

LETTER OF BUDGET TRANSMITTAL

Date: January 27, 2026

To: Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203

Attached are the 2026 budget and budget message for CAROUSEL FARMS METROPOLITAN DISTRICT in Douglas County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 4, 2025. If there are any questions on the budget, please contact:

Lisa Johnson, District Manager
CliftonLarsonAllen LLP
2001 16th Street, Suite 1700
Denver, CO 80202
Telephone number: 303-779-5710

I, Lisa Johnson, District Manager of the Carousel Farms Metropolitan District hereby certify that the attached is a true and correct copy of the 2026 budget.

By:



Lisa Johnson, District Manager

RESOLUTION NO. 2025-11-03

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY
RESOLUTION OF THE BOARD OF DIRECTORS OF CAROUSEL FARMS
METROPOLITAN DISTRICT, DOUGLAS COUNTY, COLORADO, PURSUANT TO
SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR
EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY
FOR THE BUDGET YEAR 2026**

A. The Board of Directors of Carousel Farms Metropolitan District (the “**District**”) has appointed the District Accountant to prepare and submit a proposed budget to said governing body at the proper time.

B. The District Accountant has submitted a proposed budget to this governing body on October 10, 2025 for its consideration.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 4, 2025, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District.

E. Whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
CAROUSEL FARMS METROPOLITAN DISTRICT, DOUGLAS COUNTY, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION TO ADOPT
BUDGET AND APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on November 4, 2025.

**CAROUSEL FARMS METROPOLITAN
DISTRICT**

By: _____
President

DocuSigned by:
Cynthia Myers
28B7D27F5FC9431...

Attest:

By: *Dusa A. Pherson*
District Manager

EXHIBIT A

Budget

CAROUSEL FARMS METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for Carousel Farms Metropolitan District.

Carousel Farms Metropolitan District has adopted a budget for three funds, a General Fund to provide for the payment of operating and maintenance expenditures; a Capital Projects Fund to provide for estimated infrastructure costs that are to be built for the benefit of the district however the district does not expect any expenditures in 2026; and a Debt Service Fund to provide for payments on the outstanding general obligation bonds.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2026 will be interest income and property taxes from the imposition of a 53.940 mill levy on property within the district for 2026, of which 6.745 mills will be dedicated to the General Fund and the balance of 47.195 mills will be allocated to the Debt Service Fund.

Carousel Farms Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimated <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 45,198	\$ 40,153	\$ 22,734	\$ 22,734	\$ 16,030
Revenues:					
Property taxes	40,359	39,999	39,864	39,996	39,997
Specific ownership taxes	-	-	-	-	-
Interest income	<u>2,500</u>	<u>51</u>	<u>699</u>	<u>1,500</u>	<u>1,000</u>
Total revenues	<u>42,859</u>	<u>40,050</u>	<u>40,563</u>	<u>41,496</u>	<u>40,997</u>
Total funds available	<u>88,057</u>	<u>80,203</u>	<u>63,297</u>	<u>64,230</u>	<u>57,027</u>
Expenditures:					
Accounting	27,716	15,000	3,705	10,000	10,000
Audit	-	-	-	5,000	5,000
Legal	22,407	15,000	1,019	15,000	15,000
Insurance	4,455	4,500	3,908	4,000	4,500
Management	10,034	10,000	4,619	10,000	10,000
Election	-	2,500	2,306	2,500	-
Miscellaneous	105	2,000	20	100	500
Website	-	-	960	1,000	1,000
Treasurer's Fees	606	600	598	600	600
Transfer to other funds	-	-	-	-	-
Contingency	-	29,115	-	-	9,029
Emergency reserve (3%)	<u>-</u>	<u>1,488</u>	<u>-</u>	<u>-</u>	<u>1,398</u>
Total expenditures	<u>65,323</u>	<u>80,203</u>	<u>17,135</u>	<u>48,200</u>	<u>57,027</u>
Ending fund balance	<u>\$ 22,734</u>	<u>\$ -</u>	<u>\$ 46,162</u>	<u>\$ 16,030</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 5,768,590</u>			<u>\$ 5,929,930</u>
Mill Levy		<u>6.934</u>			<u>6.745</u>

