

**RESOLUTION  
TO ADOPT 2025 BUDGET, APPROPRIATE SUMS OF MONEY,  
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY  
MEADOWS METROPOLITAN DISTRICT NO. 4**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE MEADOWS METROPOLITAN DISTRICT NO. 4, DOUGLAS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2025, AND ENDING ON THE LAST DAY OF DECEMBER, 2025,

WHEREAS, the Board of Directors of the Meadows Metropolitan District No. 4 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on October 24, 2024 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$ -0- for all ; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$ -0- for all ; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$ see listed ; and (General) \$73 & (Debt) \$265,009

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$ -0- ; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$ -0- ; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$ -0-; and

WHEREAS, the 2024 valuation for assessment for the District as certified by the County Assessor of Douglas County is \$ see listed; and (General) \$2,090 & (Debt) \$7,571,690

WHEREAS, at an election held on July 11, 1985, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MEADOWS METROPOLITAN DISTRICT NO. 4 OF DOUGLAS COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Meadows Metropolitan District No. 4 for calendar year 2025.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2025 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2024.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2025 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of see below mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024. (General) 35.000 & (Debt) 35.000

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2025 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2025 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2024.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2024.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify to the Board of County Commissioners of Douglas County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Douglas County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

*[remainder of page intentionally left blank; signature page follows]*

ADOPTED this 24<sup>th</sup> day of October, 2024.

MEADOWS METROPOLITAN DISTRICT NO. 4

*Robert C. Hanisch, Jr.*

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President

ATTEST:

*Bruce Stokes*

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Secretary

LETTER OF BUDGET TRANSMITTAL

Date: January 30, 2025

To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached are the 2025 budget and budget message for MEADOWS METROPOLITAN DISTRICT NO. 4 in Douglas County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on October 24, 2024. If there are any questions on the budget, please contact:

Seef Le Roux [Seef.LeRoux@clacconnect.com](mailto:Seef.LeRoux@clacconnect.com)  
CliftonLarsonAllen, LLP  
8390 East Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Tel.: 303/779-5710

I, Robert C. Hanisch Jr. as President of the Meadows Metropolitan District No. 4, hereby certify that the attached is a true and correct copy of the 2025 budget.

By: Robert C. Hanisch, Jr.

ATTACH COPY OF THE ADOPTED BUDGET AND  
THE CERTIFICATION OF TAX LEVIES

**MEADOWS METROPOLITAN DISTRICT NO. 4**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2025**

**MEADOWS METROPOLITAN DISTRICT NO. 4  
SUMMARY  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 389,095	\$ 365,707	\$ 540,888
REVENUES			
Property taxes	190,904	265,065	\$ 265,082
Specific ownership taxes	17,703	19,854	23,857
CTF Proceeds	3,515	3,400	4,000
Development fees	860,868	283,000	181,241
Street oversizing fees	42,122	11,619	3,900
Cost reimbursements - Landscaping	21,021	26,600	35,700
IGA Revenue - District #1	2,020,335	2,754,692	2,708,077
IGA Revenue - District #2	1,512,265	1,994,914	2,023,120
IGA Revenue - District #3	1,403,318	1,868,139	1,927,392
IGA Revenue - District #5	1,398,180	1,704,321	1,979,309
IGA Revenue - District #6	2,614,789	3,261,315	3,344,891
IGA Revenue - District #7	1,850,304	2,484,606	2,646,217
Interest income	34,012	46,552	31,850
Other revenue	-	-	5,961
Total revenues	<u>11,969,336</u>	<u>14,724,077</u>	<u>15,180,597</u>
TRANSFERS IN	<u>207,702</u>	<u>283,692</u>	<u>286,813</u>
Total funds available	<u>12,566,133</u>	<u>15,373,476</u>	<u>16,008,298</u>
EXPENDITURES			
General Fund	2,866	3,979	9,937
Capital Projects Fund	750	750	66,888
Special Revenue Fund	11,989,108	14,544,167	15,153,660
Total expenditures	<u>11,992,724</u>	<u>14,548,896</u>	<u>15,230,485</u>
TRANSFERS OUT	<u>207,702</u>	<u>283,692</u>	<u>286,813</u>
Total expenditures and transfers out requiring appropriation	<u>12,200,426</u>	<u>14,832,588</u>	<u>15,517,298</u>
ENDING FUND BALANCES	<u>\$ 365,707</u>	<u>\$ 540,888</u>	<u>\$ 491,000</u>
EMERGENCY RESERVE	15,000	19,000	28,000
TOTAL RESERVE	<u>\$ 15,000</u>	<u>\$ 19,000</u>	<u>\$ 28,000</u>



