

HASKINS STATION METROPOLITAN DISTRICT
2025 ANNUAL REPORT

Pursuant to §32-1-207(3)(c), C.R.S., the Haskins Station Metropolitan District (the “**District**”), the District is required to provide an annual report to the City of Arvada, Colorado (the “**City**”) with regard to the following matters:

For the year ending December 31, 2025, the District makes the following report:

§32-1-207(3), C.R.S. Statutory Requirements

1. Boundary changes made.

There were no boundary changes made or proposed to the District’s boundaries during 2025.

2. Intergovernmental Agreements entered into or terminated with other governmental entities.

The District did not enter into or terminate any Intergovernmental Agreements in 2025.

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

The District’s rules and regulations can be found at:

<https://haskinsstationmetrodistrict.com/>

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

To our actual knowledge, based on review of the court records in Jefferson County, Colorado and the Public Access to Court Electronic Records (PACER), as of June 4, 2026, there is no litigation involving public improvements owned by the District as of December 31, 2025.

5. Status of the construction of public improvements by the District.

The District did not construct any Public Improvements in 2025. All Public Improvements are being constructed by the developer, SSM Ridge, LLC, a Colorado limited liability company, Richmond American Homes of Colorado, Inc., a Delaware corporation, and Remington Homes of Colorado, Inc., a Colorado corporation. On January 7, 2026, the District acquired certain Public Improvements in Filing No. 1 from Richmond American Homes of Colorado, Inc., a Delaware corporation, and Remington Homes of Colorado, Inc., a Colorado corporation for ownership, operations, and maintenance.

6. A list of facilities or improvements constructed by the District there were conveyed or dedicated to the City.

No facilities or improvements were constructed by the District that were conveyed or dedicated to the City as of December 31, 2025. All Public Improvements are being constructed by the developer, SSM Ridge, LLC, a Colorado limited liability company, Richmond American Homes of Colorado, Inc., a Delaware corporation, and Remington Homes of Colorado, Inc., a Colorado corporation.

7. The final assessed valuation of the District as of December 31st of the reporting year.

The final assessed valuation of the District as of December 31, 2025 is attached here to as **Exhibit A.**

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

A copy of the 2026 Budget is attached here to 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.

The 2025 Audit is in process and will be submitted to the City in a Supplemental Annual Report.

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

To our actual knowledge, the District did not receive notice of any uncured events of default by the District, which continued beyond a ninety (90) day period, under any debt instrument.

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

To our actual knowledge, there was not any inability of the District to pay its obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period.

Service Plan Requirements

Pursuant to the Service Plan for the Haskins Station Metropolitan District, the District is required to provide an annual report to the City with regard to the matters below.

To the best of our actual knowledge, for the year ending December 31, 2025, the District makes the following report:

1. Boundary changes made or proposed to the District's boundaries as of December 31 of the prior year.

There were no boundary changes made or proposed to the District's boundaries during 2025.

2. Intergovernmental Agreements with other governmental entities either entered into or proposed as of December 31 of the prior year.

The District did not enter into or terminate any Intergovernmental Agreements in 2025.

3. Copies of the District's Rules and Regulations, if any, as of December 31 of the prior year.

The District's rules and regulations can be found at:

<https://haskinsstationmetrodistrict.com/>

4. A summary of any litigation which involves the District's Public Improvements as of December 31 of the prior year.

To our actual knowledge, based on a review of the court records in Jefferson County, Colorado and the Public Access to Court Electronic Records (PACER), as of June, 2026, there is no litigation involving the District's public improvements as of December 31, 2025.

5. Status of the District's construction of the Public Improvements as of December 31 of the prior year.

The District did not construct any Public Improvements in 2025. All Public Improvements are being constructed by the developer, SSM Ridge, LLC a Colorado limited liability company, Richmond American Homes of Colorado, Inc., a Delaware corporation, and Remington Homes of Colorado, Inc., a Colorado corporation.

6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.

