

**VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2025**

**VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6**  
**SUMMARY**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/22/25

|   | ACTUAL<br>2023    | ESTIMATED<br>2024   | BUDGET<br>2025      |
|---|-------------------|---------------------|---------------------|
| BEGINNING FUND BALANCES   | \$ 806,995        | \$ 965,911          | \$ 1,257,616        |
| REVENUES  |                   |                     |                     |
| Property taxes  | 2,720,429         | 3,877,650           | 3,911,232           |
| Specific ownership taxes  | 292,905           | 333,850             | 358,035             |
| Interest Income   | 41,080            | 110,000             | 41,500              |
| Other Revenue   | -                 | 9,410               | -                   |
| Property Taxes - Fire Protection IGA                            | 438,108           | 578,875             | 583,705             |
| Total revenues  | <u>3,492,522</u>  | <u>4,909,785</u>    | <u>4,894,472</u>    |
| Total funds available   | <u>4,299,517</u>  | <u>5,875,696</u>    | <u>6,152,088</u>    |
| EXPENDITURES  |                   |                     |                     |
| General Fund  | 538,857           | 684,478             | 765,000             |
| Debt Service Fund   | 2,794,749         | 3,933,602           | 4,336,000           |
| Total expenditures  | <u>3,333,606</u>  | <u>4,618,080</u>    | <u>5,101,000</u>    |
| Total expenditures and transfers out<br>requiring appropriation | <u>3,333,606</u>  | <u>4,618,080</u>    | <u>5,101,000</u>    |
| ENDING FUND BALANCES  | <u>\$ 965,911</u> | <u>\$ 1,257,616</u> | <u>\$ 1,051,088</u> |
| EMERGENCY RESERVE   | \$ 20,400         | \$ 25,100           | \$ 23,700           |
| AVAILABLE FOR OPERATIONS  | 295,656           | 440,003             | 463,394             |
| RESERVE - 2021 SURPLUS FUND                                     | 500,000           | 500,000             | 500,000             |
| RESERVE - 2007 SURPLUS FUND                                     | 62,624            | 62,624              | 62,624              |
| TOTAL RESERVE   | <u>\$ 878,680</u> | <u>\$ 1,027,727</u> | <u>\$ 1,049,718</u> |

**VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/22/25

| ACTUAL | ESTIMATED | BUDGET |
|--------|-----------|--------|
| 2023   | 2024      | 2025   |

**ASSESSED VALUATION**

|                          |               |               |               |
|--------------------------|---------------|---------------|---------------|
| Residential              | \$ 42,801,900 | \$ 56,959,040 | \$ 57,766,180 |
| Agricultural             | 1,040         | 1,080         | 1,080         |
| Vacant land              | 857,950       | 357,180       | 13,430        |
| Personal property        | 170,260       | 577,300       | 589,800       |
| Certified Assessed Value | \$ 43,831,150 | \$ 57,894,600 | \$ 58,370,490 |

**MILL LEVY**

|                     |        |        |        |
|---------------------|--------|--------|--------|
| General             | 5.000  | 3.200  | 3.200  |
| Debt Service        | 57.095 | 63.786 | 63.807 |
| Fire Protection IGA | 10.000 | 10.000 | 10.000 |
| Total mill levy     | 72.095 | 76.986 | 77.007 |

**PROPERTY TAXES**

|                                |              |              |              |
|--------------------------------|--------------|--------------|--------------|
| General                        | \$ 219,156   | \$ 185,263   | \$ 186,786   |
| Debt Service                   | 2,502,540    | 3,692,865    | 3,724,446    |
| Fire Protection IGA            | 438,312      | 578,946      | 583,705      |
| Levied property taxes          | 3,160,008    | 4,457,074    | 4,494,937    |
| Adjustments to actual/rounding | (1,471)      | (358)        | -            |
| Refunds and abatements         | -            | (191)        | -            |
| Budgeted property taxes        | \$ 3,158,537 | \$ 4,456,525 | \$ 4,494,937 |

