

**COTTONWOOD GREENS METRO DISTRICT NO. 5**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2026**

**COTTONWOOD GREENS METROPOLITAN DISTRICT NO. 5  
GENERAL FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

12/12/25

|   | ACTUAL<br>2024   | ESTIMATED<br>2025 | BUDGET<br>2026   |
|---|------------------|-------------------|------------------|
| BEGINNING FUND BALANCES   | \$ 45,457        | \$ 19,358         | \$ 24,162        |
| REVENUES  |                  |                   |                  |
| Property taxes  | 5,015            | 4,427             | 5,731            |
| Specific ownership taxes  | 209              | 177               | 229              |
| Miscellaneous revenue   | 140              | 25                | -                |
| Developer advance   | -                | 30,000            | 35,000           |
| Total revenues  | <u>5,364</u>     | <u>34,629</u>     | <u>40,960</u>    |
| Total funds available   | <u>50,821</u>    | <u>53,987</u>     | <u>65,122</u>    |
| EXPENDITURES  |                  |                   |                  |
| General and administrative                                      |                  |                   |                  |
| Accounting  | 9,513            | 11,000            | 12,075           |
| County Treasurer's fee  | 75               | 66                | 86               |
| Directors' fees   | 1,800            | 2,000             | 4,000            |
| Dues and membership   | 304              | 293               | 500              |
| Insurance   | 2,710            | 2,813             | 3,250            |
| District management   | 1,227            | 1,500             | 2,000            |
| Legal   | 11,601           | 10,000            | 12,000           |
| Payroll taxes   | 138              | 153               | 306              |
| Contingency   | -                | -                 | 13,783           |
| Accounting consulting   | 4,095            | 2,000             | -                |
| Total expenditures  | <u>31,463</u>    | <u>29,825</u>     | <u>48,000</u>    |
| Total expenditures and transfers out<br>requiring appropriation | <u>31,463</u>    | <u>29,825</u>     | <u>48,000</u>    |
| ENDING FUND BALANCES  | <u>\$ 19,358</u> | <u>\$ 24,162</u>  | <u>\$ 17,122</u> |
| EMERGENCY RESERVE   | \$ 200           | \$ 200            | \$ 200           |
| AVAILABLE FOR OPERATIONS  | 19,158           | 23,962            | 16,922           |
| TOTAL RESERVE   | <u>\$ 19,358</u> | <u>\$ 24,162</u>  | <u>\$ 17,122</u> |

**COTTONWOOD GREENS METROPOLITAN DISTRICT NO. 5**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2026 BUDGET**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/12/25

|                                    | ACTUAL<br>2024 | ESTIMATED<br>2025 | BUDGET<br>2026 |
|------------------------------------|----------------|-------------------|----------------|
| <b>ASSESSED VALUATION</b>          |                |                   |                |
| Agricultural                       | \$ 1,810       | \$ 1,810          | \$ 1,950       |
| State assessed                     | -              | -                 | 13,200         |
| Oil and gas                        | 101,550        | 83,280            | 91,570         |
| Certified Assessed Value           | \$ 103,360     | \$ 85,090         | \$ 106,720     |
| <br><b>MILL LEVY</b>               |                |                   |                |
| General                            | 55.783         | 52.030            | 53.703         |
| Total mill levy                    | 55.783         | 52.030            | 53.703         |
| <br><b>PROPERTY TAXES</b>          |                |                   |                |
| General                            | \$ 5,766       | \$ 4,427          | \$ 5,731       |
| Levied property taxes              | 5,766          | 4,427             | 5,731          |
| Adjustments to actual/rounding     | (751)          | -                 | -              |
| Budgeted property taxes            | \$ 5,015       | \$ 4,427          | \$ 5,731       |
| <br><b>BUDGETED PROPERTY TAXES</b> |                |                   |                |
| General                            | \$ 5,015       | \$ 4,427          | \$ 5,731       |
|                                    | \$ 5,015       | \$ 4,427          | \$ 5,731       |

**COTTONWOOD GREENS METRO DISTRICT NO. 5  
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 Fort Lupton in Weld County, Colorado.

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.

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

| <b>Category</b>           | <b>Rate</b> | <b>Category</b>       | <b>Rate</b> |
|---------------------------|-------------|-----------------------|-------------|
| 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%      |

**COTTONWOOD GREENS METRO DISTRICT NO. 5  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (continued)**

**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 4% of the property taxes collected. The budget assumes that specific ownership taxes are allocated to the General Fund.

**Developer Advances**

The District is in the development stage. As such, the operating and administrative expenditures are to be funded by the Developer. Developer advances are to be recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse others from bond proceeds and other available revenue.

**Interest Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4%.

**Expenditures**

**General and Administrative Expenditures**

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

**County Treasurer's Collection Fees**

County Treasurer's collection fees have been computed at 1.50% of property taxes

**Debts and Leases**

**Leases**

The District has no operating or capital leases.

**Reserves**

**Emergency Reserve**

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

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