

THE CANYONS METROPOLITAN DISTRICT NO. 4
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2026

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

12/1/25

| | ACTUAL 2024 | ESTIMATED 2025 | BUDGET 2026 |
|---|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ 6 | \$ - | \$ - |
| REVENUES | | | |
| Property taxes | 2,255 | 2,276 | 3,751 |
| Specific ownership taxes | 169 | 174 | 281 |
| Interest Income | 2 | - | - |
| Other Revenue | 33 | - | - |
| Total revenues | 2,459 | 2,450 | 4,032 |
| Total funds available | 2,465 | 2,450 | 4,032 |
| EXPENDITURES | | | |
| General and administrative | | | |
| County Treasurer's Fee | 34 | 34 | 56 |
| Transfers to Canyons MD No. 1 | 2,431 | 2,416 | 3,976 |
| Total expenditures | 2,465 | 2,450 | 4,032 |
| Total expenditures and transfers out requiring appropriation | 2,465 | 2,450 | 4,032 |
| ENDING FUND BALANCES | \$ - | \$ - | \$ - |

See summary of significant assumptions.

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

12/1/25

| ACTUAL 2024 | ESTIMATED 2025 | BUDGET 2026 |
|----------------|-------------------|----------------|
|----------------|-------------------|----------------|

ASSESSED VALUATION

| | | | |
|--------------------------|-----------|-----------|-----------|
| Agricultural | \$ 13,900 | \$ 13,900 | \$ 33,790 |
| Personal property | 18,100 | 18,400 | 19,900 |
| Natural Resources | 680 | 680 | 670 |
| Certified Assessed Value | \$ 32,680 | \$ 32,980 | \$ 54,360 |

MILL LEVY

| | | | |
|-----------------|--------|--------|--------|
| General | 69.000 | 69.000 | 69.000 |
| Total mill levy | 69.000 | 69.000 | 69.000 |

PROPERTY TAXES

| | | | |
|-------------------------|----------|----------|----------|
| General | \$ 2,255 | \$ 2,276 | \$ 3,751 |
| Budgeted property taxes | \$ 2,255 | \$ 2,276 | \$ 3,751 |

BUDGETED PROPERTY TAXES

| | | | |
|---------|----------|----------|----------|
| General | \$ 2,255 | \$ 2,276 | \$ 3,751 |
| | \$ 2,255 | \$ 2,276 | \$ 3,751 |

See summary of significant assumptions.

THE CANYONS METROPOLITAN DISTRICT NO. 4
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District was organized to provide financing for the design, acquisition, installation and construction of storm and sanitary sewers, water systems, streets, parks and recreation facilities, transportation systems, television relay and translator facilities, security, mosquito control and fire protection and operation and maintenance of the District. The District's service area is located in the City of Castle Pines in Douglas County, Colorado and the District operates in connection with District Nos. 1 – 3 and 8 - 11.

The District was formed by District Court Order on December 19, 2001, and held its organizational meeting on March 14, 2002. The relationship between the Service District and Financing Districts, including the means for approving, financing, constructing and operating the public services and improvements needed to serve the development, will be established by means of a Master Intergovernmental Agreement between the applicable Districts as the project evolves.

On November 6, 2001, District voters approved authorization to increase property taxes up to \$5,000,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District. Debt authorization was approved in the amount of \$151,000,000 for the above listed facilities and an equal amount for refunding debt. The voters also authorized debt of \$5,000,000 for the costs of operating and maintaining the District's systems and \$10,000,000 for the issuance of mortgages, liens and other encumbrances on District real and personal property. 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 or any other law. "Pursuant to Colorado State Law, electoral authorization older than 20 years is considered stale with respect to unissued debt.

On November 4, 2014, District voters approved authorization to increase property taxes up to \$100,000,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District as well as \$100,000,000, annually, as necessary to pay for the capital expenditures of the District. Debt authorization was approved in the amount of \$2,260,000,000 for the above listed facilities and \$226,000,000 for refunding debt. The voters authorized debt of \$226,000,000 for the costs of operating and maintaining the District's systems and \$50,000,000 for the issuance of mortgages, liens and other encumbrances on District real and personal property. The voters also authorized \$226,000,000 in debt for both Intergovernmental Agreements and Private Agreements. 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 or any other law.

Pursuant to the Amended and Restated Service Plan, the maximum mill levy for general obligation debt and operations and maintenance is 69.000 mills. This limit is to be adjusted for increases or decreases in the residential assessment ratio so that the actual tax revenues derived from the mill levy, as adjusted, are neither diminished nor enhanced as a result. The adjustment only applies to the debt service portion of the mill levy.

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.

**THE CANYONS METROPOLITAN DISTRICT NO. 4
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, 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.

The maximum mill levy for operations is 69.000 mills and the District has imposed the maximum mill levy as adjusted for changes in the method of calculating residential assessed value.

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

| Category | Rate | | Category | Rate | | Actual Value Reduction | Amount |
|---------------------------|-------------|--|-----------------------|-------------|--|-------------------------------|---------------|
| Single-Family Residential | 6.25% | | Agricultural Land | 27.00% | | Single-Family Residential | \$55,000 |
| Multi-Family Residential | 6.25% | | Renewable Energy Land | 27.00% | | Multi-Family Residential | \$55,000 |
| Commercial | 27.00% | | Vacant Land | 27.00% | | Commercial | \$30,000 |
| Industrial | 27.00% | | Personal Property | 27.00% | | Industrial | \$30,000 |
| Lodging | 27.00% | | State Assessed | 27.00% | | Lodging | \$30,000 |
| | | | Oil & Gas Production | 87.50% | | | |

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.

Specific Ownership Tax

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing with 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 by the General Fund.

**THE CANYONS METROPOLITAN DISTRICT NO. 4
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

County Treasurer's Fees

Country Treasurer's collection fees have been computed at 1.5% of property taxes.

Intergovernmental Expenditures

Intergovernmental expenditures are transfers to District No. 1 to provide funding for the overall administrative and operating costs for the District and Districts 1, 2 and 8 -11.

Debt and Leases

The District has no outstanding debt, nor any operating or capital leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all TABOR funds received by the District are transferred to District No. 1, which pays for the District's operations and maintenance cost, an Emergency Reserve is not reflected in the District's Budget.

This information is an integral part of the accompanying budget.