

**POINTE WEST PUBLIC INFRASTRUCTURE DISTRICT
FINANCIAL STATEMENTS
DECEMBER 31, 2025**

Pointe West Public Infrastructure District
Balance Sheet - Governmental Funds
December 31, 2025

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Assets				
UMB Reserve Fund 2024	\$ -	\$ 178,122.26	\$ -	\$ 178,122.26
UMB Capitalized Interest Fund 2024	-	2,409.77	-	2,409.77
UMB Construction Fund 2024	-	-	2,642,082.59	2,642,082.59
UMB Assessment Fund 2024	-	56,020.00	-	56,020.00
UMB Working Capital Fund 2024	3,317.26	-	-	3,317.26
Assessment receivable	-	3,090,000.00	-	3,090,000.00
Due from Other Funds	9,948.49	-	-	9,948.49
Total Assets	<u><u>\$ 13,265.75</u></u>	<u><u>\$ 3,326,552.03</u></u>	<u><u>\$ 2,642,082.59</u></u>	<u><u>\$ 5,981,900.37</u></u>
Liabilities				
Accounts Payable	\$ 13,265.75	\$ -	\$ -	\$ 13,265.75
Due to Other Funds	-	-	9,948.49	9,948.49
Total Liabilities	<u>13,265.75</u>	<u>-</u>	<u>9,948.49</u>	<u>23,214.24</u>
Deferred Inflows of Resources				
Deferred assessment revenue	-	3,090,000.00	-	3,090,000.00
Total Deferred Inflows of Resources	<u>-</u>	<u>3,090,000.00</u>	<u>-</u>	<u>3,090,000.00</u>
Fund Balances	<u>-</u>	<u>236,552.03</u>	<u>2,632,134.10</u>	<u>2,868,686.13</u>
Liabilities and Fund Balances	<u><u>\$ 13,265.75</u></u>	<u><u>\$ 3,326,552.03</u></u>	<u><u>\$ 2,642,082.59</u></u>	<u><u>\$ 5,981,900.37</u></u>

Pointe West Public Infrastructure District
General Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending December 31, 2025

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest Income	\$ -	\$ 713.39	\$ (713.39)
Total Revenue	<u>-</u>	<u>713.39</u>	<u>(713.39)</u>
Expenditures			
Accounting	17,850.00	13,084.95	4,765.05
Auditing	9,025.00	7,800.00	1,225.00
Insurance	4,275.00	5,649.32	(1,374.32)
Legal	19,850.00	7,677.50	12,172.50
Total Expenditures	<u>51,000.00</u>	<u>34,211.77</u>	<u>16,788.23</u>
Other Financing Sources (Uses)			
Transfers to other fund	-	(4,000.00)	4,000.00
Developer advance	45,000.00	-	45,000.00
Transfers from other funds	-	18,648.22	(18,648.22)
Total Other Financing Sources (Uses)	<u>45,000.00</u>	<u>14,648.22</u>	<u>30,351.78</u>
Net Change in Fund Balances	(6,000.00)	(18,850.16)	12,850.16
Fund Balance - Beginning	6,000.00	18,850.16	(12,850.16)
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See selected information.

SUPPLEMENTARY INFORMATION

Pointe West Public Infrastructure District
Debt Service Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending December 31, 2025

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest Income	\$ 5,000.00	\$ 9,212.76	\$ (4,212.76)
Assessment Fee Revenue	85,581.00	140,995.00	(55,414.00)
Total Revenue	<u>90,581.00</u>	<u>150,207.76</u>	<u>(59,626.76)</u>
Expenditures			
Paying agent fees	4,000.00	4,000.00	-
Bond Interest Series 2024	169,950.00	169,950.00	-
Total Expenditures	<u>173,950.00</u>	<u>173,950.00</u>	<u>-</u>
Other Financing Sources (Uses)			
Transfers from other funds	-	4,000.00	(4,000.00)
Total Other Financing Sources (Uses)	<u>-</u>	<u>4,000.00</u>	<u>(4,000.00)</u>
Net Change in Fund Balances	(83,369.00)	(19,742.24)	(63,626.76)
Fund Balance - Beginning	254,925.00	256,294.27	(1,369.27)
Fund Balance - Ending	<u>\$ 171,556.00</u>	<u>\$ 236,552.03</u>	<u>\$ (64,996.03)</u>

See selected information.

