RESOLUTION
ADOPTING BUDGET, AND APPROPRIATING SUMS OF MONEY
AND CERTIFYING MILL LEVIES FOR THE CALENDAR YEAR 2026

The Board of Directors of Waterstone Metropolitan District No. 1 (the "**Board**"), City of Aurora, Arapahoe County, Colorado (the "**District**"), held a regular meeting, via teleconference on November 10, 2025, at the hour of 10:30 a.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

[Remainder of Page Intentionally Left Blank]

NOTICE AS TO PROPOSED 2026 BUDGET

SENTINEL
PROOF OF PUBLICATION

STATE OF COLORADO
COUNTY OF ARAPAHOE }ss.

I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver, State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said Counties of Arapahoe, Adams and Denver for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period 1 of consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated October 23 A.D. 2025 and that the last publication of said notice was in the issue of said newspaper dated October 23 A.D. 2025.

I witness whereof I have hereunto set my hand this 23rd day of October A.D. 2025

Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 23rd day of October A.D. 2025.

Isabella Perry

Notary Public

ISABELLA FERN AMELIA PERRY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194037562
MY COMMISSION EXPIRES OCTOBER 1, 2027

NOTICE OF PUBLIC HEARING ON THE PROPOSED 2026 BUDGET AND NOTICE OF PUBLIC HEARING ON THE AMENDED 2025 BUDGET

The Board of Directors (the "Board") of the WATERSTONE METROPOLITAN DISTRICT NO. 1 (the "District"), will hold a public hearing on November 10, 2025 at 10:30 a.m., to consider adoption of the District's proposed 2026 budget (the "Proposed Budget"), and, if necessary, adoption of an amendment to the 2025 budget (the "Amended Budget").

https://us06web.zoom.us/j/82274139009?pwd=2IR06W2621Ddia838hvvYV5LbtQPwl.1

Meeting ID: 822 7413 9009
Passcode: 814502
Call-in Number: +1-720-707-2699

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of CliftonLarsonAllen, LLP, 2001 16th St, Suite 1700, Denver, CO 80202.

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board.

The agenda for any meeting may be obtained at https://www.waterstonemetrodistrict1.org/ or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS: WATERSTONE METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado
/s/ WBA, PC

Publication: October 23, 2025
Sentinel

WHEREAS, the Board has appointed its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2026. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2026 as more specifically set out in the budget attached hereto.

Section 3. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of Arapahoe County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 5. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated from the revenue of each fund for the purposes stated.

Section 6. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager, or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 7. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

[Remainder of Page Intentionally Left Blank]

ADOPTED NOVEMBER 10, 2025.

DISTRICT:

WATERSTONE METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado

By: Kent Pedersen (Dec 2, 2025 11:10:19 MST)
Officer of the District

ATTEST:

By: Debra Hessler

STATE OF COLORADO
COUNTY OF ARAPAHOE
WATERSTONE METROPOLITAN DISTRICT NO. 1

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via teleconference on Monday, November 10, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 10th day of November, 2025.

Debra Hessler
Signature

[Signature page to Resolution Adopting Budget, and Appropriating Sums of Money and Certifying Mill Levies for the Calendar Year 2026]

EXHIBIT A

BUDGET DOCUMENT

BUDGET MESSAGE

WATERSTONE METROPOLITAN DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

WATERSTONE METROPOLITAN DISTRICT NO.1
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/29/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 2,231,005	$ 2,199,667	$ 232,292
REVENUES			
Property taxes	1,018,644	1,011,867	1,034,588
Specific ownership taxes	63,476	55,400	56,903
Property tax - ARI	-	15,097	17,377
Interest income	146,529	67,000	35,000
Other revenue	9,272	132,280	-
Bond issuance proceeds	-	19,505,000	-
Bond premium	-	150,737	-
Total revenues	1,237,921	20,937,381	1,143,868
TRANSFERS IN	-	-	9,698
Total funds available	3,468,926	23,137,048	1,385,858
EXPENDITURES			
General Fund	309,873	223,749	220,000
Debt Service Fund	959,386	22,681,007	898,247
Total expenditures	1,269,259	22,904,756	1,118,247
TRANSFERS OUT	-	-	9,698
Total expenditures and transfers out requiring appropriation	1,269,259	22,904,756	1,127,945
ENDING FUND BALANCES	$ 2,199,667	$ 232,292	$ 257,913
EMERGENCY RESERVE	$ 9,100	$ 12,700	$ 8,500
AVAILABLE FOR OPERATIONS	906	193,575	249,413
TOTAL RESERVE	$ 10,006	$ 206,275	$ 257,913

See summary of significant assumptions.