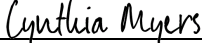
Carousel Farms Metropolitan District
Adopted Budget
Capital Projects Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/25</u>	Estimated <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 2,309	\$ 2,293	\$ 2,432	\$ 2,309	\$ 2,409
Revenues:					
Interest income	123	-	52	100	100
Total revenues	123	-	52	100	100
Total funds available	2,432	2,293	2,484	2,409	2,509
Expenditures:					
Engineering	-	-	-	-	-
Total expenditures	-	-	-	-	-
Ending fund balance	<u>\$ 2,432</u>	<u>\$ 2,293</u>	<u>\$ 2,484</u>	<u>\$ 2,409</u>	<u>\$ 2,509</u>

Carousel Farms Metropolitan District
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimated <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 2,688	\$ 520	\$ 84,322	\$ 84,322	\$ -
Revenues:					
Property taxes	230,224	276,737	275,798	276,750	279,863
Specific ownership taxes	20,085	19,372	12,072	18,000	19,590
Interest income	<u>4,766</u>	<u>500</u>	<u>2,302</u>	<u>5,928</u>	<u>2,000</u>
Total revenues	<u>255,075</u>	<u>296,609</u>	<u>290,172</u>	<u>300,678</u>	<u>301,453</u>
Total funds available	<u>257,763</u>	<u>297,129</u>	<u>374,494</u>	<u>385,000</u>	<u>301,453</u>
Expenditures:					
Interest expense senior bonds	169,984	285,000	71,352	372,849	289,255
Treasurer's fees	-	4,151	4,138	4,151	4,198
Trustee / paying agent fees	<u>3,457</u>	<u>7,500</u>	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>
Total expenditures	<u>173,441</u>	<u>296,651</u>	<u>83,490</u>	<u>385,000</u>	<u>301,453</u>
Ending fund balance	<u>\$ 84,322</u>	<u>\$ 478</u>	<u>\$ 291,004</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 5,768,590</u>			<u>\$ 5,929,930</u>
Mill Levy		<u>47.973</u>			<u>47.195</u>
Total Mill Levy		<u>54.907</u>			<u>53.940</u>

I, Cynthia Myers, hereby certify that I am the duly appointed President of the Carousel Farms Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2026, duly adopted at a meeting of the Board of Directors of the Carousel Farms Metropolitan District held on November 4, 2025.

DocuSigned by:

28B7D27F5FC9431...

President

RESOLUTION NO. 2025-11-04

RESOLUTION TO SET MILL LEVIES

**RESOLUTION OF THE CAROUSEL FARMS METROPOLITAN DISTRICT LEVYING
GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111, C.R.S., FOR THE
YEAR 2025, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE 2026
BUDGET YEAR**

A. The Board of Directors of the Carousel Farms Metropolitan District (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on November 4, 2025.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Carousel Farms Metropolitan District, Douglas County, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2026 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2026 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That for the purpose of meeting all contractual obligation expenses of the District during the 2026 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

4. That the Secretary is hereby authorized and directed to immediately certify to the Board of County Commissioners of Douglas County, Colorado, the mill levies for the District as set forth in the District’s Certification of Mill Levies, attached hereto as **Exhibit 1** and incorporated herein by reference, recalculated as needed upon receipt of the final certification of

valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]

RESOLUTION APPROVED AND ADOPTED on November 4, 2025.

**CAROUSEL FARMS METROPOLITAN
DISTRICT**

By: _____
President

DocuSigned by:
Cynthia Myers
28B7D27F5FC9431...

