

COAL CREEK METROPOLITAN DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

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

12/19/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 925,942	\$ 13,373,548	\$ 17,552,351
REVENUES			
Property Taxes	11,671,949	3,583,231	1,913,871
Specific Ownership Taxes	687,203	190,000	114,832
Interest Income	296,441	500,000	600,000
Other Revenue	2,070	-	-
Total revenues	<u>12,657,663</u>	<u>4,273,231</u>	<u>2,628,703</u>
Total funds available	<u>13,583,605</u>	<u>17,646,779</u>	<u>20,181,054</u>
EXPENDITURES			
General and administrative			
Accounting	10,500	14,100	15,000
Auditing	-	5,500	6,000
County Treasurer's Fee	175,110	53,748	28,708
Dues and Membership	447	370	500
Insurance	4,731	4,010	4,300
Legal	17,697	10,000	20,000
Miscellaneous	-	500	500
Election	372	5,000	500
Contingency	-	-	18,792
Website	1,200	1,200	1,200
	<u>210,057</u>	<u>94,428</u>	<u>95,500</u>
	<u>210,057</u>	<u>94,428</u>	<u>95,500</u>
ENDING FUND BALANCES	<u>\$13,373,548</u>	<u>\$ 17,552,351</u>	<u>\$ 20,085,554</u>
EMERGENCY RESERVE	\$ 379,800	\$ 128,200	\$ 78,900
AVAILABLE FOR OPERATIONS	12,993,748	17,424,151	20,006,654
TOTAL RESERVE	<u>\$13,373,548</u>	<u>\$ 17,552,351</u>	<u>\$ 20,085,554</u>

See summary of significant assumptions.

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

12/19/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Residential	\$ 4,131	\$ 4,131	\$ 6,482
Oil and Gas	165,609,736	50,087,110	26,079,430
Agricultural	8,870	8,870	7,990
State assessed	290	210	140
Personal property	1,118,951	1,088,540	1,246,823
Other	222	148	144
Certified Assessed Value	<u>\$ 166,742,200</u>	<u>\$ 51,189,009</u>	<u>\$ 27,341,009</u>
MILL LEVY			
General	70.000	70.000	70.000
Total mill levy	<u>70.000</u>	<u>70.000</u>	<u>70.000</u>
PROPERTY TAXES			
General	\$ 11,671,954	\$ 3,583,231	\$ 1,913,871
Levied property taxes	11,671,954	3,583,231	1,913,871
Refunds and abatements	(5)	-	-
Budgeted property taxes	<u>\$ 11,671,949</u>	<u>\$ 3,583,231</u>	<u>\$ 1,913,871</u>
BUDGETED PROPERTY TAXES			
General	<u>\$ 11,671,949</u>	<u>\$ 3,583,231</u>	<u>\$ 1,913,871</u>
	<u>\$ 11,671,949</u>	<u>\$ 3,583,231</u>	<u>\$ 1,913,871</u>

See summary of significant assumptions.

**COAL CREEK METROPOLITAN DISTRICT NO. 1
2026 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Arapahoe County on February 17, 2016, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the City of Aurora, Arapahoe County, Colorado.

The District was established to provide financing for the construction, installation, and operation of public improvements, including streets and safety controls, street lighting, monuments, signage, landscaping, water, sanitary sewer, storm drainage, television relay, transportation, mosquito control and park and recreation facilities, primarily for single family residential development within the District.

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.

Revenue

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 Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**COAL CREEK METROPOLITAN DISTRICT NO. 1
2026 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenue (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 6.00% of the property taxes collected.

Net Investment Income

Interest earned on the District's available funds has been estimated based on historical and anticipated future earnings based on market conditions.

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 meeting expense.

County Treasurer's Fees

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

Debt and Leases

The District has no debt or operating or capital leases.

Reserves

Emergency Reserve

The District has provided for an emergency reserve equal to at least 3.00% of the fiscal year spending, as defined under TABOR.

This information is an integral part of the accompanying budget.