WATERSTONE METROPOLITAN DISTRICT NO.1
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/29/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Residential	$ 11,322,316	$ 11,681,427	$ 11,612,554
State assessed	2,540	2,500	-
Vacant land	2,738,407	912,497	2,412,331
Personal property	265,155	262,957	195
Certified Assessed Value	$ 14,328,418	$ 12,859,381	$ 14,025,080
MILL LEVY			
General	19.091	19.965	18.000
Debt Service	56.152	58.722	55.767
ARI	0.000	1.174	1.239
Total mill levy	75.243	79.861	75.006
PROPERTY TAXES			
General	$ 273,544	$ 256,738	$ 252,451
Debt Service	804,569	755,129	782,137
ARI	-	15,097	17,377
Levied property taxes	1,078,113	1,026,964	1,051,965
Adjustments to actual/rounding	(59,469)	-	-
Budgeted property taxes	$ 1,018,644	$ 1,026,964	$ 1,051,965
BUDGETED PROPERTY TAXES			
General	**$ 258,430**	**$ 256,738**	**$ 252,451**
Debt Service	**760,214**	**755,129**	**782,137**
ARI	**-**	**15,097**	**17,377**
	$ 1,018,644	**$ 1,026,964**	**$ 1,051,965**

See summary of significant assumptions.

WATERSTONE METROPOLITAN DISTRICT NO.1
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/29/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 19,340	$ 10,006	$ 206,275
REVENUES			
Property taxes	258,430	256,738	252,451
Specific ownership taxes	16,104	14,000	13,885
Interest income	16,733	17,000	15,000
Other revenue	9,272	132,280	-
Total revenues	300,539	420,018	281,336
Total funds available	319,879	430,024	487,611
EXPENDITURES			
General and administrative			
Accounting	29,443	32,000	33,000
Auditing	7,500	7,600	8,000
County treasurer's fee	3,939	3,851	3,787
Dues and membership	546	527	1,000
Insurance	2,076	2,771	3,200
Legal	18,181	45,000	35,000
Transfer to HOA	232,000	125,000	125,000
Election	-	5,000	-
Website	-	2,000	2,000
ARI payment	16,188	-	-
Contingency	-	-	9,013
Total expenditures	309,873	223,749	220,000
TRANSFERS OUT			
Transfers to other fund	-	-	9,698
Total expenditures and transfers out requiring appropriation	309,873	223,749	229,698
ENDING FUND BALANCES	$ 10,006	$ 206,275	$ 257,913
EMERGENCY RESERVE	$ 9,100	$ 12,700	$ 8,500
AVAILABLE FOR OPERATIONS	906	193,575	249,413
TOTAL RESERVE	$ 10,006	$ 206,275	$ 257,913

See summary of significant assumptions.

WATERSTONE METROPOLITAN DISTRICT NO.1
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/29/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 2,211,665	$ 2,189,661	$ 26,017
REVENUES			
Property taxes	760,214	755,129	782,137
Specific ownership taxes	47,372	41,400	43,018
Interest income	129,796	50,000	20,000
Property tax - ARI	-	15,097	17,377
Bond issuance proceeds	-	19,505,000	-
Bond premium	-	150,737	-
Total revenues	937,382	20,517,363	862,532
TRANSFERS IN			
Transfers from other funds	-	-	9,698
Total funds available	3,149,047	22,707,024	898,247
EXPENDITURES			
General and administrative			
County treasurer's fee	11,586	11,327	11,732
County treasurer's fee - ARI	-	226	261
Paying agent fees	7,000	7,000	7,000
ARI payment	-	14,871	17,116
Debt Service			
Bond Interest - Series 2020A	940,800	-	-
Bond Interest - Series 2025A	-	509,476	767,138
Bond Interest - Series 2025B	-	174,014	-
Bond Principal - Series 2025A	-	135,000	95,000
Refunding escrow	-	20,875,037	-
Bond issue costs	-	954,056	-
Total expenditures	959,386	22,681,007	898,247
Total expenditures and transfers out requiring appropriation	959,386	22,681,007	898,247
ENDING FUND BALANCES	$ 2,189,661	$ 26,017	$ -

See summary of significant assumptions.

WATERSTONE METROPOLITAN DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Waterstone Metropolitan District No. 1 (the "District") was formed under a Service Plan approved by the City of Aurora, Arapahoe County, Colorado (the "City"), on August 1, 2005. The primary purpose of the District will be to provide for the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the public improvements as listed below. The District shall not be authorized to design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities, television relay and translation, nor golf courses without the City's approval of a Service Plan Amendment. The District was organized by Arapahoe County Court Order on January 26, 2006.