No facilities or improvements were constructed by the District that were dedicated to and accepted by the City as of December 31, 2025. All Public Improvements are being

constructed by the developer, SSM Ridge, LLC a Colorado limited liability company, Richmond American Homes of Colorado, Inc., a Delaware corporation, and Remington Homes of Colorado, Inc., a Colorado corporation. On January 7, 2026, the District acquired certain Public Improvements in Filing No. 1 from Richmond American Homes of Colorado, Inc., a Delaware corporation, and Remington Homes of Colorado, Inc., a Colorado corporation for ownership, operations, and maintenance.

7. The assessed valuation of the District for the current year.

The final assessed valuation of the District as of December 31, 2025 is attached hereto as **Exhibit A**.

8. Current year budget including a description of the Public Improvements to be constructed in such year.

The 2026 budget for the District is attached hereto as **Exhibit B**.

9. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

The 2025 Audit is in process and will be submitted to the City in a Supplemental Annual Report.

10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

To our actual knowledge, the District did not receive notice of any uncured events of default by the District, which continued beyond a ninety (90) day period, under any debt instrument.

11. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

To our actual knowledge, there was not any inability of the District to pay its obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period.

Respectfully submitted this ____ day of June, 2026.

HASKINS STATION METROPOLITAN DISTRICT

Officer of the District

EXHIBIT A
2025 Final Assessed Valuation



SCOT KERSGAARD

Assessor

December 4, 2025

OFFICE OF THE ASSESSOR
100 Jefferson County Parkway
Golden, CO 80419-2500
Phone: 303-271-8600
Fax: 303-271-8616
Website: <http://assessor.jeffco.us>
E-mail Address: assessor@jeffco.us

HASKINS STATION METRO
WHITE BEAR ANKELE TANAKA & WALDRON
KRISTIN J BOWERS
2154 E COMMONS AVE 2000
CENTENNIAL CO 80122

Code # 4364

CERTIFICATION OF VALUATION

The Jefferson County Assessor reports a taxable assessed valuation for your taxing entity for 2025 of:

\$11,111,901

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

SCOT KERSGAARD
Jefferson County Assessor

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CERTIFICATION OF VALUATION BY JEFFERSON COUNTY ASSESSOR

New Tax Entity YES NO

Date: December 4, 2025

NAME OF TAX ENTITY: HASKINS STATION METRO

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("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 2025:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	9,068,927
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	11,111,901
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	5,736,135
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	5,375,766
5. NEW CONSTRUCTION: *	5.	\$	2,196,615
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7. ANNEXATIONS/INCLUSIONS:	7.	\$	0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	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.): Φ	9.	\$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	0
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.):	11.	\$	1,767

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

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

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.

Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2025:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	162,127,094
ADDITIONS TO TAXABLE REAL PROPERTY			
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$	35,145,872
3. ANNEXATIONS/INCLUSIONS:	3.	\$	0
4. INCREASED MINING PRODUCTION: §	4.	\$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5.	\$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (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.):	7.	\$	0

DELETIONS FROM TAXABLE REAL PROPERTY

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0
9. DISCONNECTIONS/EXCLUSIONS:	9.	\$	0
10. PREVIOUSLY TAXABLE PROPERTY:	10.	\$	0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, 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	1.	\$	162,937,776
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IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **		\$	0
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** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

USE FOR STATUTORY PROPERTY TAX LIMIT CALCULATION ("5.25%" LIMIT) 29-1-1703, C.R.S.

