

COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 5

January 10, 2026

Division of Local Government
Via: E-Filing Portal

RE: Cottonwood Creek Metropolitan District No. 5

LG ID# 66620

Attached is the 2026 Budget for the Cottonwood Creek Metropolitan District No. 5 in Arapahoe County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on October 15, 2025. If there are any questions on the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060 Ext. 6.

The mill levy certified to the County Commissioners of Arapahoe County is 21.481 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 0.000 mills for G.O. bonds; 0.000 mills for refund/abatement; and (0.000) mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$126 the total property tax revenue is \$2.71. Copies of the certification of mill levies sent to the County Commissioners for Arapahoe County are enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Arapahoe County, Colorado.

Sincerely,



Eric Weaver
District Accountant

Enclosure(s)

Financial Management Provided By Marchetti & Weaver, LLC

Mountain Office
28 Second Street, Suite 213
Edwards, CO 81632
(970) 926-6060

Website & Email
www.mwcpaa.com
Admin@mwcpaa.com

Front Range Office
245 Century Circle, Suite 103
Louisville, CO 80027
(720) 210-9136

RESOLUTION
ADOPTING BUDGET, AND APPROPRIATING SUMS OF MONEY
AND CERTIFYING MILL LEVIES FOR THE CALENDAR YEAR 2026

The Board of Directors of Cottonwood Creek Metropolitan District No. 5 (the “**Board**”), City of Aurora, Arapahoe County, Colorado (the “**District**”), held a special meeting, via teleconference on October 15, 2025, at the hour of 2:00 p.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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NOTICE AS TO PROPOSED 2026 BUDGET

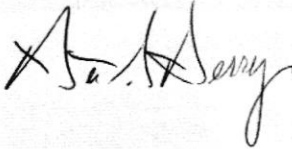
SENTINEL
PROOF OF PUBLICATION

STATE OF COLORADO
COUNTY OF ARAPAHOE }ss.

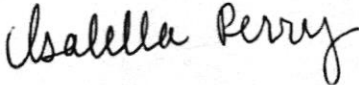
I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver, State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said Counties of Arapahoe, Adams and Denver for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period 1 of consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated October 9 A.D. 2025 and that the last publication of said notice was in the issue of said newspaper dated October 9 A.D. 2025.

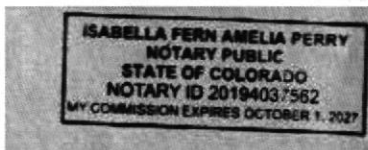
I witness whereof I have hereunto set my hand this 9th day of October A.D. 2025



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 9th day of October A.D. 2025.



Notary Public



**NOTICE OF PUBLIC HEARING
ON THE PROPOSED 2025 BUDGETS
AND NOTICE OF PUBLIC HEARING
ON THE AMENDED 2024 BUDGETS**

The Boards of Directors (collectively the "Boards") of the COTTONWOOD CREEK METROPOLITAN DISTRICT NOS. 3-5 (collectively the "Districts"), will hold a public hearing via teleconference on October 15, 2025, at 2:00 p.m., to consider adoption of the Districts' proposed 2025 budgets (the "Proposed Budgets"), and, if necessary, adoption of an amendment to the 2024 budgets (the "Amended Budgets"). The public hearing may be joined using the following teleconference information:
<https://zoom.us/j/4496175182>

Meeting ID: 449 617 5182
To Join by phone: 1 (719) 359 - 4580
One tap mobile:
+17193594580, 4496175182#

The Proposed Budgets and Amended Budgets are available for inspection by the public at the offices of Marchetti & Weaver, LLC, 28 2nd Street, Unit 213, Edwards, CO 81632.

Any interested elector of the Districts may file any objections to the Proposed Budgets and Amended Budgets at any time prior to the final adoption of the Proposed Budgets or the Amended Budgets by the Boards.

The agenda for any meeting may be obtained at <https://cottonwoodcreekmd3-5.org> or by calling (303) 858-1800.

