

CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 4
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

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

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ (6,918)	\$ 156,190	\$ 152,034
REVENUES			
Property taxes	272,055	179,433	280,708
Specific ownership taxes	25,903	18,042	25,264
Interest income	1,400	5,000	8,200
Developer advance	22,900	-	-
Transfers from District No. 3	-	116,972	149,995
Transfers from District No. 1	34	-	-
Loan proceeds	4,545,000	-	-
Total revenues	<u>4,867,292</u>	<u>319,447</u>	<u>464,167</u>
TRANSFERS IN	<u>5,189</u>	<u>-</u>	<u>-</u>
Total funds available	<u>4,865,563</u>	<u>475,637</u>	<u>616,201</u>
EXPENDITURES			
General Fund	66,792	75,308	99,000
Debt Service Fund	4,637,392	248,295	254,000
Total expenditures	<u>4,704,184</u>	<u>323,603</u>	<u>353,000</u>
TRANSFERS OUT	<u>5,189</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>4,709,373</u>	<u>323,603</u>	<u>353,000</u>
ENDING FUND BALANCES	<u>\$ 156,190</u>	<u>\$ 152,034</u>	<u>\$ 263,201</u>
EMERGENCY RESERVE AVAILABLE FOR OPERATIONS	<u>\$ 2,700</u> <u>28,305</u>	<u>\$ 2,400</u> <u>32,338</u>	<u>\$ 3,300</u> <u>40,323</u>
TOTAL RESERVE	<u>\$ 31,005</u>	<u>\$ 34,738</u>	<u>\$ 43,623</u>

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

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
ASSESSED VALUATION			
Commercial	\$ 8,039,190	\$ 7,427,830	\$ 8,834,520
Vacant land	134,660	134,660	129,550
Personal property	338,510	359,930	426,010
Natural resources	30	30	30
Certified Assessed Value	<u>\$ 8,512,390</u>	<u>\$ 7,922,450</u>	<u>\$ 9,390,110</u>
MILL LEVY			
General	10.000	10.000	10.394
Debt Service	24.410	15.304	19.500
Total mill levy	<u>34.410</u>	<u>25.304</u>	<u>29.894</u>
PROPERTY TAXES			
General	\$ 85,124	\$ 79,225	\$ 97,601
Debt Service	207,787	121,245	183,107
Levied property taxes	<u>292,911</u>	<u>200,470</u>	<u>280,708</u>
Adjustments to actual/rounding	(20,856)	-	-
Refunds and abatements	-	(21,037)	-
Budgeted property taxes	<u>\$ 272,055</u>	<u>\$ 179,433</u>	<u>\$ 280,708</u>
ASSESSED VALUATION DEBT			
Certified Assessed Value	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
MILL LEVY			
Debt Service	0.000	15.304	19.500
Total mill levy	<u>0.000</u>	<u>15.304</u>	<u>19.500</u>
PROPERTY TAXES			
Budgeted property taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
BUDGETED PROPERTY TAXES			
General	\$ 79,063	\$ 70,911	\$ 97,601
Debt Service	192,992	108,522	183,107
	<u>\$ 272,055</u>	<u>\$ 179,433</u>	<u>\$ 280,708</u>

No assurance provided. See summary of significant assumptions.

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

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ (6,918)	\$ 31,005	\$ 34,738
REVENUES			
Property taxes	79,063	70,911	97,601
Specific ownership taxes	7,528	7,130	8,784
Interest income	413	1,000	1,500
Developer advance	22,900	-	-
Total revenues	<u>109,904</u>	<u>79,041</u>	<u>107,885</u>
Total funds available	<u>102,986</u>	<u>110,046</u>	<u>142,623</u>
EXPENDITURES			
General and administrative			
Accounting	15,300	20,000	22,000
Auditing	4,200	4,900	5,000
County Treasurer's fee	1,186	1,188	1,464
Dues and membership	563	344	1,100
Insurance	5,969	6,338	7,500
District management	13,263	11,000	20,000
Legal	20,367	25,000	27,500
Miscellaneous	30	-	-
Election	1,801	1,538	-
Contingency	-	-	3,936
Operations and maintenance			
Landscaping	4,113	5,000	7,500
Snow removal	-	-	3,000
Total expenditures	<u>66,792</u>	<u>75,308</u>	<u>99,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>5,189</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>71,981</u>	<u>75,308</u>	<u>99,000</u>
ENDING FUND BALANCES	<u>\$ 31,005</u>	<u>\$ 34,738</u>	<u>\$ 43,623</u>
EMERGENCY RESERVE	\$ 2,700	\$ 2,400	\$ 3,300
AVAILABLE FOR OPERATIONS	28,305	32,338	40,323
TOTAL RESERVE	<u>\$ 31,005</u>	<u>\$ 34,738</u>	<u>\$ 43,623</u>

No assurance provided. See summary of significant assumptions.