**MEADOWS METROPOLITAN DISTRICT NO. 4  
PROPERTY TAX SUMMARY INFORMATION  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
<b>ASSESSED VALUATION - DOUGLAS</b>			
Vacant land	\$ 2,180	\$ 2,090	\$ 2,090
Certified Assessed Value	<u>\$ 2,180</u>	<u>\$ 2,090</u>	<u>\$ 2,090</u>
<b>MILL LEVY</b>			
Debt Service	35.000	35.000	35.000
Total mill levy	<u>35.000</u>	<u>35.000</u>	<u>35.000</u>
<b>PROPERTY TAXES</b>			
General	\$ 76	\$ 73	\$ 73
Budgeted property taxes	<u>\$ 76</u>	<u>\$ 73</u>	<u>\$ 73</u>
<b>ASSESSED VALUATION - DOUGLAS - Debt Service</b>			
Residential	\$ 5,440,660	\$ 7,535,950	\$ 7,535,950
State assessed	11,500	35,200	35,700
Other	40	40	40
Certified Assessed Value	<u>\$ 5,452,200</u>	<u>\$ 7,571,190</u>	<u>\$ 7,571,690</u>
<b>MILL LEVY</b>			
Debt Service	35.000	35.000	35.000
Total mill levy	<u>35.000</u>	<u>35.000</u>	<u>35.000</u>
<b>PROPERTY TAXES</b>			
Debt Service	\$ 190,827	\$ 264,992	\$ 265,009
Levied property taxes	190,827	264,992	265,009
Adjustments to actual/rounding	1	-	-
Budgeted property taxes	<u>\$ 190,828</u>	<u>\$ 264,992</u>	<u>\$ 265,009</u>
<b>BUDGETED PROPERTY TAXES</b>			
Debt Service	<u>\$ 190,904</u>	<u>\$ 265,065</u>	<u>\$ 265,082</u>
	<u>\$ 190,904</u>	<u>\$ 265,065</u>	<u>\$ 265,082</u>

**MEADOWS METROPOLITAN DISTRICT NO. 4  
GENERAL FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	190,904	265,065	265,082
Specific ownership taxes	17,703	19,854	23,857
Interest income	163	252	100
Other revenue	-	-	5,961
Total revenues	<u>208,770</u>	<u>285,171</u>	<u>295,000</u>
Total funds available	<u>208,770</u>	<u>285,171</u>	<u>295,000</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	2,866	3,979	3,976
Contingency	-	-	5,961
Total expenditures	<u>2,866</u>	<u>3,979</u>	<u>9,937</u>
TRANSFERS OUT			
Transfer to Special Revenue Fund	<u>205,904</u>	<u>281,192</u>	<u>285,063</u>
Total expenditures and transfers out requiring appropriation	<u>208,770</u>	<u>285,171</u>	<u>295,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**MEADOWS METROPOLITAN DISTRICT NO. 4  
SPECIAL REVENUE FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 332,120	\$ 305,469	\$ 478,000
<b>REVENUES</b>			
Development fees	860,868	283,000	181,241
Street oversizing fees	42,122	11,619	3,900
Cost reimbursements - Landscaping	21,021	26,600	35,700
IGA Revenue - District #1	2,020,335	2,754,692	2,708,077
IGA Revenue - District #2	1,512,265	1,994,914	2,023,120
IGA Revenue - District #3	1,403,318	1,868,139	1,927,392
IGA Revenue - District #5	1,398,180	1,704,321	1,979,309
IGA Revenue - District #6	2,614,789	3,261,315	3,344,891
IGA Revenue - District #7	1,850,304	2,484,606	2,646,217
Interest income	31,553	43,800	30,000
Total revenues	11,754,755	14,433,006	14,879,847
<b>TRANSFERS IN</b>			
Transfer from General Fund	205,904	281,192	285,063
Transfer from Capital Projects Fund	1,798	2,500	1,750
Total funds available	12,294,577	15,022,167	15,644,660
<b>EXPENDITURES</b>			
General and administrative			
Accounting	74,754	95,000	115,000
Auditing	23,000	23,000	40,000
Collection expense - Town	2,154	708	418
Contingency	-	-	127,330
Dues and Membership	6,276	7,425	7,700
Insurance	18,253	18,879	20,000
Legal	32,035	40,000	40,000
Miscellaneous	3,096	5,175	3,100
Banking fees	-	-	70
Repairs and maintenance	-	-	1,000
Operations and maintenance			
Landscape maintenance	226,072	320,000	320,000
Landscape maintenance - MCA	55,527	60,000	60,000
Landscape maintenance - Special projects	-	-	130,000
Utilities - Electricity	5,012	6,000	10,000
Utilities - Water	29,333	35,200	50,000
Debt Service			
IGA Debt service - District #1	5,059,382	6,123,823	6,254,245
IGA Debt service - District #2	3,909,523	4,732,045	4,832,675
IGA Debt service - District #7	2,529,691	3,061,912	3,127,122
Paying agent fees	15,000	15,000	15,000
Total expenditures	11,989,108	14,544,167	15,153,660
Total expenditures and transfers out requiring appropriation	11,989,108	14,544,167	15,153,660
ENDING FUND BALANCES	\$ 305,469	\$ 478,000	\$ 491,000
EMERGENCY RESERVE	\$ 15,000	\$ 19,000	\$ 28,000
TOTAL RESERVE	\$ 15,000	\$ 19,000	\$ 28,000