BY ORDER OF THE BOARDS OF DIRECTORS:

COTTONWOOD CREEK METROPOLITAN DISTRICT NOS. 3-5, a quasi-municipal corporation and political subdivision of the State of Colorado
/s/ WBA LOCAL GOVERNMENT LAW
Attorneys at Law

Publication: October 9, 2025
Sentinel

WHEREAS, the Board has appointed its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2026. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2026 as more specifically set out in the budget attached hereto.

Section 3. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of Arapahoe County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 5. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated from the revenue of each fund for the purposes stated.

Section 6. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager, or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 7. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 5

2026

BUDGET MESSAGE

Cottonwood Creek Metropolitan Districts Nos. 3-5 are quasi-municipal corporations organized and operated pursuant to provisions set forth in the Colorado Special District Act. The Districts were formed to provide for all or part of the Public Improvements, as defined in the District's Service Plan, for the use and benefit of all inhabitants and taxpayers of the Districts. The primary purpose of the Districts is to finance the construction of these Public Improvements.

District No. 5 is responsible for construction of public improvements and issued Bonds in 2025 to pay for such improvements. Funding for payment of the Bonds will come from property tax levies and fees charged by all of the Districts. District No. 5 is also responsible for providing administrative and operational support for all of the Districts, with funding coming from operational levies implemented by all of the Districts.

The District has no employees and all operations and administrative functions are contracted.

The following budget is prepared using the modified accrual basis of accounting.

BUDGET STRATEGY

The District's strategy in preparing the 2026 budget is to strive to provide the scope of services defined in the service plan in the most economic manner possible.

REVENUES

The District certified a mill levy for 2026 collection of 21.481 mills for operations, resulting in General Fund property tax revenues of \$3. District No. 3 and 4 will also transfer net revenues to District 5 for operations and debt service as applicable.

EXPENDITURES

The District budgeted for operational expenses to be accounted for in the General Fund, debt service on bonds to be accounted for in the Debt Service fund, and the capital expenditures to be accounted for in the Capital Fund.

Cottonwood Creek Metropolitan District No. 5 (Coordinating District)

Statement of Net Position

August 31, 2025

	General Fund	Debt Service Fund	Capital Fund	Fixed Assets & LTD	Total
ASSETS					
CASH					
Chase Checking	41,120				41,120
Colotrust	-				-
UMB - Surplus		3,971,895			3,971,895
UMB - COI		7,013			7,013
FirstBank - Restricted Project Funds			9,283,774		9,283,774
FirstBank - Project Funds			24,265,580		24,265,580
Pooled Cash	196,478	-	(196,478)		-
TOTAL CASH	237,598	3,978,908	33,352,876	-	37,569,381
OTHER CURRENT ASSETS					
Due From County Treasurer	-	-			-
Property Tax Receivable	-	-			-
Accounts Receivable	-	-			-
Due From District No. 3	-				-
Due From District No. 4	-				-
Prepaid Expense	-	-			-
TOTAL OTHER CURRENT ASSETS	-	-	-	-	-
FIXED ASSETS					
Construction in Progress					-
Accumulated Depreciation	-				-
TOTAL FIXED ASSETS	-	-	-	-	-
TOTAL ASSETS	237,598	3,978,908	33,352,876	-	37,569,381
LIABILITIES & DEFERRED INFLOWS					
CURRENT LIABILITIES					
Accounts Payable	303,051	-	-		303,051
Payroll Liabilities	-	-	-		-
TOTAL CURRENT LIABILITIES	303,051	-	-	-	303,051
DEFERRED INFLOWS					
Deferred Property Taxes	-	-			-
TOTAL DEFERRED INFLOWS	-	-	-	-	-
LONG-TERM LIABILITIES					
Bonds				41,195,877	41,195,877
Accrued Interest- Bonds					-
Developer Payable-Principal Capital				-	-
Developer Payable-Principal Operations				21,500	21,500
Developer Payable-Interest-Capital					-
Developer Payable-Interest-Operations				-	-
TOTAL LONG-TERM LIABILITIES	-	-	-	41,217,377	41,217,377
TOTAL LIAB & DEF INFLOWS	303,051	-	-	41,217,377	41,520,428
NET POSITION					
Inv in Long Term Deb				(41,217,377)	(41,217,377)
Fund Balance- Non-Spendable	-				-
Fund Balance- Restricted	5,175	3,978,908	33,352,876		37,336,958
Fund Balance- Unassigned	(70,628)				(70,628)
TOTAL NET POSITION	(65,453)	3,978,908	33,352,876	(41,217,377)	(3,951,047)
	=	=	=	=	=

