

CIMARRON METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2026

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

1/13/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ (652,076)	\$ (364,353)	\$ -
REVENUES			
Transfer from Vauxmont	684,550	568,000	680,000
Developer advance	2,586,858	1,321,353	90,000
Other Revenue	-	750,000	-
Total revenues	<u>3,271,408</u>	<u>2,639,353</u>	<u>770,000</u>
Total funds available	<u>2,619,332</u>	<u>2,275,000</u>	<u>770,000</u>
EXPENDITURES			
General Fund	684,550	568,000	680,000
Capital Projects Fund	2,299,135	1,707,000	90,000
Total expenditures	<u>2,983,685</u>	<u>2,275,000</u>	<u>770,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,983,685</u>	<u>2,275,000</u>	<u>770,000</u>
ENDING FUND BALANCES	<u>\$ (364,353)</u>	<u>\$ -</u>	<u>\$ -</u>

See summary of significant assumptions.

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

1/13/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
State assessed	\$ 6,656	\$ 7,278	\$ 7,327
Vacant land	195	390	378
	6,851	7,668	7,705
Adjustments	(185)	(372)	(360)
Certified Assessed Value	\$ 6,666	\$ 7,296	\$ 7,345
 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.

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

1/13/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Transfer from Vauxmont	684,550	568,000	680,000
Total revenues	<u>684,550</u>	<u>568,000</u>	<u>680,000</u>
Total funds available	<u>684,550</u>	<u>568,000</u>	<u>680,000</u>
EXPENDITURES			
General and administrative			
Accounting	139,809	137,500	148,000
Auditing	8,500	9,000	9,500
Insurance	61,210	59,473	75,000
District management	188,202	142,000	155,000
Transition Costs	-	-	60,000
Legal	235,614	160,000	180,000
Election	-	9,510	-
Transfers to Jefferson Center MD No. 2	48,748	45,000	45,000
Contingency	-	-	7,500
Miscellaneous	2,467	5,517	-
Total expenditures	<u>684,550</u>	<u>568,000</u>	<u>680,000</u>
Total expenditures and transfers out requiring appropriation	<u>684,550</u>	<u>568,000</u>	<u>680,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See summary of significant assumptions.

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

1/13/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ (652,076)	\$ (364,353)	\$ -
REVENUES			
Developer advance	2,586,858	1,321,353	90,000
Other Revenue	-	750,000	-
Total revenues	<u>2,586,858</u>	<u>2,071,353</u>	<u>90,000</u>
Total funds available	<u>1,934,782</u>	<u>1,707,000</u>	<u>90,000</u>
EXPENDITURES			
General and Administrative			
Accounting	10,000	17,000	15,000
District management	891	5,000	5,000
Legal - Slope Stability	2,714	10,000	10,000
Slope Stability - Tract A4	959,798	500,000	42,000
Slope Stability - Tract A6	1,302,275	400,000	8,000
Repay developer advance	-	750,000	-
Capital outlay	23,457	25,000	10,000
Total expenditures	<u>2,299,135</u>	<u>1,707,000</u>	<u>90,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,299,135</u>	<u>1,707,000</u>	<u>90,000</u>
ENDING FUND BALANCES	<u>\$ (364,353)</u>	<u>\$ -</u>	<u>\$ -</u>

See summary of significant assumptions.

**CIMARRON METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Cimarron Metropolitan District (District) was organized on June 29, 2004. The District exists as a quasi-municipal corporation and political subdivision of the State of Colorado under Title 32, Article 1 of the Colorado Revised Statutes, as amended (C.R.S.). The District, along with Jefferson Center Metropolitan District No. 1, Jefferson Center Metropolitan District No. 2, Vauxmont Metropolitan District, Mountain Shadows Metropolitan District, and Canyon Pines Metropolitan District (collectively, the "Districts") serve a service area which is located primarily in the City of Arvada, with some portions outside the City in unincorporated Jefferson County. The Districts were established to finance and construct water, sanitary and storm sewer, streets, limited fire protection services, park and recreation, safety protection, mosquito control, television relay and transmission and transportation facilities and services. Jefferson Center Metropolitan District No. 2 (the "Service District") is responsible for managing construction, operation and maintenance of certain regional improvements to benefit the service area as well as providing certain administrative services for the Districts. The District is responsible for providing certain funding needed to support the Service District's provision of services as well as providing for its own operations and maintenance and debt service.

The District has no employees and all operations and 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.

Primary Revenues

Transfer from Vauxmont Metropolitan District

The District's primary revenue comes from tax revenues transferred from/by Vauxmont Metropolitan District (Vauxmont). Pursuant to a certain intergovernmental agreement entered into by the District and Vauxmont, the District will own, operate, maintain, and construct certain public improvements, and Vauxmont will contribute to the costs of construction, operation and maintenance of such public improvements. Vauxmont is obligated to pay the costs of providing such services from revenues generated from its operation and maintenance mill levy.

Developer Advance

Estimated capital expenditures in 2026 are expected to be entirely 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.

**CIMARRON METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Primary Expenditures

General and Administrative

General and administrative expenditures include estimated costs for 2026 related to legal, accounting, management, insurance and other related expenses.

Capital Outlay

The District anticipates infrastructure improvements as noted in the Capital Projects Fund.

Reserves

Emergency Reserve

Starting in 2022, the operating budget, with certain exceptions, was transferred to Vauxmont Metropolitan District (Vauxmont). The remaining administration costs in the District are being funded from transfers of tax revenues from Vauxmont. The emergency reserve, as required by TABOR, is provided in Vauxmont.

This information is an integral part of the accompanying budget.