

**PINEY LAKE TRAILS METROPOLITAN DISTRICT NO. 1**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2026**

**PINEY LAKE TRAILS METROPOLITAN DISTRICT NO. 1  
SUMMARY  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 4,631	\$ 2,405	\$ 9,464,766
<b>REVENUES</b>			
Property taxes	-	171,602	399,091
Specific ownership taxes	-	13,080	29,932
Interest Income	13,922	14,000	47,000
Other Revenue	-	-	21,719
Bond issuance proceeds	-	9,985,000	-
Total revenues	<u>13,922</u>	<u>10,183,682</u>	<u>497,742</u>
<b>TRANSFERS IN</b>			
Total funds available	<u>-</u>	<u>1,324,250</u>	<u>-</u>
<b>EXPENDITURES</b>			
General Fund	16,148	140,715	100,000
Debt Service Fund	-	67,656	600,000
Capital Projects Fund	-	512,950	8,180,800
Total expenditures	<u>16,148</u>	<u>721,321</u>	<u>8,880,800</u>
<b>TRANSFERS OUT</b>			
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>1,324,250</u>	<u>-</u>
ENDING FUND BALANCES	<u>\$ 2,405</u>	<u>\$ 9,464,766</u>	<u>\$ 1,081,708</u>
EMERGENCY RESERVE	\$ 500	\$ 5,600	\$ 3,800
AVAILABLE FOR OPERATIONS	1,905	41,772	68,149
SURPLUS FUND (\$1,566,000)	-	785,500	1,009,759
CAPITALIZED INTEREST	-	476,094	-
TOTAL RESERVE	<u>\$ 2,405</u>	<u>\$ 1,308,966</u>	<u>\$ 1,081,708</u>

See summary of significant assumptions.

**PINEY LAKE TRAILS METROPOLITAN DISTRICT NO. 1**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2026 BUDGET**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/27/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
<b>ASSESSED VALUATION</b>			
Vacant land	\$ 2,355,700	\$ 2,355,700	\$ 5,305,790
Personal property	2,700	2,800	2,400
Certified Assessed Value	\$ 2,358,400	\$ 2,358,500	\$ 5,308,190
 <b>MILL LEVY</b>			
General	0.000	72.759	21.481
Debt Service	0.000	0.000	53.703
Total mill levy	0.000	72.759	75.184
 <b>PROPERTY TAXES</b>			
General	\$ -	\$ 171,602	\$ 114,025
Debt Service	-	-	285,066
Levied property taxes	-	171,602	399,091
Budgeted property taxes	\$ -	\$ 171,602	\$ 399,091
 <b>BUDGETED PROPERTY TAXES</b>			
<b>General</b>	<b>\$ -</b>	<b>\$ 171,602</b>	<b>\$ 114,025</b>
<b>Debt Service</b>	<b>-</b>	<b>-</b>	<b>285,066</b>
	<b>\$ -</b>	<b>\$ 171,602</b>	<b>\$ 399,091</b>

See summary of significant assumptions.

**PINEY LAKE TRAILS METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 4,631	\$ 2,405	\$ 47,372
REVENUES			
Property taxes	-	171,602	114,025
Specific ownership taxes	-	13,080	8,552
Interest Income	13,922	1,000	2,000
Total revenues	<u>13,922</u>	<u>185,682</u>	<u>124,577</u>
Total funds available	<u>18,553</u>	<u>188,087</u>	<u>171,949</u>
EXPENDITURES			
General and administrative			
Accounting	5,186	12,750	25,000
Auditing	-	-	8,000
County Treasurer's Fee	-	2,574	1,710
Dues and Membership	-	584	1,000
Insurance	580	4,292	5,000
District management	-	-	10,000
Legal	10,046	40,000	30,000
Miscellaneous	336	430	-
Banking fees	-	50	-
Election	-	12,000	-
Repay developer advance	-	68,035	-
Contingency	-	-	19,290
Total expenditures	<u>16,148</u>	<u>140,715</u>	<u>100,000</u>
Total expenditures and transfers out requiring appropriation	<u>16,148</u>	<u>140,715</u>	<u>100,000</u>
ENDING FUND BALANCES	<u>\$ 2,405</u>	<u>\$ 47,372</u>	<u>\$ 71,949</u>
EMERGENCY RESERVE	\$ 500	\$ 5,600	\$ 3,800
AVAILABLE FOR OPERATIONS	1,905	41,772	68,149
TOTAL RESERVE	<u>\$ 2,405</u>	<u>\$ 47,372</u>	<u>\$ 71,949</u>

See summary of significant assumptions.