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 08/31/25 Actual	YTD Thru 08/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	-	21	21	21				126	November Final AV
Mill Levy									
General Fund	-	-	-	-				21.481	20 Mills, Adjusted
Debt Service Fund	-	-	-	-				-	None Anticipated Until Buildout in 2037
Total Mill Levy	-	-	-	-				21.481	20 Mills, Adjusted, For Operations In 2026
Property Tax Revenue									
General Fund	-	-	-	-				3	20 Mills, Adjusted
Debt Service Fund	-	-	-	-				-	None Anticipated Until Buildout in 2037
Total Property Taxes	-	-	-	-				3	20 Mills, Adjusted, For Operations In 2026

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 08/31/25 Actual	YTD Thru 08/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
COMBINED FUNDS									
REVENUE									
Property Taxes	-	-	-	-	-	-	-	5	20 Mills, Adjusted, For Operations In 2026
Specific Ownership Taxes	-	-	-	-	-	-	-	0	6% of Property Taxes
Property Tax Transfers- Districts 3-4- Ops	-	-	-	-	-	-	-	72,076	Per Districts 3 & 4 Budgets
Property Tax Transfers- Districts 3-4- Debt	-	-	-	-	-	-	-	179,447	Per Districts 3 & 4 Budgets
Interest & Other Income	-	-	717,000	580,000	97,605	-	97,605	604,039	Investment of Bond Funds
TOTAL REVENUE	-	-	717,000	580,000	97,605	-	97,605	855,568	
EXPENDITURES									
Administration									
Accounting, Legal, Management & Audit	-	12,000	160,000	160,000	80,275	7,833	(72,441)	192,500	See General Fund
Insurance, SDA Dues, Misc Other	-	2,500	12,500	12,500	6,678	2,500	(4,178)	13,625	See General Fund
Treasurer's fees	-	-	-	-	-	-	-	0	1.5% of Property Taxes
Contingency	-	500	127,500	-	-	-	-	100,000	Allowance For Unforeseen Needs
Operations									
Landscaping, Snow Removal, Other	-	-	-	-	-	-	-	-	
Debt Service									
Bond Principal	-	-	-	-	-	-	-	-	
Bond Interest	-	-	-	-	-	-	-	-	
Developer Repayment- Principal	-	-	-	524,677	524,677	-	(524,677)	-	No Funds Available
Developer Repayment- Interest	-	-	-	-	-	-	-	-	
Trustee Fee & Contingency	-	-	6,747,337	-	-	-	-	14,000	Annual fees and allowance for unforeseen needs
Capital	-	-	47,638,540	5,278,550	993,815	-	(993,815)	29,913,450	See Capital Fund
TOTAL EXPENDITURES	-	15,000	54,685,877	5,975,727	1,605,445	10,333	(1,595,112)	30,233,575	
REVENUE OVER / (UNDER) EXPENDITURES	-	(15,000)	(53,968,877)	(5,395,727)	(1,507,840)	(10,333)	(1,497,507)	(29,378,007)	
OTHER SOURCES / (USES)									
Developer Advances	-	15,000	10,310,000	710,677	546,177	10,333	535,844	240,000	General & Capital Fund Shortfalls
Bond Proceeds & Premium (Discount)	-	-	49,300,163	39,609,804	39,609,804	-	39,609,804	-	
Debt Issuance Expense	-	-	(1,286,003)	(1,388,824)	(1,381,811)	-	(1,381,811)	-	
TOTAL OTHER SOURCES / (USES)	-	15,000	58,324,159	38,931,657	38,774,170	10,333	38,763,837	240,000	
CHANGE IN FUND BALANCE	-	-	4,355,282	33,535,930	37,266,330	-	37,266,330	(29,138,007)	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	33,535,930	
ENDING FUND BALANCE	-	-	4,355,282	33,535,930	37,266,330	-	37,266,330	4,397,923	
COMPONENTS OF FUND BALANCE									
Non-Spendable	-	-	-	7,500	-	-	-	7,575	Prepaid Insurance
TABOR Emergency Reserve	-	-	-	5,175	5,175	-	-	9,184	3% of Operating Expenditures