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 2025:

1. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	11,111,901
2. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2.	\$	5,736,135
3. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3.	\$	5,375,766
4. NEW CONSTRUCTION:	4.	\$	2,196,615
5. ANNEXATIONS/INCLUSIONS:	5.	\$	0
6. PREVIOUSLY EXEMPT PROPERTY:	6.	\$	0
7. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	7.	\$	0
8. INCREASED VALUATION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION:	8.	\$	0
9. TAXES ABATED AND REFUNDED AS OF AUG.1 (29-1-301(1)(A), C.R.S.) and (39-10-114(1)(a)(1)(B), C.R.S.):	9.	\$	1,767
10. TOTAL VALUATION FOR ASSESSMENT FROM PRODUCING MINES OR LANDS OR LEASEHOLDS PRODUCING OIL OR GAS:	10.	\$	0
11. REVENUE INCREASE FROM EXPIRED TIF:	11.	\$	0

Notes:

The property tax limit will apply to all property taxing entities with the exception of school districts, city and county, city, or town that has adopted a home rule charter (29-1-306(1)(b), C.R.S.). The revenue limit applies to any property taxing entities that have authority to exceed current 5.5% and the TABOR limit.

The Division of Local Government ("the Division") has developed technical assistance resources to assist in taxing entities with the calculation of the property tax limit available online here (<https://dlg.colorado.gov/budget-information-and-resources>). Please understand that the Division has no statutory or administrative role in calculating or enforcing the property tax limit, and each taxing entity's revenue limits and voter approval history may be unique. The technical assistance resources provided by the Division with regard to the property tax limit are not definitive and not legal advice. Taxing entities may choose to calculate the property tax limit with a methodology that is different from the methodology presented in the Division's technical assistance resources. The Division always recommends that taxing entities consult with an attorney in order to understand and apply the various statutory and constitutional revenue limits that may apply to that taxing entity.

EXHIBIT B
2026 Budget

HASKINS STATION METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2026

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

1/6/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 895,710	\$ 771,405	\$ 790,937
REVENUES			
Property taxes	251,799	334,815	397,135
Specific ownership taxes	31,789	45,220	57,462
Property taxes - URA	208,708	322,637	414,401
Interest income	42,672	27,007	20,100
Developer advance	603,711	-	-
Operations fees - recurring	122,714	135,000	135,360
Operations fees - transfer	59,400	15,000	-
Total revenues	<u>1,320,793</u>	<u>879,679</u>	<u>1,024,458</u>
TRANSFERS IN	<u>17,614</u>	<u>4,000</u>	<u>100,000</u>
Total funds available	<u>2,234,117</u>	<u>1,655,084</u>	<u>1,915,395</u>
EXPENDITURES			
General Fund	92,338	91,322	92,000
Operations Fee Fund	101,800	113,932	279,000
Debt Service Fund	642,948	650,893	664,000
Capital Projects Fund	608,012	4,000	100,000
Total expenditures	<u>1,445,098</u>	<u>860,147</u>	<u>1,135,000</u>
TRANSFERS OUT	<u>17,614</u>	<u>4,000</u>	<u>100,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,462,712</u>	<u>864,147</u>	<u>1,235,000</u>
ENDING FUND BALANCES	<u>\$ 771,405</u>	<u>\$ 790,937</u>	<u>\$ 680,395</u>
EMERGENCY RESERVE	\$ 3,300	\$ 4,800	\$ 5,900
DEBT SERVICE RESERVE FUND	631,794	552,623	581,189
TOTAL RESERVE	<u>\$ 635,094</u>	<u>\$ 613,938</u>	<u>\$ 647,036</u>

See summary of significant assumptions.

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

1/6/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Residential	\$ 2,717,718	\$ 7,128,127	\$ 9,904,054
State assessed	112,086	138,412	5,102
Vacant land	3,599,129	1,760,653	983,861
Personal property	80,390	41,735	218,884
	<u>6,509,323</u>	<u>9,068,927</u>	<u>11,111,901</u>
Adjustments	(2,929,584)	(4,538,212)	(5,736,135)
Certified Assessed Value	<u>\$ 3,579,739</u>	<u>\$ 4,530,715</u>	<u>\$ 5,375,766</u>
 MILL LEVY			
General	16.699	16.699	16.699
Debt Service	58.706	57.590	57.176
Total mill levy	<u>75.405</u>	<u>74.289</u>	<u>73.875</u>
 PROPERTY TAXES			
General	\$ 59,778	\$ 75,658	\$ 89,770
Debt Service	210,152	260,924	307,365
	<u>269,930</u>	<u>336,582</u>	<u>397,135</u>
Levied property taxes	269,930	336,582	397,135
Adjustments to actual/rounding	(18,131)	-	-
Refunds and abatements	-	(1,767)	-
Budgeted property taxes	<u>\$ 251,799</u>	<u>\$ 334,815</u>	<u>\$ 397,135</u>
 BUDGETED PROPERTY TAXES			
General	\$ 55,763	\$ 75,261	\$ 89,770
Debt Service	196,036	259,554	307,365
	<u>\$ 251,799</u>	<u>\$ 334,815</u>	<u>\$ 397,135</u>