**PINEY LAKE TRAILS METROPOLITAN DISTRICT NO. 1**  
**DEBT SERVICE FUND**  
**2026 BUDGET**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/27/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ 1,261,594
REVENUES			
Property taxes	-	-	285,066
Specific ownership taxes	-	-	21,380
Interest Income	-	5,000	20,000
Other Revenue	-	-	21,719
Total revenues	-	5,000	348,165
TRANSFERS IN			
Transfers from other funds	-	1,324,250	-
Total funds available	-	1,329,250	1,609,759
EXPENDITURES			
General and administrative			
County Treasurer's Fee	-	-	4,276
Paying agent fees	-	-	7,000
Contingency	-	-	21,719
Debt Service			
Bond interest	-	67,656	567,005
Total expenditures	-	67,656	600,000
Total expenditures and transfers out requiring appropriation	-	67,656	600,000
ENDING FUND BALANCES	\$ -	\$ 1,261,594	\$ 1,009,759
SURPLUS FUND (\$1,566,000)	\$ -	\$ 785,500	\$ 1,009,759
CAPITALIZED INTEREST	-	476,094	-
TOTAL RESERVE	\$ -	\$ 1,261,594	\$ 1,009,759

See summary of significant assumptions.

**PINEY LAKE TRAILS METROPOLITAN DISTRICT NO. 1  
CAPITAL PROJECTS FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ 8,155,800
REVENUES			
Bond issuance proceeds	-	9,985,000	-
Interest Income	-	8,000	25,000
Total revenues	<u>-</u>	<u>9,993,000</u>	<u>25,000</u>
Total funds available	<u>-</u>	<u>9,993,000</u>	<u>8,180,800</u>
EXPENDITURES			
General and Administrative			
Accounting	-	-	5,000
Capital Projects			
Bond issue costs	-	512,950	-
Engineering	-	-	10,000
Capital outlay	-	-	8,165,800
Total expenditures	<u>-</u>	<u>512,950</u>	<u>8,180,800</u>
TRANSFERS OUT			
Transfers to other fund	<u>-</u>	<u>1,324,250</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>1,837,200</u>	<u>8,180,800</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ 8,155,800</u>	<u>\$ -</u>

See summary of significant assumptions.

**PINEY LAKE TRAILS METROPOLITAN DISTRICT NO. 1  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Piney Lake Trails Metropolitan District No. 1 (“the District”), a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized in conjunction with Piney Lake Trails Metropolitan District No. 2 by order and decree of the District Court for Douglas County, Colorado on May 3, 2022, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under an Amended and Restated Service Plan approved by Douglas County on April 5, 2022. The District’s service area is located in Douglas County.

The District was established to provide planning, acquisition, construction, installation and financing of public improvements, including water, storm sewer, sanitation and wastewater treatment, street improvements, traffic safety protection, parks and recreation, television relay and translation, mosquito control, covenant enforcement and design review, and security services.

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of \$22,000,000 for the above listed purposes. In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation for purposes of providing public improvements to support development as it occurs within the District’s service area.

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 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.

**PINEY LAKE TRAILS METROPOLITAN DISTRICT NO. 1**

**2026 BUDGET**

**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (Continued)**

**Property Taxes (Continued)**

Pursuant to the Service Plan, the District is required to adjust its maximum Required Mill Levy for changes in the ratio of actual to assessed value of property within the District. As of December 31, 2026, the adjusted maximum mill levy for debt service is 53.703 mills. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in a amount sufficient to pay the principal, premium if any, interest on the Bonds as the same become due and payable and to make up any deficiencies in the Surplus 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 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%

**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 7.50.% of the property taxes collected.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.00%.

**PINEY LAKE TRAILS METROPOLITAN DISTRICT NO. 1**

**2026 BUDGET**

**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**Administrative and Operating Expenditures**

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

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.50% of property tax collections.

