

BIG SKY METROPOLITAN DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

**BIG SKY METROPOLITAN DISTRICT
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/12/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ (58,132)	\$ (14,240)	\$ 18,722
REVENUES			
Developer Advance	366,922	125,000	10,225,000
Total revenues	366,922	125,000	10,225,000
Total funds available	308,790	110,760	10,243,722
EXPENDITURES			
General Fund	323,030	92,038	105,000
Capital Projects Fund	-	-	10,100,000
Total expenditures	323,030	92,038	10,205,000
ENDING FUND BALANCES	\$ (14,240)	\$ 18,722	\$ 38,722

See summary of significant assumptions.

**BIG SKY METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/12/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
State assessed	\$ 5	\$ 2	\$ 2
Vacant land	3,323	3,323	3,215
Personal property	463	237	242
Certified Assessed Value	\$ 3,791	\$ 3,562	\$ 3,459
 MILL LEVY			
General	0.000	0.000	0.000
Total mill levy	0.000	0.000	0.000
 PROPERTY TAXES			
General	\$ -	\$ -	\$ -
Budgeted property taxes	\$ -	\$ -	\$ -
 BUDGETED PROPERTY TAXES			
General	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

See summary of significant assumptions.

**BIG SKY METROPOLITAN DISTRICT
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/12/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ (58,132)	\$ (14,240)	\$ 18,722
REVENUES			
Developer Advance	366,922	125,000	125,000
Total revenues	<u>366,922</u>	<u>125,000</u>	<u>125,000</u>
Total funds available	<u>308,790</u>	<u>110,760</u>	<u>143,722</u>
EXPENDITURES			
General and administrative			
Accounting	23,370	20,000	35,000
Banking Fees	60	50	100
Dues and Membership	647	649	750
Election	-	2,168	-
Insurance	250	2,771	5,000
Legal	25,029	30,000	60,000
Project Management	-	35,000	-
Sewer	273,074	-	-
Website	600	1,400	800
Contingency	-	-	3,350
Total expenditures	<u>323,030</u>	<u>92,038</u>	<u>105,000</u>
ENDING FUND BALANCES	<u>\$ (14,240)</u>	<u>\$ 18,722</u>	<u>\$ 38,722</u>

See summary of significant assumptions.

**BIG SKY METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/12/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Developer Advance	-	-	10,100,000
Total revenues	-	-	10,100,000
Total funds available	-	-	10,100,000
EXPENDITURES			
General and Administrative			
Project Management	-	-	100,000
Capital Projects			
Capital Outlay	-	-	10,000,000
Total expenditures	-	-	10,100,000
ENDING FUND BALANCES	\$ -	\$ -	\$ -

See summary of significant assumptions.

**BIG SKY METROPOLITAN DISTRICT NO. 1
2026 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 court order on January 13, 2015 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 Lakewood (the "City"), in Jefferson County, Colorado. The District shall not be authorized to design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities, television, relay and translation, nor golf courses without the City's approval or Service Plan amendment.

Big Sky Metropolitan District No. 1 (the "District") was established to plan for, design, acquire, construct, install, relocate, redevelop and finance public improvements including street improvements, parks and recreation, water, sanitation/storm sewer, transportation, mosquito control, safety protection, and security. The District shall dedicate the Public Improvements to the City or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan and other rules and regulation of the City and applicable provisions of the City Code. The District is authorized to operate and maintain park and recreation, sewer, landscape improvements and other improvements owned by the District. The District anticipates receiving initial funding for both capital and ongoing administrative requirements from developer advances until other revenue is available to the District. The District will impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt and for operations and maintenance. The District may also rely upon various other revenue sources authorized by law. At the District's discretion, these may include the power to assess fees, rates, tolls, penalties, or charges as provided for in C.R.S. § 32-1-1001(1), as amended. Under its Service Plan, the District was organized in conjunction with six other related Districts: Big Sky Metropolitan District No. 2, Big Sky Metropolitan District No. 3, Big Sky Metropolitan District No. 4, Big Sky Metropolitan District No. 5, Big Sky Metropolitan District No. 6, and Big Sky Metropolitan District No. 7. It is anticipated that the Districts, collectively, will undertake the financing and construction of the Public Improvements. The nature of the functions and services to be provided by each District shall be clarified in an intergovernmental agreement between and among the Districts.

At its formation election held on November 4, 2014, District voters approved authorization to increase property taxes annually, as necessary, up to \$10,000,000 for operations, administration, and maintenance mill levy – ad valorem taxes, up to \$10,000,000 for capital costs – ad valorem taxes, up to \$10,000,000 for operations, administration and maintenance – fees, up to \$40,000,000 for multiple fiscal year intergovernmental agreement mill levy, and up to \$40,000,000 for multiple fiscal year private agreement mill levy. The election approved indebtedness of \$40,000,000 for street improvements, \$40,000,000 for parks and recreation, \$40,000,000 for water, \$40,000,000 for sanitation/storm sewer, \$40,000,000 for transportation, \$40,000,000 for mosquito control, \$40,000,000 for safety protection, \$40,000,000 for fire protection, \$40,000,000 for television relay and translation, \$40,000,000 for security, \$40,000,000 for operations and maintenance debt, \$40,000,000 for refunding debt, \$40,000,000 for District Intergovernmental Agreements as debt, \$40,000,000 for District Private Agreements as debt, and \$40,000,000 for In-District Special Assessment Debt.

The Service Plan for District No.'s 1 - 7 limits the aggregate amount of debt that they may issue to \$30,000,000. In addition, the Districts shall not impose a levy for repayment of any and all Debt (or use the proceeds of any mill levy for repayment of Debt) on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such mill levy, unless a majority of the Board of Directors of the District imposing the mill levy are residents of such District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings.

**BIG SKY METROPOLITAN DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided (Continued)

The Maximum Debt Mill Levy the District is permitted to impose is as follows: For the portion of any aggregate Debt which exceeds fifty percent (50%) of the District's assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be 50.000 mills less the number of mills necessary to pay the unlimited mill levy Debt. If on or after January 1, 2004, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes. Such changes are to be determined by the Board, in good faith, so that to the extent possible the actual tax revenues generated by the mill levy are neither diminished nor enhanced as a result of such changes.

For the portion of any aggregate debt which is equal to or less than fifty percent (50%) of the District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

The Maximum Debt Mill Levy for the repayment of Debt shall not apply to the District's ability to increase their mill levy as necessary for provision of operation and maintenance services to their taxpayers and service users.

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

Developer Advances

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

**BIG SKY METROPOLITAN DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

General and Administrative Expenditures

General and administrative expenditures include the estimated cost of services necessary to maintain the District's administrative viability such as accounting, legal, insurance, membership dues and other administrative expenses.

County Treasurer's Fees

County Treasurer's fees are computed at 1.5% of property tax collections.

Capital Projects

The District anticipates capital outlay as outlined in the Capital Projects Fund.

Debt and Leases

The District does not have any outstanding debt or operating leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish an Emergency Reserve. This reserve must be at least 3% of fiscal year spending. The District's primary revenue source is developer advances, which are not considered TABOR fiscal year spending, and therefore an Emergency Reserve has not been provided.

This information is an integral part of the accompanying budget.