**BUDGETED PROPERTY TAXES**

|                            |                     |                     |                     |
|----------------------------|---------------------|---------------------|---------------------|
| <b>General</b>             | <b>\$ 219,054</b>   | <b>\$ 185,240</b>   | <b>\$ 186,786</b>   |
| <b>Debt Service</b>        | <b>2,501,376</b>    | <b>3,692,410</b>    | <b>3,724,446</b>    |
| <b>Fire Protection IGA</b> | <b>438,108</b>      | <b>578,875</b>      | <b>583,705</b>      |
|                            | <b>\$ 3,158,537</b> | <b>\$ 4,456,525</b> | <b>\$ 4,494,937</b> |

**VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6  
GENERAL FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/22/25

|   | ACTUAL<br>2023    | ESTIMATED<br>2024 | BUDGET<br>2025    |
|---|-------------------|-------------------|-------------------|
| BEGINNING FUND BALANCES   | \$ 177,741        | \$ 316,056        | \$ 465,103        |
| REVENUES  |                   |                   |                   |
| Property taxes  | 219,054           | 185,240           | 186,786           |
| Interest Income   | 20,010            | 60,000            | 16,500            |
| Property Taxes - Fire Protection IGA                            | 438,108           | 578,875           | 583,705           |
| Other Revenue   | -                 | 9,410             | -                 |
| Total revenues  | <u>677,172</u>    | <u>833,525</u>    | <u>786,991</u>    |
| Total funds available   | <u>854,913</u>    | <u>1,149,581</u>  | <u>1,252,094</u>  |
| EXPENDITURES  |                   |                   |                   |
| General and administrative                                      |                   |                   |                   |
| Accounting  | 36,122            | 38,000            | 38,000            |
| Auditing  | 5,100             | 5,600             | 5,800             |
| County Treasurer's Fee  | 9,862             | 11,467            | 11,557            |
| Insurance   | 11,146            | 11,919            | 13,500            |
| District management   | 14,452            | 16,000            | 25,000            |
| Legal   | 19,109            | 18,000            | 25,000            |
| Miscellaneous   | 2,839             | 3,500             | 3,500             |
| Election  | 1,417             | -                 | 6,000             |
| Contingency   | -                 | -                 | 19,694            |
| Operations and maintenance                                      |                   |                   |                   |
| Pond Maintenance  | 7,076             | 9,800             | 42,000            |
| Fire protection   | 431,734           | 570,192           | 574,949           |
| Total expenditures  | <u>538,857</u>    | <u>684,478</u>    | <u>765,000</u>    |
| Total expenditures and transfers out<br>requiring appropriation | <u>538,857</u>    | <u>684,478</u>    | <u>765,000</u>    |
| ENDING FUND BALANCES  | <u>\$ 316,056</u> | <u>\$ 465,103</u> | <u>\$ 487,094</u> |
| EMERGENCY RESERVE   | \$ 20,400         | \$ 25,100         | \$ 23,700         |
| AVAILABLE FOR OPERATIONS  | 295,656           | 440,003           | 463,394           |
| TOTAL RESERVE   | <u>\$ 316,056</u> | <u>\$ 465,103</u> | <u>\$ 487,094</u> |

**VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6**  
**DEBT SERVICE FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/22/25