At an election held on November 4, 2014, the voters approved general indebtedness $75,000,000 at a maximum interest rate of 18% for each of the following improvements and services: streets, water supply, sanitary sewer, parks and recreation facilities, mosquito control, fire protection/medical emergency services, television relay and translation, public transportation, traffic and safety controls, debt refunding and intergovernmental contracts. The election authorized indebtedness of $5,000,000 for operations and maintenance. The voters also approved an annual increase in taxes of up to $615,000,000 for obligations under one or more agreements concerning the provision of public improvements between the District and a regional authority, the City, or one or more other governmental units. Additionally, the voters approved an increase in taxes of $1,000,000 annually, or by such lesser annual amount as may be necessary to pay the District's operations, maintenance, and other expenses.

Pursuant to the Districts' Service Plan filed with the City, the maximum debt mill levy for an aggregate district's debt shall be 50 mills less the number of mills necessary to pay unlimited Mill Levy Debt, which can be adjusted for changes in the method of calculating assessed valuation after January 1, 2004. The portion of aggregate District's Debt which is equal to or less than fifty percent (50%) of the District's assessed valuation the Mill Levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate. Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to $50,000,000.

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

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

WATERSTONE METROPOLITAN DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues

Property Taxes

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

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

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%

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 5.5% of the property taxes collected.

Interest Income

Interest earned on the District's available funds has been estimated based on historical interest earnings.

WATERSTONE METROPOLITAN DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Expenditures

Administrative Expenditures

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

Transfer to HOA

The District is working on an amendment to the Contribution Agreement with the HOA.

Debt Service

The principal and interest payments are provided based on the debt amortization schedule from the General Obligation Refunding Bonds, Series 2025A (discussed under Debt and Leases).

Debt and Leases

On May 7, 2020, the District issued Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2020A, in the par amount of $15,680,000 (the 2020A Senior Bonds). Proceeds from the sale of the 2020A Senior Bonds were used to: (i) finance public improvements related to the residential development within the City of Aurora, Colorado; (ii) fund capitalized interest on the Senior Bonds; (iii) partially fund the Senior Surplus Fund; and (iv) pay the costs of issuance of the Senior Bonds.

On March 24, 2022, the District issued Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2022B, in the par amount of $8,405,000 (the 2022B Subordinate Bonds). Proceeds from the sale of the 2022B Subordinate Bonds were used for the purpose of paying amounts due or that may become due to the Developer under the Acquisition and Reimbursement Agreement (representing the costs of financing or refinancing Facilities and, at the election of the District, the costs of issuing the Bonds).

The 2022B Subordinate Bonds bear interest at 5.0%, payable annually to the extent Subordinate Pledged Revenue, as defined in the Subordinate Indenture, is available on December 15 each year, commencing on December 15, 2022, until the principal amount is paid at maturity or upon prior redemption (Interest Payment Date). To the extent interest is not paid when due, such interest shall compound annually on each Interest Payment Date, at the rate then borne by the Bond. The 2022B Subordinate Bonds will mature on December 15, 2052. In the event that any amount of Principal of or Interest on the Bond remains unpaid after the application of all Subordinate Pledged Revenue available therefor, on December 15, 2060, the Bonds and the Lien of Indenture securing payment therefor shall be deemed discharged.

Debt and Leases - (continued)

On April 4, 2025, the District issued its Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Bonds, Series 2025A, in the par amount of $15,590,000 (the 2025A Senior Bonds). The proceeds from the sale of the 2025A Senior Bonds were used for the purpose of: (a) refunding the 2020A Senior Bonds; and (b) paying costs in connection with the issuance of the 2025A Senior Bonds and 2025B Subordinate Bonds (including the premium for the 2025A Senior Bond Insurance Policy).

The 2025A Senior Bonds bear interest at rates ranging from 4.750% to 5.250% payable annually on December 1, beginning on December 1, 2025. Annual mandatory sinking fund principal payments are due annually on December 1, beginning on December 1, 2025. The 2025A Senior Bonds mature on December 1, 2054.

To the extent principal of any Bond is not paid when due, such principal shall remain outstanding until paid, subject to discharge on December 1, 2060 (the "Discharge Date"). To the extent interest on any Bond is not paid when due, such interest shall compound semiannually on each June 1 and December 1 at the rate then borne by the Bond. The District shall not be obligated to pay more than the amount permitted by law in repayment of the Bonds. If any amount of principal of or interest on the Bonds remains unpaid after the application of all.

The 2025A Senior Bonds are secured by payable solely from Senior Pledged Revenue, consisting of the moneys derived by the District from the following sources: (a) all Senior Property Tax Revenues; (b) all Senior Specific Ownership Tax Revenues; and (c) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Senior Bond Fund.