No assurance provided. See summary of significant assumptions.

**MEADOWS METROPOLITAN DISTRICT NO. 4  
CAPITAL PROJECTS FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 56,975	\$ 60,238	\$ 62,888
REVENUES			
CTF Proceeds	3,515	3,400	4,000
Interest income	2,296	2,500	1,750
Total revenues	5,811	5,900	5,750
Total funds available	62,786	66,138	68,638
EXPENDITURES			
Capital Projects			
Parks and recreation	-	-	66,138
Paying agent fees	750	750	750
Total expenditures	750	750	66,888
TRANSFERS OUT			
Transfer to Special Revenue Fund	1,798	2,500	1,750
Total expenditures and transfers out requiring appropriation	2,548	3,250	68,638
ENDING FUND BALANCES	\$ 60,238	\$ 62,888	\$ -

**MEADOWS METROPOLITAN DISTRICT NO. 4  
 DETAILED SCHEDULE OF OPERATIONS AND MAINTENANCE  
 2025 BUDGET  
 WITH 2023 ACTUAL AND 2024 ESTIMATED  
 For the Years Ended and Ending December 31,**

1/27/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
Accounting	74,754	95,000	115,000
Auditing	23,000	23,000	40,000
Contingency	-	-	127,330
Dues and membership	6,276	7,425	7,700
Insurance	18,253	18,879	20,000
Legal	32,035	40,000	40,000
Miscellaneous	3,096	5,175	4,170
Utilities - IREA only	5,012	6,000	10,000
<b>Total Operations and Maint. Costs</b>	<b>\$ 162,426</b>	<b>\$ 195,479</b>	<b>\$ 364,200</b>
Calculation of Operating & Maintenance	\$ 313,000	\$ 338,000	354,600
Cap Adjusted for Inflation	108.000%	104.900%	102.700%
Rounded to nearest \$100	\$ 338,000	\$ 354,600	\$ 364,200

No assurance provided. See summary of significant assumptions.

**MEADOWS METROPOLITAN DISTRICT NO. 4  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Meadows Metropolitan District No. 4 (District), a quasi-municipal corporation, was organized on July 11, 1985, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Douglas County, Colorado, and is entirely within the Town of Castle Rock (Town). The District was established primarily to finance the construction of water, sewer and drainage systems, street improvements, safety control, park and recreational systems and transportation facilities. At the time of completion of all the facilities and repayment of the bonds issued by the District, the Town may require that the District initiate dissolution procedures.

The District functions as the Master District as defined in an intergovernmental agreement ("District Agreement") between Meadows Metropolitan District Nos. 1 through 7 (inclusive, "the Project"). The District Agreement provides for the sharing of the Project costs including administrative services and debt service among the individual Districts of the Project. Most services, primarily consisting of landscape maintenance, are provided under the District Agreement by the District. All other services under the District's powers are provided by the Town of Castle Rock under a separate intergovernmental agreement.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes 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 District has no employees and all administrative functions are contracted.

