,527,031	2,107,031
2031	645,000	1,503,106	2,148,106
2032	710,000	1,476,500	2,186,500
2033	750,000	1,441,000	2,191,000
2034	830,000	1,403,500	2,233,500
2035	870,000	1,362,000	2,232,000
2036	960,000	1,318,500	2,278,500
2037	1,005,000	1,270,500	2,275,500
2038	1,105,000	1,220,250	2,325,250
2039	1,160,000	1,165,000	2,325,000
2040	1,265,000	1,107,000	2,372,000
2041	1,325,000	1,043,750	2,368,750
2042	1,440,000	977,500	2,417,500
2043	1,510,000	905,500	2,415,500
2044	1,635,000	830,000	2,465,000
2045	1,715,000	748,250	2,463,250
2046	1,855,000	662,500	2,517,500
2047	1,945,000	569,750	2,514,750
2048	2,095,000	472,500	2,567,500
2049	2,200,000	367,750	2,567,750
2050	5,155,000	257,750	5,412,750
Total	<u>\$ 31,345,000</u>	<u>\$ 30,930,426</u>	<u>\$ 62,275,426</u>

**WESTERLY METROPOLITAN DISTRICT NO. 4**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)**  
**DECEMBER 31, 2023**

Bonds/Loans and Interest Maturing in the Year Ending <u>December 31,</u>	\$5,001,198 GO Limited Tax Convertible Capital Appreciation Bonds Series 2021A-2 Senior Bonds Interest Rate 5.200% Principal Due December 1 Interest Payable June 1 and December 1		
	Principal	Interest	Total
2024	\$ -	\$ -	\$ -
2025	-	-	-
2026	-	-	-
2027	-	349,960	349,960
2028	26,009	358,951	384,960
2029	63,165	369,975	433,140
2030	89,174	374,546	463,720
2031	100,321	372,159	472,480
2032	115,184	370,276	485,460
2033	118,899	363,501	482,400
2034	133,762	360,318	494,080
2035	141,193	353,527	494,720
2036	152,340	347,500	499,840
2037	163,486	340,694	504,180
2038	178,349	334,391	512,740
2039	185,780	324,480	510,260
2040	204,358	317,902	522,260
2041	215,505	307,455	522,960
2042	234,083	298,797	532,880
2043	248,945	287,555	536,500
2044	267,523	276,557	544,080
2045	282,386	262,974	545,360
2046	300,964	249,636	550,600
2047	319,542	234,998	554,540
2048	341,835	220,345	562,180
2049	360,413	202,847	563,260
2050	757,982	315,059	1,073,041
Total	\$ 5,001,198	\$ 7,594,402	\$ 12,595,600

\*Interest includes accretion and current interest.

**WESTERLY METROPOLITAN DISTRICT NO. 4  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
YEAR ENDED DECEMBER 31, 2023**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year	Mill Levied for		Total Property Taxes		Percent Collected to Levied
		General	Debt Service	Levied	Collected	
2021	\$ 530	10.000	61.230	\$ 37	\$ 66	178 %
2022	360	10.000	61.230	26	26	100
2023	25,330	10.000	55.000	1,646	1,646	100
Estimated for the Year Ending December 31, 2024	48,830	10.394	57.168	3,300		

Note:

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the Treasurer does not permit identification of specific year of levy.

Source: Weld County Assessor and Treasurer.



**CONTINUING DISCLOSURE  
ANNUAL FINANCIAL INFORMATION  
(UNAUDITED)**

**WESTERLY METROPOLITAN DISTRICT NO. 4  
CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION  
(UNAUDITED)  
YEAR ENDED DECEMBER 31, 2023**

**History of Assessed Valuations of the Districts**

Levy/Collection Year	Assessed Value No. 1	Assessed Value No. 2	Assessed Value No. 3	Assessed Value No. 4	Assessed Value Total
2020/2021	\$ 450	\$ 11,420	\$ 12,900	\$ 530	\$ 25,300
2021/2022	2,590	22,610	16,950	360	42,510
2022/2023	3,930	332,990	15,180	25,330	377,430
2023/2024	2,460	2,567,410	22,630	48,830	2,641,330

**Ten Largest Owners of Taxable Property Within District No. 1**

Taxpayer Name	Assessed Valuation	Percentage of Taxpayer/ Assessed Valuation
United Power	\$ 2,170	88.21 %
Erie Land Company LLC	180	7.32
Westerly Metropolitan District No. 1	110	4.47
<b>Total</b>	<b>\$ 2,460</b>	<b>100.00 %</b>