See summary of significant assumptions.

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

1/6/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ (521)	\$ (1,320)	\$ 61,315
REVENUES			
Property taxes	55,763	75,261	89,770
Specific ownership taxes	7,040	10,165	12,989
Property taxes - URA	46,220	72,524	93,673
Interest income	130	7	100
Total revenues	109,153	157,957	196,532
Total funds available	108,632	156,637	257,847
EXPENDITURES			
General and administrative			
Accounting	35,307	32,000	32,000
Auditing	5,700	6,000	6,300
County Treasurer's fees	838	1,129	1,347
Dues and memberships	333	342	700
Insurance	3,371	3,221	5,000
Legal	46,789	38,000	41,000
Miscellaneous	-	-	1,000
Election	-	10,630	-
Contingency	-	-	4,653
Total expenditures	92,338	91,322	92,000
TRANSFERS OUT			
Transfers to other fund	17,614	4,000	100,000
Total expenditures and transfers out requiring appropriation	109,952	95,322	192,000
ENDING FUND BALANCES	\$ (1,320)	\$ 61,315	\$ 65,847
EMERGENCY RESERVE	\$ 3,300	\$ 4,800	\$ 5,900
AVAILABLE FOR OPERATIONS	-	56,515	59,947
TOTAL RESERVE	\$ 3,300	\$ 61,315	\$ 65,847

See summary of significant assumptions.

**HASKINS STATION METROPOLITAN DISTRICT
OPERATIONS FEE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/6/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 60,617	\$ 140,931	\$ 176,999
REVENUES			
Operations fees - recurring	122,714	135,000	135,360
Operations fees - transfer	59,400	15,000	-
Total revenues	<u>182,114</u>	<u>150,000</u>	<u>135,360</u>
Total funds available	<u>242,731</u>	<u>290,931</u>	<u>312,359</u>
EXPENDITURES			
General and administrative			
Insurance	-	-	12,000
District management	50,886	48,000	42,840
Billing	36,915	20,160	20,160
Covenant enforcement	12,559	22,000	23,000
Website	1,440	2,000	2,000
Legal	-	916	1,000
Contingency	-	-	1,364
Operations and maintenance			
Landscaping	-	11,606	69,636
Snow removal	-	3,000	20,000
Repairs and maintenance	-	5,000	15,000
Community garden	-	-	3,000
Holiday lighting	-	-	12,000
Detention pond maintenance	-	-	5,000
Pest control	-	-	4,000
Lighting	-	-	2,000
Water	-	1,000	42,000
Electricity	-	250	2,000
Park equipment	-	-	2,000
Total expenditures	<u>101,800</u>	<u>113,932</u>	<u>279,000</u>
Total expenditures and transfers out requiring appropriation	<u>101,800</u>	<u>113,932</u>	<u>279,000</u>
ENDING FUND BALANCES	<u>\$ 140,931</u>	<u>\$ 176,999</u>	<u>\$ 33,359</u>

See summary of significant assumptions.

