

CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 4

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

**CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 4
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 184,664	\$ 302,025	\$ 338,359
REVENUES			
Property taxes	280,860	220,812	224,654
Specific ownership taxes	21,026	15,000	16,849
Interest Income	19,478	13,000	20,000
Other Revenue	2,938	-	-
Intergovernmental Revenues	114,452	110,670	109,940
Total revenues	<u>438,754</u>	<u>359,482</u>	<u>371,443</u>
Total funds available	<u>623,418</u>	<u>661,507</u>	<u>709,802</u>
EXPENDITURES			
General Fund	72,254	73,140	100,000
Debt Service Fund	249,139	250,008	248,000
Total expenditures	<u>321,393</u>	<u>323,148</u>	<u>348,000</u>
Total expenditures and transfers out requiring appropriation	<u>321,393</u>	<u>323,148</u>	<u>348,000</u>
ENDING FUND BALANCES	<u>\$ 302,025</u>	<u>\$ 338,359</u>	<u>\$ 361,802</u>
EMERGENCY RESERVE	\$ 3,400	\$ 3,200	\$ 3,300
AVAILABLE FOR OPERATIONS	85,625	119,053	126,393
TOTAL RESERVE	<u>\$ 89,025</u>	<u>\$ 122,253</u>	<u>\$ 129,693</u>

See summary of significant assumptions.

CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 4
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Commercial	\$ 8,834,520	\$ 9,087,290	\$ 8,443,560
Vacant land	129,550	129,550	125,370
Personal property	426,010	418,800	390,310
Natural resources	30	30	30
Certified Assessed Value	<u>\$ 9,390,110</u>	<u>\$ 9,635,670</u>	<u>\$ 8,959,270</u>
MILL LEVY			
General	10.394	10.493	10.740
Debt Service	19.500	13.550	14.335
Total mill levy	<u>29.894</u>	<u>24.043</u>	<u>25.075</u>
PROPERTY TAXES			
General	\$ 97,601	\$ 101,107	\$ 96,223
Debt Service	183,107	130,563	128,431
Levied property taxes	280,708	231,670	224,654
Adjustments to actual/rounding	152	-	-
Refunds and abatements	-	(10,858)	-
Budgeted property taxes	<u>\$ 280,860</u>	<u>\$ 220,812</u>	<u>\$ 224,654</u>
ASSESSED VALUATION DEBT			
Certified Assessed Value	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
MILL LEVY			
Debt Service	19.500	13.550	14.335
Total mill levy	<u>19.500</u>	<u>13.550</u>	<u>14.335</u>
PROPERTY TAXES			
Budgeted property taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
BUDGETED PROPERTY TAXES			
General	\$ 97,654	\$ 96,368	\$ 96,223
Debt Service	183,206	124,444	128,431
	<u>\$ 280,860</u>	<u>\$ 220,812</u>	<u>\$ 224,654</u>

See summary of significant assumptions.

**CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 4
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 49,073	\$ 89,025	\$ 122,253
REVENUES			
Property taxes	97,654	96,368	96,223
Specific ownership taxes	7,311	7,000	7,217
Interest Income	4,303	3,000	4,000
Other Revenue	2,938	-	-
Total revenues	<u>112,206</u>	<u>106,368</u>	<u>107,440</u>
Total funds available	<u>161,279</u>	<u>195,393</u>	<u>229,693</u>
EXPENDITURES			
General and administrative			
Accounting	22,741	23,100	24,255
Auditing	5,200	5,500	5,800
County Treasurer's Fee	1,469	1,446	1,443
Dues and Membership	346	352	500
Insurance	3,146	3,249	4,000
District management	19,743	17,000	20,000
Legal	16,012	10,000	27,500
Miscellaneous	39	-	-
Election	-	2,000	-
Website	313	1,010	1,500
Contingency	-	2,483	7,002
Operations and maintenance			
Engineering	500	-	-
Landscaping	2,745	4,000	4,000
Snow removal	-	3,000	4,000
Total expenditures	<u>72,254</u>	<u>73,140</u>	<u>100,000</u>
Total expenditures and transfers out requiring appropriation	<u>72,254</u>	<u>73,140</u>	<u>100,000</u>
ENDING FUND BALANCES	<u>\$ 89,025</u>	<u>\$ 122,253</u>	<u>\$ 129,693</u>
EMERGENCY RESERVE	\$ 3,400	\$ 3,200	\$ 3,300
AVAILABLE FOR OPERATIONS	85,625	119,053	126,393
TOTAL RESERVE	<u>\$ 89,025</u>	<u>\$ 122,253</u>	<u>\$ 129,693</u>

See summary of significant assumptions.

**CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 4
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 135,591	\$ 213,000	\$ 216,106
REVENUES			
Property taxes	183,206	124,444	128,431
Specific ownership taxes	13,715	8,000	9,632
Interest Income	15,175	10,000	16,000
Intergovernmental Revenues	114,452	110,670	109,940
Total revenues	326,548	253,114	264,003
Total funds available	462,139	466,114	480,109
EXPENDITURES			
General and administrative			
County Treasurer's Fee	2,755	1,867	1,926
Contingency	-	15	1,387
Debt Service			
Loan Interest - Series 2022	156,384	153,126	149,687
Loan Principal - Series 2022	90,000	95,000	95,000
Total expenditures	249,139	250,008	248,000
Total expenditures and transfers out requiring appropriation	249,139	250,008	248,000
ENDING FUND BALANCES	\$ 213,000	\$ 216,106	\$ 232,109

See summary of significant assumptions.

**CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 4
2026 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
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%

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 7.5% 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.

County Treasurer’s Fees

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

**CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 4
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures - (continued)

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, 2024	Additions	Reductions	Balance at December 31, 2025
Developer Advance	\$ 158,100	\$ -	\$ -	\$ 158,100
Developer Advance - Interest	10,970	3,162	-	14,132
Total	<u>\$ 169,070</u>	<u>\$ 3,162</u>	<u>\$ -</u>	<u>\$ 172,232</u>

	Balance at December 31, 2025	Additions	Reductions	Balance at December 31, 2026
Developer Advance	\$ 158,100	\$ -	\$ -	\$ 158,100
Developer Advance - Interest	14,132	3,162	-	17,294
Total	<u>\$ 172,232</u>	<u>\$ 3,162</u>	<u>\$ -</u>	<u>\$ 175,394</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>
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	\$ 4,135,000	\$ 1,956,701	\$ 6,091,701

See summary of significant assumptions.