Subject to the paragraphs below, prior to the Conversion Date, an ad valorem mill levy (a mill being equal to 1/10 of 1 cent) imposed upon all taxable property of the District each year in an amount which, if imposed by the District for collection in the succeeding calendar year, would generate Senior Property Tax Revenues sufficient to pay the principal of, premium if any, and interest on the Bonds as the same become due and payable (less any amount thereof for which amounts are then on deposit in the Senior Bond Fund) and any Bond Insurer Reimbursement Amounts not included in the foregoing, and to replenish the Reserve Fund to the Reserve Requirement or repay the Bond Insurer for Policy Costs related to the Reserve Policy, as applicable, but not in excess of 45 mills; provided, however, that if, on or after January 1, 2004, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax cut, credit or abatement, the minimum mill levy of 45 mills and the maximum mill levy of 45 mills provided herein will be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes (for purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation); and further provided that, in accordance with the Service Plan, the maximum mill levy of 45 mills (as adjusted) shall be reduced by the number of mills necessary to pay unlimited mill levy debt.

Debt and Leases - (continued)

On April 4, 2025, the District also issued Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Bonds, Series 2025B, in the par amount of $3,915,000 (the 2025B Subordinate Bonds). Proceeds from the sale of the 2025B Subordinate Bonds were used for the purpose of paying a portion of the 2022B Subordinate Bonds.

The 2025B 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. Rather, principal on the 2025B Subordinate Bonds is payable annually on each December 15, commencing December 15, 2025, from, and to the extent of available Subordinate Pledged Revenue (defined below). To the extent principal of any bond is not paid when due, such principal is to remain outstanding until the earlier of its payment or December 15, 2060 (the "Discharge Date") and is to continue to bear interest at the rate then borne by the 2025B Subordinate Bond. The 2025B Subordinate Bonds mature on December 15, 2054.

The 2025B Subordinate Bonds bear interest at the rate of 6.375% per annum payable annually on each December 15, but only from and to the extent of available Subordinate Pledged Revenue, beginning on December 15, 2025. In the event interest on any bond is not paid when due, such interest is to compound annually on each December 15, at the rate then borne by the 2025B Subordinate Bond.

The 2025B Subordinate Bonds are secured by payable solely from Subordinate Pledged Revenue, consisting of the moneys derived by the District from the following sources: (a) all Subordinate Property Tax Revenues; (b) all Subordinate Specific Ownership Tax Revenues; and (c) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund.

The 2025A Senior Bonds and 2025B Subordinate bonds are subject to redemption prior to maturity, at the option of the District, on June 1, 2025, 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:

Date of Redemption	Redemption Premium
June 1, 2025, to May 31, 2026	3.00%
June 1, 2026, to May 31, 2027	2.00
June 1, 2027, to May 31, 2028	1.00
June 1, 2028, and thereafter	0.00

The District has no operating or capital leases.

Debt and Leases - (continued)

The District has outstanding Developer advances with anticipated activity as follows:

	Balance December 31, 2024	Additions	Reductions	Balance December 31, 2025
Developer Advances	$ 174,403	$ -	$ -	$ 174,403
Accrued Interest - Developer Advances	67,421	14,146	-	81,567
Total	$ 241,824	$ 14,146	$ -	$ 255,970

	Balance December 31, 2025	Additions	Reductions	Balance December 31, 2026
Developer Advances	$ 174,403	$ -	$ -	$ 174,403
Accrued Interest - Developer Advances	81,567	14,146	-	95,713
Total	$ 255,970	$ 14,146	$ -	$ 270,116

Reserves

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.

WATERSTONE METROPOLITAN DISTRICT NO. 1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2026

Year Ended December 31,	$15,590,000 General Obligation Refunding Tax Bonds Series 2025A Senior Bond Issue, Dated April 4, 2025 Interest Rate 5.000% Principal Due December 1 Interest Payable June 1 and December 1		
	Principal	Interest	Total
2026	$ 95,000	$ 767,138	$ 862,138
2027	135,000	762,388	897,388
2028	230,000	755,638	985,638
2029	285,000	744,138	1,029,138
2030	305,000	729,888	1,034,888
2031	320,000	714,638	1,034,638
2032	335,000	698,638	1,033,638
2033	355,000	681,888	1,036,888
2034	370,000	664,138	1,034,138
2035	390,000	645,638	1,035,638
2036	410,000	626,138	1,036,138
2037	430,000	604,613	1,034,613
2038	450,000	582,038	1,032,038
2039	475,000	558,413	1,033,413
2040	500,000	533,475	1,033,475
2041	530,000	507,225	1,037,225
2042	555,000	479,400	1,034,400
2043	585,000	450,263	1,035,263
2044	615,000	419,550	1,034,550
2045	645,000	387,263	1,032,263
2046	680,000	353,400	1,033,400
2047	715,000	321,100	1,036,100
2048	745,000	287,138	1,032,138
2049	785,000	251,750	1,036,750
2050	820,000	214,463	1,034,463
2051	860,000	175,513	1,035,513
2052	900,000	134,663	1,034,663
2053	945,000	91,913	1,036,913
2054	990,000	47,025	1,037,025
Total	$ 15,455,000	$ 14,189,463	$ 30,288,938