|   | ACTUAL<br>2023 | ESTIMATED<br>2024 | BUDGET<br>2025 |
|---|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES   | \$ 629,254     | \$ 649,855        | \$ 792,513     |
| <b>REVENUES</b>   |                |                   |                |
| Property taxes  | 2,501,375      | 3,692,410         | 3,724,446      |
| Specific ownership taxes  | 292,905        | 333,850           | 358,035        |
| Interest Income   | 21,070         | 50,000            | 25,000         |
| Total revenues  | 2,815,350      | 4,076,260         | 4,107,481      |
| Total funds available   | 3,444,604      | 4,726,115         | 4,899,994      |
| <b>EXPENDITURES</b>   |                |                   |                |
| General and administrative                                      |                |                   |                |
| County Treasurer's Fee  | 37,538         | 54,410            | 55,867         |
| Paying agent fees   | 5,330          | 5,330             | 5,330          |
| Contingency   | -              | -                 | 81,985         |
| Debt Service  |                |                   |                |
| Bond Interest - 2007  | 478,215        | 496,714           | 496,462        |
| Bond Interest - 2021A   | 1,206,356      | 1,206,356         | 1,206,356      |
| Bond Interest - 2021B   | 1,067,310      | 2,170,792         | 2,490,000      |
| Total expenditures  | 2,794,749      | 3,933,602         | 4,336,000      |
| Total expenditures and transfers out<br>requiring appropriation | 2,794,749      | 3,933,602         | 4,336,000      |
| ENDING FUND BALANCES  | \$ 649,855     | \$ 792,513        | \$ 563,994     |
| RESERVE - 2021 SURPLUS FUND                                     | \$ 500,000     | \$ 500,000        | \$ 500,000     |
| RESERVE - 2007 SURPLUS FUND                                     | 62,624         | 62,624            | 62,624         |
| TOTAL RESERVE   | \$ 562,624     | \$ 562,624        | \$ 562,624     |

**VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The Villages at Castle Rock Metropolitan District No. 6, a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by Ordinance of the Town of Castle Rock on August 15, 1984. The District was established to provide construction, installation, financing and operation of public improvements, including water, sanitary, storm sewer, streets, park and recreation facilities, safety, transportation, television relay, fire protection, and mosquito control primarily for single family residential development within the District. The District's service area is located entirely within the Town of Castle Rock, Douglas County, Colorado.

On May 4, 2004, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$60,000,000 for general obligation bonds at an interest rate not to exceed 18% per annum. In addition, the electors authorized the refunding of up to \$60,000,000 in general obligation bonds at a higher interest rate.

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 District's maximum Required Mill Levy is 50.000 mills for the Debt Service Fund, adjusted for changes in the ratio of actual value to assessed value of property within the District. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable. As of December 31, 2024, the adjusted maximum mill levy for debt service is 63.807 mills.

The Second Amended and Restated Service Plan states that in addition to the mill levy for payment of debt service and for operations and maintenance, which is 10.000 mills, the District has a mill levy of 10.000 mills, which is pledged to the Town pursuant to the Fire Protection and Emergency Response IGA.

**VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (continued)**

**Property Taxes (Continued)**

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-101 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 forecast assumes that the District's share will be equal to approximately 9% of the property taxes collected by the District. The budget assumes that all of the specific ownership taxes will be pledged to debt service on the bonds during the term the bonds are outstanding.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on historical data.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operating expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, management, insurance, meeting expense, and other administrative expenses. Estimated expenditures related to detention pond maintenance are also included in the General Fund budget.

**County Treasurer's Fees**

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

**VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6**  
**2025 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (cont'd)**

**Debt Service**

Principal and interest payments are provided based on the debt amortization schedule from the Series 2007 Bonds and Series 2021A Bonds (discussed under Debt and Leases). As the exact timing and amount of 2021B payments is unknown, a debt service schedule isn't presented.

**Debt and Leases**

The District issued the 2021A Senior Bonds and the 2021B Subordinate Bonds on July 15, 2021 (the "Closing Date"), in the respective par amounts of \$29,245,000 and \$27,709,000. Net proceeds from the sale of the 2021A Senior Bonds will be used to: (i) purchase and cancel a portion of the accreted value of the District's currently outstanding 2007 Senior Bonds; (ii) refund the 2007 Subordinate Obligations; (iii) fund an initial deposit to the 2021A Surplus Fund; and, (iv) pay certain costs in connection with the issuance of the 2021A Senior Bonds and 2021B Subordinate Bonds. The 2021B Subordinate Bonds will be issued in exchange for the purchase and cancellation of a portion of the accreted value of the 2007 Senior Bonds.

The 2021A Senior Bonds will bear interest at 4.125% and are payable semiannually, to the extent of available Senior Pledged Revenue, on June 1 and December 1 (each an "Interest Payment Date"), beginning on December 1, 2021. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2038. The 2021A Senior Bonds mature on December 1, 2051.