Attest:

By: *Dusa A. Phum*
District Manager

EXHIBIT 1

Certification of Tax Levies

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO The County Commissioners of Douglas County, Colorado
On behalf of the Carousel Farms Metro District
the Board of Directors
of the Carousel Farms Metropolitan District

Hereby officially certifies the following mills to be levied against the taxing entity's **GROSS** assessed valuation of: **\$5,929,930** Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area 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: **\$5,929,930**

Submitted: *Diane Wheeler* for budget/fiscal year 2026

PURPOSE	LEVY	REVENUE
1. General Operating Expenses	6.745 mills	\$39,997
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	-0.000 mills	-\$0
SUBTOTAL FOR GENERAL OPERATING:	6.745 mills	\$39,997
3. General Obligation Bonds and Interest	47.195 mills	\$279,863
4. Contractual Obligations	0.000 mills	\$0
5. Capital Expenditures	0.000 mills	\$0
6. Refunds/Abatements	0.000 mills	\$0
7. Other	0.000 mills	\$0
8. Judgment	0.000 mills	\$0
TOTAL:	53.940 mills	\$319,860

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, 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, CONTRACT, OTHER, AND/OR JUDGMENT:

BONDS

- Purpose of Issue: \$3,162,500 General Obligation Limited Tax Bonds
Series: 2021A
Date of Issue: 12/23/2021
Coupon Rate: 5.375

Maturity Date:	12/1/2051
Levy:	47.195
Revenue:	\$279,863

CONTRACTS

No Contracts Available

OTHER

No Other Available

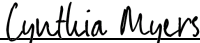
JUDGMENT

No Judgements Available

Explanation of Change:

Generated On 12/15/2025

I, Cynthia Myers, hereby certify that I am the duly appointed President of the Carousel Farms Metropolitan District, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2026, duly adopted at a meeting of the Board of Directors of the Carousel Farms Metropolitan District held on November 4, 2025.

DocuSigned by:

28B7D27F5FC9431...

President

RESOLUTION NO. 2025-11-05

**RESOLUTION OF THE BOARD OF DIRECTORS OF CAROUSEL FARMS
METROPOLITAN DISTRICT AUTHORIZING ADJUSTMENT OF THE DISTRICT
MILL LEVY IN ACCORDANCE WITH THE SERVICE PLAN**

A. Carousel Farms Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado pursuant to Title 32, Colorado Revised Statutes.

B. The District operates pursuant to its Service Plan approved by the Town Council of the Town of Parker, Colorado (the “**Town Council**”), on September 15, 2014, as subsequently appended pursuant to Resolution No. 22-065, Series 2022, A Resolution Approving Adjustment of Mill Levies Resulting From Legislative or Constitutionally Mandated Reductions, as adopted by the Town Council on November 21, 2022 (collectively, the “**Service Plan**”), which provides the District with the authority to impose mill levies on taxable property. Such mill levies will be the primary source of revenue for repayment of debt service, public improvements, and operations and maintenance costs of the District.

C. The Service Plan authorizes a maximum mill levy of thirty-five (35) mills (“**Maximum Mill Levy**”) for the payment of Debt (as defined in the Service Plan) and District administrative operating expenses.

D. The Service Plan authorizes adjustment of the Maximum Mill Levy if, on or after January 1, 2000 (the “**Baseline Year**”), there are or were changes in the method of calculating assessed valuation or any constitutionally or statutorily mandated tax credit, cut or abatement. The Maximum Mill Levy may be increased or decreased to reflect such changes. Such increases or decreases shall be determined by the Board of Directors of the District (the “**Board**”) in good faith (such determination to be binding and final) so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes.

E. For purposes of the foregoing, a change in the ratio of actual valuation, and any constitutional or legislative changes in the actual value against which the assessment rate is applied, shall be deemed to be a change in the method of calculating assessed valuation.