(1) Based on 2023 certified assessed valuation

**Ten Largest Owners of Taxable Property Within District No. 2**

Taxpayer Name	Assessed Valuation	Percentage of Taxpayer/ Assessed Valuation
Erie Land Company LLC	\$ 1,212,390	52.58 %
West One LLC	306,230	13.28
SLC Homebuilding LLC	275,430	11.94
GH Colorado LLC	268,310	11.64
BrightLand Homes of Colorado LLC	100,440	4.36
Kerr-McGee Gathering LLC	52,110	2.26
Andarko Wattenberg Oil Complex LLC	27,760	1.20
Public Service Co of Colo (Excel)	22,800	0.99
Kris, Steven K	21,890	0.95
United Power	18,570	0.80
<b>Total</b>	<b>\$ 2,305,930</b>	<b>100.00 %</b>

(1) Based on 2023 certified assessed valuation

**WESTERLY METROPOLITAN DISTRICT NO. 4  
CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION  
(UNAUDITED)  
YEAR ENDED DECEMBER 31, 2023**

**Ten Largest Owners of Taxable Property Within District No. 3**

Taxpayer Name	Assessed Valuation	Percentage of Taxpayer/ Assessed Valuation
United Power Inc.	\$ 17,470	77.20 %
Erie Land Company LLC	5,160	22.80
Total	<u>\$ 22,630</u>	<u>100.00 %</u>

(1) Based on 2023 certified assessed valuation

**Ten Largest Owners of Taxable Property within District No. 4**

Taxpayer Name	Assessed Valuation	Percentage of Taxpayer/ Assessed Valuation
Erie Land Company LLC	\$ 44,450	91.03 %
United Power Inc.	4,350	8.91
Westerly Metropolitan District No.1	30	0.06
Total	<u>\$ 48,830</u>	<u>100.00 %</u>

(1) Based on 2023 certified assessed valuation

**Assessed Valuation of Classes of Property in the Districts**

Property Class	Assessed Valuation No. 1	Assessed Valuation No. 2	Assessed Valuation No. 3	Assessed Valuation No. 4	Assessed Valuation Total	Assessed Valuation % of Total
Agricultural	\$ -	\$ 5,850	\$ 5,160	\$ -	\$ 11,010	1 %
Vacant Land	290	2,151,660	-	44,480	2,196,430	83
Oil and Gas	-	79,870	-	-	79,870	3
Commercial	-	250	-	-	250	0
Residential	-	300,070	-	-	300,070	11
State Assessed	2,170	29,710	17,470	4,350	53,700	2
Total	<u>\$ 2,460</u>	<u>\$ 2,567,410</u>	<u>\$ 22,630</u>	<u>\$ 48,830</u>	<u>\$ 2,641,330</u>	<u>100 %</u>

**WESTERLY METROPOLITAN DISTRICT NO. 4  
CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION  
(UNAUDITED)  
YEAR ENDED DECEMBER 31, 2023**

**Property Tax Collections in the Districts**

Levy/ Collection Year	Property Taxes Levied				Total Taxes Levied	Current Collection	Collection Rate
	District No. 1	District No. 2	District No. 3	District No. 4			
2020/2021	\$ 33	\$ 813	\$ 919	\$ 37	\$ 1,802	\$ 1,297	71.98 %
2021/2022	185	1,610	1,203	26	3,024	2,951	97.59
2022/2023	255	21,699	1,022	1,646	24,622	22,204	90.18
2023/2024	167	183,493	1,548	3,300	188,508	48,951	25.97

**History of Mill Levies**

Levy/ Collection Year	District No. 1			District No. 2			District No. 3			District No. 4		
	General Fund	Debt Service	Total Levy	General Fund	Debt Service	Total Levy	General Fund	Debt Service	Total Levy	General Fund	Debt Service	Total Levy
2020/2021	10.000	61.230	71.230	10.000	61.230	71.230	10.000	61.230	71.230	10.000	61.230	71.230
2021/2022	10.000	61.230	71.230	10.000	61.230	71.230	10.000	61.230	71.230	10.000	61.230	71.230
2022/2023	10.000	55.000	65.000	10.025	55.140	65.165	10.355	56.954	67.309	10.000	55.000	65.000
2023/2024	10.394	57.167	67.561	10.995	60.475	71.470	10.528	57.908	68.436	10.394	57.168	67.562

**Ratio of Debt to Assessed Valuation**

Balance as of December 31, 2023

2021A-1 Senior Bonds	\$ 31,345,000
2021A-2 Senior Bonds	5,001,198
2021B Subordinate Bonds	<u>8,476,000</u>
<b>Total Debt</b>	<b><u><u>\$ 44,822,198</u></u></b>

2023/2024 Assessed Valuation

Assessed Valuation No. 1	\$ 2,460
Assessed Valuation No. 2	2,567,410
Assessed Valuation No. 3	22,630
Assessed Valuation No. 4	<u>48,830</u>
<b>Total Assessed Valuation</b>	<b><u><u>\$ 2,641,330</u></u></b>
<b>Ratio of Debt to Assessed Valuation</b>	<b><u><u>5.89%</u></u></b>