

EVERGREEN RIDGE METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

**EVERGREEN RIDGE METRO DISTRICT
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	\$ -	\$ -	\$ 358
REVENUES			
Property taxes	-	5,808	6,113
Specific ownership taxes	-	550	581
Developer advance	-	42,000	41,000
Total revenues	-	48,358	47,694
Total funds available	-	48,358	48,052
EXPENDITURES			
General and administrative			
Accounting	-	15,000	18,000
County Treasurer's Fee	-	87	92
Dues and Membership	-	378	500
Insurance	-	3,000	3,000
Legal	-	26,000	20,000
Miscellaneous	-	500	500
Election	-	1,000	-
Contingency	-	2,035	3,908
Website	-	-	1,000
Total expenditures	-	48,000	47,000
Total expenditures and transfers out requiring appropriation	-	48,000	47,000
ENDING FUND BALANCES	\$ -	\$ 358	\$ 1,052
EMERGENCY RESERVE	\$ -	\$ 200	\$ 300
AVAILABLE FOR OPERATIONS	-	158	752
TOTAL RESERVE	\$ -	\$ 358	\$ 1,052

See summary of significant assumptions.

**EVERGREEN RIDGE METRO DISTRICT
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
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ASSESSED VALUATION - JEFFERSON COUNTY

Vacant land	-	290,390	1,064,620
	-	290,390	1,064,620
Certified Assessed Value	\$ -	\$ 290,390	\$ 1,064,620

MILL LEVY

General	0.000	20.000	5.742
Total mill levy	0.000	20.000	5.742

PROPERTY TAXES

General	\$ -	\$ 5,808	\$ 6,113
Levied property taxes	-	5,808	6,113
Budgeted property taxes	\$ -	\$ 5,808	\$ 6,113

BUDGETED PROPERTY TAXES

General	\$ -	\$ 5,808	\$ 6,113
	\$ -	\$ 5,808	\$ 6,113

**EVERGREEN RIDGE METROPOLITAN DISTRICT
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 order and decree of the District Court for the El Paso County on February 14, 2024, 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 in the El Paso County, Colorado Springs, State of Colorado.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

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.

**EVERGREEN RIDGE METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Property Taxes (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%

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.

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 9.5% of the property taxes collected.

Developer Advances

The significant portion of District's general and administrative costs in 2026 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 bonds proceeds (if applicable) and other legally available revenue.

Expenditures

Administrative and Operating Expenditures

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

County Treasurer's Fees

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

**EVERGREEN RIDGE METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

This District has no operating or capital leases.

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.