F. The history of the residential assessment ratio in Colorado since property tax assessment year 1995, as set by the Colorado General Assembly (the “**General Assembly**”), or as voted by the electors of the State of Colorado, is set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

G. At the time of the Baseline Year, the residential assessment ratio set by the General Assembly was 9.74%.

H. In 2024, the General Assembly passed Senate Bill 24-233 and House Bill 24B-1001 (collectively, the “**2024 Legislation**”), which amended Section 39-1-104.2, C.R.S., among

other things, by reducing the residential assessment ratio for property tax assessment year 2025 for local governments that are not a school district, as follows:

1. If the increase in statewide value of growth between property tax year 2024 and property tax year 2025, as determined by the State Board of Equalization (the “SBOE”), is greater than five percent (5%) then residential real property will be assessed at 6.15%; or
2. If the increase in statewide value of growth between property tax year 2024 and property tax year 2025, as determined by the SBOE, is less than or equal to five percent (5%) then residential real property will be assessed at 6.25%.

I. On October 10, 2025, the SBOE certified the statewide actual value of growth between property tax year 2024 and property tax year 2025 at less than five percent (5%). As a result, and in accordance with the 2024 Legislation, residential real property will be assessed at 6.25% for property tax assessment year 2025 for local governments that are not a school district, including the District.

J. In compliance with the Service Plan, in order to mitigate the effect of the reduction in the assessment ratio for residential real property set by the 2024 Legislation for property tax assessment year 2025 (for collection year 2026), the Board determines it to be in the best interest of the District, its residents, users, property owners, and the public, to adjust the Maximum Mill Levy, so that the actual tax revenues to be received by the District are neither diminished nor enhanced as a result of the change in the ratio of valuation for assessment since the Baseline Year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Carousel Farms Metropolitan District, Town of Parker, Douglas County, Colorado:

1. The Board hereby authorizes the adjustment of the Maximum Mill Levy to reflect that, in accordance with the 2024 Legislation, the assessment ratio applicable to residential real property is 6.25% for property tax assessment year 2025, which is a change from the 9.74% assessment ratio applicable to residential property as of the Baseline Year.

2. The Service Plan allows for a total mill levy imposition of 53.940 mills for Debt and District administrative operating expenses (the “**Adjusted Mill Levy**”) so that District revenues shall be neither diminished nor enhanced as a result of the changes in the residential assessment ratio for collection year 2026.

3. The Adjusted Mill Levy shall be reflected in the District’s Certification of Tax Levies to be submitted to the Board of County Commissioners of Douglas County, Colorado on or before December 15, 2025, for collection in 2026.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION AUTHORIZING ADJUSTMENT OF THE
DISTRICT MILL LEVY IN ACCORDANCE WITH THE SERVICE PLAN]**

RESOLUTION APPROVED AND ADOPTED ON November 4, 2025.

**CAROUSEL FARMS METROPOLITAN
DISTRICT**

President

DocuSigned by:
Cynthia Myers
28B7D27F5FC9431...

Attest:

Diana A. Johnson

District Manager

EXHIBIT A
History of Residential Assessment Ratio

<u>Tax Levy/Assessment Year</u>	<u>Tax Collection Year</u>	<u>Residential Assessment Ratio</u>
1995	1996	10.36%
1996	1997	
1997	1998	9.74%
1998	1999	
1999	2000	
2000	2001	
2001	2002	9.15%
2002	2003	
2003	2004	7.96%
2004	2005	
2005	2006	
2006	2007	
2007	2008	
2008	2009	
2009	2010	
2010	2011	
2011	2012	
2012	2013	
2013	2014	
2014	2015	
2015	2016	

<u>Tax Levy/Assessment Year</u>	<u>Tax Collection Year</u>	<u>Residential Assessment Ratio</u>
2016	2017	
2017	2018	7.20%
2018	2019	
2019	2020	7.15%
2020	2021	
2021	2022	
2022	2023	6.95% (other than multi-family) 6.80% (multi-family)
2023	2024	6.700%, after a deduction from the actual value of the lesser of either \$55,000 or the amount that causes assessed valuation to be \$1,000
2024	2025	6.700%, after a deduction from the actual value of the lesser of either \$55,000 or the amount that causes assessed valuation to be \$1,000
2025	2026	6.25%