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

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 125,185	\$ 117,296
REVENUES			
Property taxes	192,992	108,522	183,107
Specific ownership taxes	18,375	10,912	16,480
Interest income	987	4,000	6,700
Transfers from District No. 3	-	116,972	149,995
Transfers from District No. 1	34	-	-
Loan proceeds	4,545,000	-	-
Total revenues	4,757,388	240,406	356,282
TRANSFERS IN			
Transfers from other funds	5,189	-	-
Total funds available	4,762,577	365,591	473,578
EXPENDITURES			
General and administrative			
County Treasurer's fee	2,895	1,819	2,747
Transfers to District No. 1	4,211,701	-	-
Paying agent fees	-	2,000	2,000
Contingency	-	15	2,869
Debt Service			
Loan interest	100,546	159,461	156,384
Loan Principal	140,000	85,000	90,000
Loan issue costs	182,250	-	-
Total expenditures	4,637,392	248,295	254,000
Total expenditures and transfers out requiring appropriation	4,637,392	248,295	254,000
ENDING FUND BALANCES	\$ 125,185	\$ 117,296	\$ 219,578

No assurance provided. See summary of significant assumptions.

CASTLE PINES COMMERCIAL 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, is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was formed pursuant to an Order and Decree of the Douglas County District Court issued on March 25, 1987. Formation of the District was preceded by the approval by the Town of Castle Rock of a Consolidated Service Plan for Castle Pines Commercial Metropolitan Districts Nos. 1 – 5 in January 1987, as amended by an Amended and Restated Consolidated Service Plan for Castle Pines Commercial Metropolitan Districts Nos. 1, 3 and 4 approved by the Town Council on January 6, 2015. The District's service area is located entirely in Douglas County, Colorado.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitary sewer, storm sewer, streets and safety, parks and recreation, transportation facilities and fire protection.

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

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

Revenues

Property Taxes

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

**CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 4
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

Property Taxes – (continued)

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

Category	Rate		Category	Rate		Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%		Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%		Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%		Lodging	\$30,000
			Oil & Gas Production	87.50%			

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 9.0% of the property taxes collected.

Net Investment Income

Interest to be earned on the District's available funds has been estimated based on an average interest rate of approximately 4.0%.

Transfer from Other Districts

The District anticipates the collection of taxes in District No. 3, which will be transferred to the District to fund debt service expenditures.

Expenditures

General and administrative Expenditures

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

**CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 4
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures - (continued)

County Treasurer’s Fees

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

Debt Service

Principal and interest payments are provided based on the debt amortization schedule for the Series 2022 Refunding Loan.

Debt and Leases

On April 21, 2022, the District refunded District No. 1’s Series 2015 Limited Tax Supported Revenue Bonds by the issuance of \$4,545,000 Tax-Exempt Refunding Loan, Series 2022. The loan bears interest at a rate of 3.62% and shall mature on December 1, 2042 with principal payments due December 1st. The notes are secured by and payable by ad valorem property taxes of the Taxing Districts.

The District has no operating or capital leases.

Developer Advances

The District has the following outstanding developer advances:

	Balance at December 31, 2022	Additions	Reductions	Balance at December 31, 2023
Developer Advance	\$ 158,100	\$ -	\$ -	\$ 158,100
Developer Advance - Interest	4,646	3,162	-	7,808
Total	<u>\$ 162,746</u>	<u>\$ 3,162</u>	<u>\$ -</u>	<u>\$ 165,908</u>

	Balance at December 31, 2023	Additions	Reductions	Balance at December 31, 2024
Developer Advance	\$ 158,100	\$ -	\$ -	\$ 158,100
Developer Advance - Interest	7,808	3,162	-	10,970
Total	<u>\$ 165,908</u>	<u>\$ 3,162</u>	<u>\$ -</u>	<u>\$ 169,070</u>

Reserves

Emergency Reserves

The District had provided for an Emergency Reserve fund equal to at least 3% of the fiscal year spending, as defined under TABOR.

This information is an integral part of the accompanying budget.

**CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 4
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$4,545,000 Limited Tax General Obligation Refunding Loan
Dated April 21, 2022
Principal Due Annually December 1
Interest 3.62%, Due June and December 1**

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	90,000	156,384	246,384
2025	95,000	153,126	248,126
2026	95,000	149,687	244,687
2027	100,000	146,248	246,248
2028	105,000	142,628	247,628
2029	105,000	138,827	243,827
2030	110,000	135,026	245,026
2031	115,000	131,044	246,044
2032	120,000	106,881	226,881
2033	125,000	122,537	247,537
2034	125,000	118,012	243,012
2035	130,000	113,487	243,487
2036	135,000	108,781	243,781
2037	140,000	103,894	243,894
2038	145,000	98,826	243,826
2039	150,000	93,577	243,577
2040	155,000	88,147	243,147
2041	165,000	82,536	247,536
2042	2,115,000	76,563	2,191,563
Total	\$ 4,320,000	\$ 2,266,211	\$ 6,586,211