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

1/6/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 848,927	\$ 631,794	\$ 552,623
REVENUES			
Property taxes	196,036	259,554	307,365
Specific ownership taxes	24,749	35,055	44,473
Property taxes - URA	162,488	250,113	320,728
Interest income	42,542	27,000	20,000
Total revenues	<u>425,815</u>	<u>571,722</u>	<u>692,566</u>
Total funds available	<u>1,274,742</u>	<u>1,203,516</u>	<u>1,245,189</u>
EXPENDITURES			
General and administrative			
County Treasurer's fees	2,948	3,893	4,610
Paying agent fees	7,000	10,000	10,000
Contingency	-	-	3,890
Debt service			
Bond interest	513,000	507,000	500,500
Bond principal	120,000	130,000	145,000
Total expenditures	<u>642,948</u>	<u>650,893</u>	<u>664,000</u>
Total expenditures and transfers out requiring appropriation	<u>642,948</u>	<u>650,893</u>	<u>664,000</u>
ENDING FUND BALANCES	<u>\$ 631,794</u>	<u>\$ 552,623</u>	<u>\$ 581,189</u>
DEBT SERVICE RESERVE FUND	<u>\$ 631,794</u>	<u>\$ 552,623</u>	<u>\$ 581,189</u>
TOTAL RESERVE	<u>\$ 631,794</u>	<u>\$ 552,623</u>	<u>\$ 581,189</u>

See summary of significant assumptions.

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

1/6/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ (13,313)	\$ -	\$ -
REVENUES			
Developer advance	603,711	-	-
Total revenues	<u>603,711</u>	<u>-</u>	<u>-</u>
TRANSFERS IN			
Transfers from other funds	<u>17,614</u>	<u>4,000</u>	<u>100,000</u>
Total funds available	<u>608,012</u>	<u>4,000</u>	<u>100,000</u>
EXPENDITURES			
General and administrative			
Accounting	1,583	-	-
Engineering	2,718	4,000	-
Capital Projects			
Public improvements	603,711	-	-
Community garden	-	-	100,000
Total expenditures	<u>608,012</u>	<u>4,000</u>	<u>100,000</u>
Total expenditures and transfers out requiring appropriation	<u>608,012</u>	<u>4,000</u>	<u>100,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See summary of significant assumptions.

**HASKINS STATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Jefferson County on January 7, 2019, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the City of Arvada, Jefferson County, Colorado.

The District was established to provide a part or all of the public improvements for the use and benefit of all anticipated constituents and taxpayers of the District. The primary purpose of the District is to finance the construction of public improvements, including water facilities, storm sewer and sanitation facilities, street and roadway improvements, traffic and safety control, parks and recreation, transportation, television relay and translator, and mosquito elimination and control. At an election held on November 6, 2018, voters authorized indebtedness to finance the costs of the public improvements, including debt refunding, funding intergovernmental agreements, and to fund the operations and maintenance of the public improvements. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution.

Pursuant to its Service Plan, the District is permitted to issue bond indebtedness of up to \$36,000,000. In the future, the District may issue a portion or all of the authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area; however, as of the date of this budget, the amount and timing of any debt issuance is not determinable. The District's maximum debt mill levy is 50.000 mills as may be adjusted pursuant to the provisions of the Service Plan.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and, generally, 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.

**HASKINS STATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Property Taxes (Continued)

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

Category	Rate	Category	Rate
Single-Family Residential	6.25%	Agricultural Land	27.00%
Multi-Family Residential	6.25%	Renewable Energy Land	27.00%
Commercial	27.00%	Vacant Land	27.00%
Industrial	27.00%	Personal Property	27.00%
Lodging	27.00%	State Assessed	27.00%
		Oil & Gas Production	87.50%

The calculation of the taxes levied for collection in 2026 is displayed on the Property Tax Summary Information page of the budget using the adopted mill levy imposed by the District.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7.00% of the property taxes collected by both the General Fund and the Debt Service Fund.

Operations Fee

The District imposes an Operations Fee that is comprised of a recurring payment and a transfer payment. Each residential unit is charged a recurring payment fee of \$564 annually. A transfer payment fee of \$600 is imposed on transfers of a vacant lot or residential unit by an end user, with certain exceptions, and is collected at the time of transfer.