The 2021B Subordinate Bonds will bear interest at the rate of 5.700% per annum and are subject to mandatory redemption annually on December 1, beginning December 1, 2021 from, and to the extent of, available Subordinate Pledged Revenue, if any, and mature on December 1, 2051. The 2021B Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest due prior to the final maturity date. Unpaid interest will accrue and compound annually on each December 1 until sufficient Subordinate Pledged Revenue is available for payment.

The 2007 Senior Bonds were issued in the original principal amount of \$22,647,881.60 and were comprised of 50,917 Bond Units with: 1) 16,786 Bond Units maturing on December 1, 2017 and subject to mandatory sinking fund redemption, to the extent of available funds, from December 1, 2010 through December 1, 2017 ("Bond No. 1"); and, 2) 34,131 Bond Units maturing on December 1, 2037 and subject to mandatory sinking fund redemption, to the extent of available funds, from December 1, 2018 through December 1, 2037 ("Bond No. 2"). Upon closing on the 2021 Bonds on July 15, 2021, 4,847.51 Bond Units of the 2007 Senior Bonds remained outstanding. At closing, the District deposited to the Bond Redemption Fund an amount sufficient to pay the accreted value as of December 1, 2021, of an additional 1,158.94 Bond Units that were subject to sinking fund redemption from December 1, 2018 through December 1, 2020. As a result, after this payment on December 1, 2021, 3,688.57 Bond Units of the 2007 Senior Bonds were outstanding.

The District has no operating or capital leases.



**VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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.**

**VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2025**

\$29,245,000 Series 2021A  
Limited Tax General Obligation Refunding Bonds  
Interest Rate: 4.125%  
Series 2021A  
Interest Payable June 1 and December 1  
Principal Due December 1

| <u>Year Ending December 31,</u> | <u>Principal</u>     | <u>Interest</u>      | <u>Total</u>         |
|---------------------------------|----------------------|----------------------|----------------------|
| 2025                            | \$ -                 | \$ 1,206,356         | \$ 1,206,356         |
| 2026                            | -                    | 1,206,356            | 1,206,356            |
| 2027                            | -                    | 1,206,356            | 1,206,356            |
| 2028                            | -                    | 1,206,356            | 1,206,356            |
| 2029                            | -                    | 1,206,356            | 1,206,356            |
| 2030                            | -                    | 1,206,356            | 1,206,356            |
| 2031                            | -                    | 1,206,356            | 1,206,356            |
| 2032                            | -                    | 1,206,356            | 1,206,356            |
| 2033                            | -                    | 1,206,356            | 1,206,356            |
| 2034                            | -                    | 1,206,356            | 1,206,356            |
| 2035                            | -                    | 1,206,356            | 1,206,356            |
| 2036                            | -                    | 1,206,356            | 1,206,356            |
| 2037                            | -                    | 1,206,356            | 1,206,356            |
| 2038                            | 700,000              | 1,206,356            | 1,906,356            |
| 2039                            | 1,210,000            | 1,177,481            | 2,387,481            |
| 2040                            | 1,405,000            | 1,127,569            | 2,532,569            |
| 2041                            | 1,460,000            | 1,069,613            | 2,529,613            |
| 2042                            | 1,670,000            | 1,009,388            | 2,679,388            |
| 2043                            | 1,740,000            | 940,500              | 2,680,500            |
| 2044                            | 1,975,000            | 868,725              | 2,843,725            |
| 2045                            | 2,055,000            | 787,256              | 2,842,256            |
| 2046                            | 2,310,000            | 702,488              | 3,012,488            |
| 2047                            | 2,405,000            | 607,200              | 3,012,200            |
| 2048                            | 2,685,000            | 507,994              | 3,192,994            |
| 2049                            | 2,795,000            | 397,238              | 3,192,238            |
| 2050                            | 3,105,000            | 281,944              | 3,386,944            |
| 2051                            | 3,730,000            | 153,863              | 3,883,863            |
| Total                           | <u>\$ 29,245,000</u> | <u>\$ 26,520,243</u> | <u>\$ 55,765,243</u> |