**Revenues**

**Intergovernmental (IGA) Revenues**

The District pays certain administrative and operations expenditures of the Project pursuant to the District Agreement. These expenditures are allocated to District Nos. 1 – 3 and 5 – 7 based on their relative assessed valuations. The District receives reimbursement for these expenditures from District Nos. 1 – 3 and 5 – 7 in the form of an inter-district transfer.

**MEADOWS METROPOLITAN DISTRICT NO. 4  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (continued)**

**System Development Fees and Street Over-sizing Fees**

The District receives the revenue for the Project including street over-sizing fees (SOF) and system development fees (SDF), which are based on rates that vary depending on each tap's single family equivalent (SFE). The budget anticipates the collection of these fees in the following manner:

**Meadows Metropolitan Districts  
SDF & SOF Projection  
For the year 2025**

	<u>Units</u>	<u>SFE</u>	<u>SDF per unit</u>	<u>Total</u>	<u>SOF per unit</u>	<u>Total</u>
<b>Residential</b>						
	0	0.67	\$ 5,963.41	\$ -	\$ 300.00	\$ -
	12	1.00	\$ 8,900.56	106,806.75	\$ 300.00	3,600.00
	<u>0</u>	<u>1.67</u>	<u>\$ 14,863.98</u>	<u>-</u>	<u>\$ 300.00</u>	<u>-</u>
	12			106,806.75		3,600.00
<b>Irrigation</b>						
	1	1.00	\$ 8,327.66	8,327.66	N/A	-
	0	3.33	\$ 27,731.04	-	N/A	-
<b>Commercial</b>						
	0	1.00	\$ 8,900.56	-	\$ 300.00	-
	0	1.67	\$ 14,863.98	-	\$ 300.00	-
	0	3.33	\$ 29,638.84	-	\$ 300.00	-
	1	6.67	\$ 66,106.61	66,106.61	\$ 300.00	300.00
	<u>0</u>	<u>16.67</u>	<u>\$ 148,372.42</u>	<u>-</u>	<u>\$ 300.00</u>	<u>-</u>
				<u>\$ 181,241.03</u>		<u>\$ 3,900.00</u>

**Cost Reimbursements - HOA**

The Meadows Community Association contributes to the District an amount equivalent to 7% of the total cost of streetscape maintenance.

**MEADOWS METROPOLITAN DISTRICT NO. 4  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (continued)**

**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 District is required to impose a maximum Required Mill Levy of 35.000 mills for collection in 2025. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount to pay the principal, premium if any, and interest on the Bonds as the same become due and payable [and to make up and deficiencies in the Reserve Fund].

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 2025, SB22-238, SB23B-001, SB24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>		<b>Actual Value Reduction</b>	<b>Amount</b>
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% of the property taxes collected by the General Fund.

**Interest Income**

Interest earned on the District’s available funds has been estimated based on prior year’s interest earnings.



**MEADOWS METROPOLITAN DISTRICT NO. 4  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**Administrative and Operations Expenditures**

Administrative and operations expenditures of the Project, except as later noted, are paid by the District under the District Agreement. These expenditures have been allocated to all Districts of the Project based on their relative assessed valuations. Administrative, operating and streetscape maintenance costs are estimated based on prior year's experience.

**Debt Service**

On December 29, 1993, the Series 1989A, 1989B and 1989C, General Obligation Bonds were restructured. The restructured bonds are characterized as General Obligation Bonds with a "capped mill levy". Interest of 7.999% is payable to the bondholder quarterly on March 1, June 1, September 1 and December 1 of each year. Unpaid current interest becomes accrued interest. Accrued interest compounds annually on December 1 of each year. The Project's required payment on the bonds is limited to the proceeds generated from the limited mill levy and Project Revenue less priority expenses. Priority expenses of the project include the following: costs of revenue collection, operations and maintenance expenses in an amount not to exceed \$200,000 as adjusted for inflation, water service fees and the cost of the landscape maintenance contract. Of the \$200,000 for operations and maintenance, \$50,000 (\$134,000 in 2025 as adjusted for inflation) is designated to be spent by District No. 1 for the District's administration. The remainder (\$364,200 in 2025 as adjusted for inflation) is to be spent by the Master District for the Project.