Operations Fees are not pledged to the repayment of the bonds discussed under the Debt and Leases below. Operations Fees are to be applied solely to operations and maintenance costs and may not be used by the District to pay for General and Administrative Costs.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.00%.

Expenditures

General and Administrative

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

**HASKINS STATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (Continued)

Maintenance Expenditures

Expenditures for maintenance are reflected in the Operations Fees Fund.

Debt and Leases

The District issued the Senior Bonds and the Subordinate Bonds on November 7, 2019, in the respective amounts of \$10,280,000 and \$2,655,000.

The proceeds of the Senior Bonds were used to: (i) finance public improvements related to the Development; (ii) make a payment to the City to fund certain regional improvements in accordance with an intergovernmental agreement between the City and the District, (iii) fund capitalized interest on the Senior Bonds; (iv) fund the Senior Reserve Fund; and (v) pay the costs of issuance of the Senior Bonds and certain costs of issuance of the Subordinate Bonds. Proceeds of the Subordinate Bonds will be used to: (i) finance additional public improvements related to the Development; and (ii) pay certain other costs of issuance of the Subordinate Bonds.

The Senior Bonds bear interest at an average rate of 5% and are payable semi-annually on June 1 and December 1, beginning on December 1, 2019. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2023. The Senior Bonds mature on December 1, 2049. To the extent principal of any Senior Bond is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Senior Bond. To the extent interest on any Senior Bond is not paid when due, such interest shall compound on each interest payment date at the rate then borne by the Senior Bonds. The District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Senior Bonds.

The Subordinate Bonds were issued at the rate of 8.75% per annum and are payable annually on December 15, beginning December 15, 2019 from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2049. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. The District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Subordinate Bonds. All of the Subordinate Bonds and interest thereon are to be deemed to be paid, satisfied, and discharged on December 16, 2059 (the "Termination Date"), regardless of the amount of principal and interest paid prior to the Termination Date.

On December 21, 2022, the District issued the Junior Subordinate Lien Limited Tax General Obligation Draw Down Bonds, Series 2022C(3) in the aggregate principal amount of up to \$5,202,000 (first draw \$3,444,346) (the "Bonds"). The proceeds of the first draw of the Bonds were used to finance public improvements related to the Development and pay the costs of issuance of the Bonds. The Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date.

The District has no outstanding operating or capital leases.

**HASKINS STATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Debt Service Reserve

The Debt Service Reserve in the amount of \$806,500 is required to be maintained on the Senior Bonds.

Emergency Reserve

The District has provided an Emergency Reserve fund (equal to at least 3% of fiscal year spending for 2026 as defined under TABOR).

This information is an integral part of the accompanying budget.

**HASKINS STATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$10,280,000 Limited Tax (Convertible to Unlimited Tax)
General Obligation and Special Revenue Bonds
Series 2019A, Dated November 7, 2019
Principal Due December 1
Interest at 5.000%
Payable June 1 and December 1**

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 145,000	\$ 500,500	\$ 645,500
2027	155,000	493,250	648,250
2028	175,000	485,500	660,500
2029	185,000	476,750	661,750
2030	205,000	467,500	672,500
2031	215,000	457,250	672,250
2032	240,000	446,500	686,500
2033	250,000	434,500	684,500
2034	280,000	422,000	702,000
2035	295,000	408,000	703,000
2036	320,000	393,250	713,250
2037	340,000	377,250	717,250
2038	370,000	360,250	730,250
2039	385,000	341,750	726,750
2040	420,000	322,500	742,500
2041	440,000	301,500	741,500
2042	480,000	279,500	759,500
2043	505,000	255,500	760,500
2044	545,000	230,250	775,250
2045	570,000	203,000	773,000
2046	615,000	174,500	789,500
2047	645,000	143,750	788,750
2048	695,000	111,500	806,500
2049	1,535,000	76,750	1,611,750
Total	\$ 10,010,000	\$ 8,163,000	\$ 18,173,000

See summary of significant assumptions.