Restricted For Debt Service	-	-	4,345,282	4,050,980	3,978,908	-	-	4,378,469	See Debt Service Fund
Restricted For Capital Projects	-	-	-	29,471,450	33,352,876	-	-	-	See Capital Fund
Unassigned	-	-	10,000	825	(70,628)	-	-	2,695	
TOTAL ENDING FUND BALANCE	-	-	4,355,282	33,535,930	37,266,330	-	-	4,397,923	
=	=	=	=	=	=	=	=	=	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 08/31/25 Actual	YTD Thru 08/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property Taxes- O&M Levy	-	-	-	-	-	-	-	3	20 Mills, Adjusted, For Operations In 2026
Specific Ownership Taxes	-	-	-	-	-	-	-	0	6% of Property Taxes
Property Tax Transfer- District No. 3	-	-	-	-	-	-	-	298	Per District No. 3 Budget
Property Tax Transfer- District No. 4	-	-	-	-	-	-	-	71,778	Per District No. 4 Budget
Interest Income	-	-	-	-	-	-	-	-	
Miscellaneous Income	-	-	-	-	-	-	-	-	
System Development Fees	-	-	-	-	-	-	-	-	
TOTAL REVENUE	-	-	-	-	-	-	-	72,079	
EXPENDITURES									
Accounting	-	2,500	40,000	40,000	18,588	1,500	(17,088)	60,000	Full Year of Activity + Audit
Audit	-	-	-	-	-	-	-	7,500	Per Auditor
Legal	-	9,500	100,000	100,000	52,376	6,333	(46,043)	100,000	Based on 2025 forecast
District Management	-	-	20,000	20,000	9,310	-	(9,310)	25,000	Based on 2025 forecast
Insurance	-	2,500	-	-	675	2,500	1,825	7,500	All 3 Districts
Elections	-	-	10,000	10,000	5,641	-	(5,641)	1,500	Prep for 2027 elections
Bank Fees	-	-	500	500	95	-	(95)	525	Based on 2025 forecast
Dues & Membership	-	-	2,000	2,000	268	-	(268)	2,100	Based on 2025 forecast
Website	-	-	-	-	-	-	-	2,000	ADA Compliance
Landscape, Snowplowing, and Other Ops	-	-	-	-	-	-	-	-	None Anticipated For 2026
Treasurer's fees	-	-	-	-	-	-	-	0	1.5% of Property Taxes
Developer Repayment- Principal	-	-	-	-	-	-	-	-	No Funds Available
Developer Repayment- Interest	-	-	-	-	-	-	-	-	No Funds Available
Contingency / Emergencies	-	500	127,500	-	-	-	-	100,000	Allowance For Unforeseen Needs
TOTAL EXPENDITURES	-	15,000	300,000	172,500	86,953	10,333	(76,620)	306,125	
REVENUE OVER / (UNDER) EXPENDITURES	-	(15,000)	(300,000)	(172,500)	(86,953)	(10,333)	(76,620)	(234,046)	
OTHER SOURCES / (USES)									
Transfers in/(out)	-	-	-	-	-	-	-	-	
Developer Advance	-	15,000	310,000	186,000	21,500	10,333	11,167	240,000	To Fund Shortfall
TOTAL OTHER SOURCES / (USES)	-	15,000	310,000	186,000	21,500	10,333	11,167	240,000	
CHANGE IN FUND BALANCE	-	-	10,000	13,500	(65,453)	-	(65,453)	5,954	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	13,500	
ENDING FUND BALANCE	-	-	10,000	13,500	(65,453)	-	(65,453)	19,454	
	=	=	=	=	=	=	=	=	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 08/31/25 Actual	YTD Thru 08/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
DEBT SERVICE FUND									
REVENUE									
Property Taxes- Debt Service Levy	-	-	-	-	-	-	-	3	20 Mills, Adjusted
Specific Ownership Taxes	-	-	-	-	-	-	-	0	6% of Property Taxes
Property Tax Transfer- District No. 3	-	-	-	-	-	-	-	-	Per District No. 3 Budget
Property Tax Transfer- District No. 4	-	-	-	-	-	-	-	179,447	Per District No. 4 Budget
Interest Income	-	-	90,000	90,000	10,915	-	10,915	162,039	Investment of Reserve Funds at 4% Rate