The limited mill levy is to be levied (for collection in the year following the levy year) as follows:

<u>Collection Year</u>	<u>Mill Levy</u>
2003 and thereafter	35.000 mills

To the extent that District Nos. 1, 2, 3, 4, 5, 6, or 7 property tax revenue or other revenue exceed their allocated share of priority expenses, such excess is to be applied to District Nos. 1, 2, and 7's debt service requirements, based upon the percentage of the bonds issued by District Nos. 1, 2, and 7. Project Revenue, to the extent that it is not required to fund priority expenses and certain capital expenditures of the Project, is allocated to District Nos. 1, 2, and 7's debt service requirements in the same manner as excess revenue of the other Districts.

Interest on the Bonds accrues and is determinable in each year, but a failure to pay accrued interest because of lack of revenue does not constitute a default. Thus, the actual amounts of payments to be made in future years will depend on future revenue and cannot be predicted with certainty.

The District has been designated to coordinate debt service payments of the Project.

**Leases**

The District currently has no operating or capital leases nor does it anticipate any for fiscal year 2025.

**MEADOWS METROPOLITAN DISTRICT NO. 4  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserve**

The District has provided an Emergency Reserve equal to at least 3% of fiscal year spending of Districts Nos. 2, 3, 4, 5, 6, and 7, as defined under TABOR, which is part of the District's Special Revenue Fund ending fund balance.

**General Reserve**

The District has also provided a reserve for contingencies and contractual obligations as defined in the Regional Facilities Cost Sharing Agreement ("General Reserve"). The general reserve is included as part of the District's Special Revenue Fund balance.

**This information is an integral part of the accompanying budget.**

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of Douglas County, Colorado.

On behalf of the Meadows Metropolitan District No. 4  
(taxing entity)<sup>A</sup>  
 the Board of Directors  
(governing body)<sup>B</sup>  
 of the Meadows Metropolitan District No. 4  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 2,090 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 2,090 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/04/2024 for budget/fiscal year 2025.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE <small>(see end notes for definitions and examples)</small>	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	_____ mills	\$ _____
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< _____ > mills	\$ < _____ >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<span style="border: 1px solid black; display: inline-block; width: 100px; height: 20px;"></span> mills	<span style="border: 1px solid black; display: inline-block; width: 100px; height: 20px;"></span> \$
3. General Obligation Bonds and Interest <sup>J</sup>	35.000 mills	\$ 73
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> <small>[ Sum of General Operating Subtotal and Lines 3 to 7 ]</small>	<span style="border: 2px solid black; padding: 2px;">35.000</span> mills	<span style="border: 2px solid black; padding: 2px;">\$ 73</span>

Contact person: Seef Le Roux Daytime phone: (719) 635-0330  
 Signed: *Seef Le Roux* Title: Accountant for the District

*Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.*

<sup>1</sup> If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

- |    |                   |  |
|----|-------------------|--|
| 1. | Purpose of Issue: | <u>Capital Infrastructure Improvements</u> |
|    | Series:           | <u>1989 A,B,C</u>                          |
|    | Date of Issue:    | <u>September 1, 1989</u>                   |
|    | Coupon Rate:      | <u>7.999%</u>                              |
|    | Maturity Date:    | <u>June 1, 2029</u>                        |
|    | Levy:             | <u>35.000</u>                              |
|    | Revenue:          | <u>\$73</u>                                |
|    |                   |  |
| 2. | Purpose of Issue: | _____                                      |
|    | Series:           | _____                                      |
|    | Date of Issue:    | _____                                      |
|    | Coupon Rate:      | _____                                      |
|    | Maturity Date:    | _____                                      |
|    | Levy:             | _____                                      |
|    | Revenue:          | _____                                      |

**CONTRACTS<sup>K</sup>:**

- |    |                      |       |
|----|----------------------|-------|
| 3. | Purpose of Contract: | _____ |
|    | Title:               | _____ |
|    | Date:                | _____ |
|    | Principal Amount:    | _____ |
|    | Maturity Date:       | _____ |
|    | Levy:                | _____ |
|    | Revenue:             | _____ |
|    |                      |       |
| 4. | Purpose of Contract: | _____ |
|    | Title:               | _____ |
|    | Date:                | _____ |
|    | Principal Amount:    | _____ |
|    | Maturity Date:       | _____ |
|    | Levy:                | _____ |
|    | Revenue:             | _____ |

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of Douglas County, Colorado.

