

TRANSPORT METROPOLITAN DISTRICT NO. 4

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

**TRANSPORT METROPOLITAN DISTRICT NO. 4
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

12/1/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property Taxes	8,613	10,111	12,036
Specific Ownership Tax	474	490	662
Other Revenue	202	115	368
Total revenues	9,289	10,716	13,066
Total funds available	9,289	10,716	13,066
EXPENDITURES			
General and administrative			
County Treasurer's Fees	132	153	181
IGA expenditures Transport MD1	9,157	10,563	12,517
Contingency	-	-	368
Total expenditures	9,289	10,716	13,066
Total expenditures and transfers out requiring appropriation	9,289	10,716	13,066
ENDING FUND BALANCES	\$ -	\$ -	\$ -

See summary of significant assumptions.

**TRANSPORT METROPOLITAN DISTRICT NO. 4
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

12/1/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Residential	\$ 8,940	\$ 8,940	\$ 25,020
Commercial	73,990	-	-
Agricultural	36,820	36,840	36,040
State assessed	52,160	9,650	9,130
Personal property	-	146,790	149,290
Certified Assessed Value	<u>\$ 171,910</u>	<u>\$ 202,220</u>	<u>\$ 219,480</u>
MILL LEVY			
General	50.000	50.000	54.840
Total mill levy	<u>50.000</u>	<u>50.000</u>	<u>54.840</u>
PROPERTY TAXES			
General	\$ 8,596	\$ 10,111	\$ 12,036
Levied property taxes	8,596	10,111	12,036
Refunds and abatements	18	-	-
Budgeted property taxes	<u>\$ 8,614</u>	<u>\$ 10,111</u>	<u>\$ 12,036</u>
BUDGETED PROPERTY TAXES			
General	<u>\$ 8,614</u>	<u>\$ 10,111</u>	<u>\$ 12,036</u>
	<u>\$ 8,614</u>	<u>\$ 10,111</u>	<u>\$ 12,036</u>

See summary of significant assumptions.

TRANSPORT METROPOLITAN DISTRICT NO. 4
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

TransPort Metropolitan District No. 4, (the District), a quasi-municipal corporation and a political subdivision of the State of Colorado, which is located in the City of Aurora was organized on November 7, 2006, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

It is anticipated that Transport Metropolitan Districts Nos. 1-15 will collectively undertake the financing and construction of certain public improvements within and without the boundaries of the Districts. The service plans authorize the Districts to enter into certain intergovernmental cost sharing and recovery agreements which govern the relationships between and among the Districts with respect to financing, construction, and operation of the public improvements. These services will be determined through the Coordinating Services Agreement.

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 the District believe 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.

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, 2025, the adjusted maximum mill levy for debt service is 54.480 mills. 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 becomes due and payable.

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.

**TRANSPORT METROPOLITAN DISTRICT NO. 4
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%

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 5.50% of the total property taxes collected.

Expenditures

County Treasurer’s Fees

County Treasurer’s fees have been computed at 1.50% of property tax collections for the budget year 2026.

Intergovernmental Expenditures

Pursuant to the District Coordinating Services Agreement dated November 20, 2019, Transport Metropolitan District No.1 will provide certain operation, maintenance, and administrative services benefitting the District and Transport Metropolitan Districts Nos 2-15 (collectively “Districts”). The Districts will pay all of costs of such services through the imposition of ad valorem property taxes and transferring the net tax revenues to Transport Metropolitan District No. 1.

Debt and Leases

The District has no debt or leases.

**TRANSPORT METROPOLITAN DISTRICT NO. 4
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all funds received by the District are transferred to Transport Metropolitan District No. 1, which pays for all of the Districts' operations, maintenance and administrative costs, an Emergency Reserve is not reflected in the District's budget.

This information is an integral part of the accompanying budget.