TOTAL REVENUE	-	-	90,000	90,000	10,915	-	10,915	341,489	
EXPENDITURES									
Treasurer's Fees	-	-	-	-	-	-	-	0	1.5% of Property Taxes
Bond Principal	-	-	-	-	-	-	-	-	No Payments Until Conversion in 2030
Bond Interest	-	-	-	-	-	-	-	-	No Payments Until Conversion in 2030
Paying Agent / Trustee Fees	-	-	-	-	-	-	-	4,000	Annual Trustee fees
Contingency	-	-	6,747,337	-	-	-	-	10,000	Unforeseen needs
TOTAL EXPENDITURES	-	-	6,747,337	-	-	-	-	14,000	
REVENUE OVER / (UNDER) EXPENDITURES	-	-	(6,657,337)	90,000	10,915	-	10,915	327,489	
OTHER SOURCES / (USES)									
Transfers in/(out)	-	-	(37,011,540)	(34,260,000)	(34,260,000)	-	(34,260,000)	-	
Bond Proceeds	-	-	44,300,163	41,195,877	41,195,877	-	41,195,877	-	
Bond Premium (Discount)	-	-	5,000,000	(1,586,074)	(1,586,074)	-	(1,586,074)	-	
Debt Issuance Expense	-	-	(1,286,003)	(1,388,824)	(1,381,811)	-	(1,381,811)	-	
TOTAL OTHER SOURCES / (USES)	-	-	11,002,619	3,960,980	3,967,993	-	3,967,993	-	
CHANGE IN FUND BALANCE	-	-	4,345,282	4,050,980	3,978,908	-	3,978,908	327,489	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	4,050,980	
ENDING FUND BALANCE	-	-	4,345,282	4,050,980	3,978,908	-	3,978,908	4,378,469	
COMPONENTS OF FUND BALANCE:	=	=	=	=	=	=	=	=	
Surplus Fund (Max \$7,530,788)	-	-	4,345,282	4,050,980	3,978,908	-	-	4,378,469	
Bond Payment Fund / Internal Balances	-	-	-	-	-	-	-	-	
TOTAL ENDING FUND BALANCE	-	-	4,345,282	4,050,980	3,978,908	-	3,978,908	4,378,469	
	=	=	=	=	=	=	=	=	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 08/31/25 Actual	YTD Thru 08/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
CAPITAL FUND									
REVENUE									
Interest Income	-	-	627,000	490,000	86,691	-	86,691	442,000	Investment of Project Funds at 3% Rate
TOTAL REVENUE	-	-	627,000	490,000	86,691	-	86,691	442,000	
EXPENDITURES									
Accounting		-	15,000	25,000	11,511	-	(11,511)	35,000	Cost certifications- Full Year in 2026
Engineering		-	25,000	568,350	414,348	-	(414,348)	1,000,000	Cost certification, design & planning
Legal		-	10,000	75,000	37,425	-	(37,425)	75,000	Easements & Agreements/Contracts
Management		-	-	10,000	5,833	-	(5,833)	10,500	Cost certification
Bank Fees		-	-	200	20	-	(20)	300	Based on 2025 Forecast
Capital		-	37,588,540	4,600,000	524,677	-	(524,677)	28,792,650	Available for public infrastructure costs
Developer Repayment- Principal		-	-	524,677	524,677	-	(524,677)	-	No Funds Available
Organizational Costs		-	-	-	-	-	-	-	
Contingency		-	10,000,000	-	-	-	-	-	
TOTAL EXPENDITURES	-	-	47,638,540	5,803,227	1,518,492	-	(1,518,492)	29,913,450	
REVENUE OVER / (UNDER) EXPENDITURES	-	-	(47,011,540)	(5,313,227)	(1,431,802)	-	(1,431,802)	(29,471,450)	
OTHER SOURCES / (USES)									
Transfers in/(out)	-	-	37,011,540	34,260,000	34,260,000	-	34,260,000		
Developer Advances	-	-	10,000,000	524,677	524,677	-	524,677		
TOTAL OTHER SOURCES / (USES)	-	-	47,011,540	34,784,677	34,784,677	-	34,784,677	-	
CHANGE IN FUND BALANCE	-	-	-	29,471,450	33,352,876	-	33,352,876	(29,471,450)	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	29,471,450	
ENDING FUND BALANCE	-	-	-	29,471,450	33,352,876	-	33,352,876	-	
	=	=	=	=	=	=	=	=	