Pointe West Public Infrastructure District
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending December 31, 2025

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest Income	\$ 20,000.00	\$ 109,244.01	\$ (89,244.01)
Total Revenue	<u>20,000.00</u>	<u>109,244.01</u>	<u>(89,244.01)</u>
Expenditures			
Capital outlay	2,479,064.00	-	2,479,064.00
Total Expenditures	<u>2,479,064.00</u>	<u>-</u>	<u>2,479,064.00</u>
Other Financing Sources (Uses)			
Transfers to other fund	-	(18,648.22)	18,648.22
Total Other Financing Sources (Uses)	<u>-</u>	<u>(18,648.22)</u>	<u>18,648.22</u>
Net Change in Fund Balances	(2,459,064.00)	90,595.79	(2,549,659.79)
Fund Balance - Beginning	2,459,064.00	2,541,538.31	(82,474.31)
Fund Balance - Ending	<u>\$ -</u>	<u>\$ 2,632,134.10</u>	<u>\$ (2,632,134.10)</u>

See selected information.

**POINTE WEST PUBLIC INFRASTRUCTURE DISTRICT
SELECTED INFORMATION
FOR THE PERIOD ENDED DECEMBER 31, 2025**

Notes to the Reader:

The financial statements of the District have been prepared in accordance with the criteria established by the Governmental Accounting Standards Board ("GASB"), which is the source of authoritative accounting principles generally accepted in the United States of America ("GAAP"), as applied to governmental entities. The District's financial statements are prepared using the modified accrual basis of accounting. The financial statements include the following departures from GAAP:

- Management's discussion and analysis and substantially all disclosures required are omitted.
- The statement of revenues, expenditures and changes in fund balances – governmental funds has been omitted.

The financial statements are developed by the District to comply with GAAP, although there may be departures from GAAP not identified. These statements are primarily intended for use in managing the District's operations and may not be suitable for other purposes. Users should be aware of these limitations when utilizing the financial statements.

**POINTE WEST PUBLIC INFRASTRUCTURE DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$3,090,000 Special Assessment Bonds
Series 2024
Dated October 22, 2024
Interest Rate 5.500%
Interest Payable June 1 and December 1
Principal Payable December 1

Year Ending December 31,	Principal	Interest	Total
2025	\$ -	\$ 169,950	\$ 169,950
2026	-	169,950	169,950
2027	-	169,950	169,950
2028	-	169,950	169,950
2029	55,000	169,950	224,950
2030	60,000	166,925	226,925
2031	65,000	163,625	228,625
2032	65,000	160,050	225,050
2033	70,000	156,475	226,475
2034	75,000	152,625	227,625
2035	80,000	148,500	228,500
2036	85,000	144,100	229,100
2037	90,000	139,425	229,425
2038	95,000	134,475	229,475
2039	95,000	129,250	224,250
2040	105,000	124,025	229,025
2041	110,000	118,250	228,250
2042	115,000	112,200	227,200
2043	120,000	105,875	225,875
2044	125,000	99,275	224,275
2045	135,000	92,400	227,400
2046	140,000	84,975	224,975
2047	150,000	77,275	227,275
2048	160,000	69,025	229,025
2049	165,000	60,225	225,225
2050	175,000	51,150	226,150
2051	185,000	41,525	226,525
2052	195,000	31,350	226,350
2053	375,000	20,625	395,625
Total	\$ 3,090,000	\$ 3,433,375	\$ 6,523,375

See selected information.