**Capital Outlay**

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

**Debt Service**

Principal and interest payments are provided based on the debt amortization schedule from the anticipated bond issuance.

**Debt and Leases**

On November 14, 2025, the District issued Limited Tax General Obligation Bonds Series 2025A and Subordinate Limited Tax General Obligation Bonds Series 2025B at \$9,365,000 and \$1,985,000 respectively.

Proceeds from the sale of the Senior Bonds will be used for the purposes of (a) paying or reimbursing a portion of the costs of acquiring, constructing and/or installing certain Public Improvements; (b) funding the Surplus Fund in the Minimum Surplus Amount; (c) funding capitalized interest for payment of a portion of the interest to accrue on the Senior Bonds; and (d) paying other costs in connection with the issuance of the Senior Bonds and the Subordinate Bonds.

Proceeds from the sale of the Subordinate Bonds will be used for the purpose of paying or reimbursing a portion of the costs of acquiring, constructing and/or installing certain Public Improvements.

The Senior Bonds bear interest at the rate of 5.875%, payable semiannually to the extent of Senior Pledged Revenue available on each June 1 and December 1 (each an "Interest Payment Date"), beginning on June 1, 2026. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2031. The Senior Bonds mature on December 1, 2055.

**PINEY LAKE TRAILS METROPOLITAN DISTRICT NO. 1  
2026 BUDGET**

**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (Continued)**

The Subordinate Bonds are anticipated to bear interest at the rate of 8.50% per annum payable annually on December 15, beginning December 15, 2025, only to the extent of Subordinate Pledged Revenue. The Subordinate Bonds are structured as cash flow bonds meaning that there are no regularly scheduled payments of principal or interest prior to their maturity date. The stated maturity date of the Subordinate Bonds is December 15, 2055.

To the extent principal of any Subordinate Bond is not paid when due, such principal shall remain outstanding, subject to the Subordinate Termination Date (defined below). To the extent interest on any Subordinate Bond is not paid when due, such interest shall compound annually on each December 15, at the rate then borne by the Subordinate Bond.

All of the Subordinate Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on October 15, 2065 (the "Subordinate Termination Date"), after the application of available Subordinate Pledged Revenue on such date, regardless of the amount of principal and interest paid prior to the Subordinate Termination Date.

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

**Reserves**

**Debt Service Reserves**

The District maintains a Debt Service Reserve in the form of the Surplus Fund as required with the anticipated issuance of the Series 2025A Bonds.

**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.**

**PINEY LAKE TRAILS METROPOLITAN DISTRICT NO. 1  
2026 BUDGET  
SCHEDULE OF DEBT SERVICE TO MATURITY**

	\$9,365,000 Limited Tax General Obligation Bonds Series 2025 Interest 5.875% Dated November 14, 2025 Interest Payable June 1 and December 1 Principal Payable December 1		
Bonds and Interest Maturing in the Year Ending December 31,	Principal	Interest	Total
2026	\$ -	\$ 567,005	\$ 567,005
2027	-	550,194	550,194
2028	-	550,194	550,194
2029	-	550,194	550,194
2030	-	550,194	550,194
2031	70,000	550,194	620,194
2032	110,000	546,081	656,081
2033	115,000	539,619	654,619
2034	140,000	532,863	672,863
2035	145,000	524,638	669,638
2036	170,000	516,119	686,119
2037	175,000	506,131	681,131
2038	200,000	495,850	695,850
2039	215,000	484,100	699,100
2040	240,000	471,469	711,469
2041	255,000	457,369	712,369
2042	285,000	442,388	727,388
2043	300,000	425,644	725,644
2044	335,000	408,019	743,019
2045	350,000	388,338	738,338
2046	390,000	367,775	757,775
2047	410,000	344,863	754,863
2048	450,000	320,775	770,775
2049	475,000	294,338	769,338
2050	520,000	266,431	786,431
2051	550,000	235,881	785,881
2052	600,000	203,569	803,569
2053	635,000	168,319	803,319
2054	685,000	131,013	816,013
2055	1,545,000	90,763	1,635,763
Total	\$ 9,365,000	\$ 12,480,330	\$ 21,845,330

See summary of significant assumptions.