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Arapahoe County, Colorado.

On behalf of the Cottonwood Creek Metropolitan District No. 5
(taxing entity)^A

the Board of Directors
(governing body)^B


of the Cottonwood Creek Metropolitan District No. 5
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 126
(Gross^D assessed valuation, Line 2 of the Certification of Valuation From DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 126
(NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/6/2025 for budget/fiscal year 2026
(not later than Dec 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>21.481</u> mills	<u>2.71</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>0.000</u> mills	<u>-</u>
SUBTOTAL FOR GENERAL OPERATING:	<u>21.481</u> mills	<u>2.71</u>
3. General Obligation Bonds and Interest ^J	<u>0.000</u> mills	<u>-</u>
4. Contractual Obligations ^K	<u>0.000</u> mills	<u>-</u>
5. Capital Expenditures ^L	<u>0.000</u> mills	<u>-</u>
6. Refunds/Abatements ^M	<u>0.000</u> mills	<u>-</u>
7. Other ^N (specify): _____	<u>0.000</u> mills	<u>-</u>
	<u>0.000</u> mills	<u>-</u>
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>21.481</u> mills	<u>2.71</u>

Contact person: Eric Weaver Daytime phone: (970) 926-6060 x6
(print)
Signed:  Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S. with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, Colorado 80203. Questions? Call DLG (303) 864-7720.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenue to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

- | | | |
|----|-------------------|---|
| 1. | Purpose of Issue: | <u>Financing of Public Improvements</u> |
| | Series: | <u>Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2025</u> |
| | Date of Issue: | <u>August 5, 2025</u> |
| | Coupon rate: | <u>7.250%</u> |
| | Maturity Date: | <u>December 1, 2054</u> |
| | Levy: | <u>0.000</u> |
| | Revenue: | <u>\$0.00</u> |
| 2. | Purpose of Issue: | _____ |
| | Series: | _____ |
| | Date of Issue: | _____ |
| | Coupon rate: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

CONTRACTS^K:

- | | | |
|----|----------------------|-------|
| 3. | Purpose of Contract: | _____ |
| | Title: | _____ |
| | Date: | _____ |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |
| 4. | Purpose of Contract: | _____ |
| | Title: | _____ |
| | Date: | _____ |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.