On behalf of the Meadows Metropolitan District No. 4 Debt Service,  
(taxing entity)<sup>A</sup>  
 the Board of Directors,  
(governing body)<sup>B</sup>  
 of the Meadows Metropolitan District No. 4 Debt Service,  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 7,571,690 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 7,571,690 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/04/2024 for budget/fiscal year 2025.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE <small>(see end notes for definitions and examples)</small>	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	_____ mills	\$ _____
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< _____ > mills	\$ < _____ >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<span style="border: 1px solid black; display: inline-block; width: 100px; height: 20px;"></span> mills	<span style="border: 1px solid black; display: inline-block; width: 100px; height: 20px;"></span> \$
3. General Obligation Bonds and Interest <sup>J</sup>	35.000 mills	\$ 265,009
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> <small>[ Sum of General Operating Subtotal and Lines 3 to 7 ]</small>	<span style="border: 1px solid black; display: inline-block; width: 100px; height: 20px;"></span> 35.000 mills	<span style="border: 1px solid black; display: inline-block; width: 100px; height: 20px;"></span> \$ 265,009

Contact person: Seef Le Roux Daytime phone: ( 719 ) 635-0330  
 Signed: *Seef Le Roux* Title: Accountant for the District

*Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.*

<sup>1</sup> If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

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**BONDS<sup>J</sup>:**

- |    |                   |  |
|----|-------------------|--|
| 1. | Purpose of Issue: | <u>Capital Infrastructure Improvements</u> |
|    | Series:           | <u>1989 A,B,C</u>                          |
|    | Date of Issue:    | <u>September 1, 1989</u>                   |
|    | Coupon Rate:      | <u>7.999%</u>                              |
|    | Maturity Date:    | <u>June 1, 2029</u>                        |
|    | Levy:             | <u>35.000</u>                              |
|    | Revenue:          | <u>\$265,009</u>                           |
|    |                   |  |
| 2. | Purpose of Issue: | _____                                      |
|    | Series:           | _____                                      |
|    | Date of Issue:    | _____                                      |
|    | Coupon Rate:      | _____                                      |
|    | Maturity Date:    | _____                                      |
|    | Levy:             | _____                                      |
|    | Revenue:          | _____                                      |

**CONTRACTS<sup>K</sup>:**

- |    |                      |       |
|----|----------------------|-------|
| 3. | Purpose of Contract: | _____ |
|    | Title:               | _____ |
|    | Date:                | _____ |
|    | Principal Amount:    | _____ |
|    | Maturity Date:       | _____ |
|    | Levy:                | _____ |
|    | Revenue:             | _____ |
|    |                      |       |
| 4. | Purpose of Contract: | _____ |
|    | Title:               | _____ |
|    | Date:                | _____ |
|    | Principal Amount:    | _____ |
|    | Maturity Date:       | _____ |
|    | Levy:                | _____ |
|    | Revenue:             | _____ |

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

**Mill Levy Public Information**  
Pursuant to § 39-1-125, C.R.S.

**Taxing Entity Information**

Taxing Entity	Meadows Metropolitan District No. 4
County	Douglas County
DOLA Local Government ID Number	18059
Subdistrict Number (if applicable)	
Budget / Fiscal Year	2025

**Mill Levy Information**

1. Mill Levy Purpose	Capital Infrastructure Improvements
2. Mill Levy Rate (Mills)	35.000
3. Previous Year Mill Levy Rate	35.000
4. Previous Year Mill Levy Revenue Collected	73
5. Mill Levy Maximum Without Further Voter Approval	35.000 (subject to adjustment) for Debt Service
6. Allowable Annual Growth in Mill Levy Revenue	Unlimited
7. Actual Growth in Mill Levy Revenue Over Prior Year (\$)	0
8. Is revenue from this mill levy allowed to be retained and spent as a voter-approved revenue change pursuant to section 20 (7)(b) of Article X of the State Constitution (TABOR)?	Yes
9. Is revenue from this mill levy subject to the Statutory Property Tax Limit (5.5%) § 29-1-301, C.R.S.?	Waived
10. Is revenue from this mill levy subject to any other limit on annual revenue growth enacted by the local government or another local government?	No
11. Does the mill levy need to be adjusted or does a temporary mill levy reduction need to be used in order to collect a certain amount of revenue? If "Yes", what is the amount of revenue?	No
12. Other or additional information	N/A

**Contact Information**

Contact Person	Seef Le Roux
Title	Accountant for the District
Phone	719-635-0330
Email	<a href="mailto:Seef.LeRoux@claconnect.com">Seef.LeRoux@claconnect.com</a>