

CORNERSTAR METROPOLITAN DISTRICT

2025 ANNUAL REPORT

CORNERSTAR METROPOLITAN DISTRICT

2025 ANNUAL REPORT

Pursuant to §32-1-207(3)(c), C.R.S. and the Service Plan for Cornerstar Metropolitan District (the “**District**”), the District is required to provide an annual report for the preceding calendar year.

For the year ending December 31, 2025, the District makes the following report:

§32-1-207(3), C.R.S. Statutory Requirements

1. Boundary changes made.

There were no changes made to the District’s boundary in 2025.

2. Intergovernmental Agreements entered into or terminated with other governmental entities.

The District did not enter into or terminate any Intergovernmental Agreements in 2025.

3. Access information to obtain a copy of rules and regulations adopted by the board.

The District has not adopted any rules and regulations. Information regarding the District is available on the District’s website at www.cornerstarmetrodistrict.org.

4. A summary of litigation involving public improvements owned by the District.

To our actual knowledge, based on review of the court records in Arapahoe County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s public improvements as of December 31, 2025.

5. The status of the construction of public improvements by the District.

The District did not construct any public improvements in 2025.

6. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.

The District did not convey or dedicate any public improvements to the City of Aurora during 2025.

7. The final assessed valuation of the District as of December 31st of the reporting year.

The District’s final assessed valuation is attached hereto as **Exhibit A**.

8. A copy of the current year’s budget.

A copy of the 2026 Budget is attached hereto as **Exhibit B**.

- 9. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

The 2025 Audit is in process and will be provided as a supplement once completed.

- 10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.**

To our actual knowledge, the District did not receive notice of any uncured events of default by the District, which continued beyond a ninety (90) day period, under any Debt instrument.

- 11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

To our actual knowledge, there was not any inability of the District to pay its obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period.

Service Plan Requirements

- 1. Boundary changes made or proposed to the District's boundaries as of December 31 of the prior year.**

There were no boundary changes made or proposed to the District's boundaries in 2025.

- 2. Intergovernmental Agreements with other governmental entities either entered into or proposed as of December 31 of the prior year.**

The District did not enter into or propose any Intergovernmental Agreements in 2025.

- 3. Copies of District Rules and Regulations, if any, as of December 31 of prior year.**

The District has not adopted rules and regulations.

- 4. A summary of any litigation which involves the District's Public Improvements as of December 31 of the prior year.**

To our actual knowledge, based on review of the court records in Arapahoe County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District's public improvements as of December 31, 2025.

- 5. Status of the District's Construction of the Public Improvements as of December 31 of the prior year..**

The District did not construct any public improvements in 2025.

- 6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.**

The District did not dedicate any facilities or improvements to the City of Aurora during 2025.

- 7. The assessed valuation of the District for the current year**

The District's assessed valuation is attached hereto as **Exhibit A**.

- 8. Current year budget including a description of the Public Improvements to be constructed in such year.**

A copy of the 2026 Budget is attached hereto as **Exhibit B**.

9. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

The 2025 Audit is in process and will be provided as a supplement once completed.

10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

To our actual knowledge, the District did not receive notice of any uncured events of default by the District, which continued beyond a ninety (90) day period, under any debt instrument.

11. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continues beyond a ninety (90) day period.

To our actual knowledge, there was not any inability of the District to pay its obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period.

EXHIBIT A

2025 Final Assessed Valuation



ARAPAHOE COUNTY

November 25, 2025

AUTH 4225 CORNERSTAR METRO DIST
CLIFTON LARSON ALLEN LLP
C/O STEPHANIE ODEWUMI
8390 E CRESCENT PKY SUITE 300
ENGLEWOOD CO 80111-2814

PK Kaiser, MBA, MS

Assessor

OFFICE OF THE ASSESSOR
5334 S. Prince Street
Littleton, CO 80120-1136
Phone: 303-795-4600
TDD: Relay-711
Fax:303-797-1295
www.arapahoeco.gov/assessor
assessor@arapahoegov.com

Code # 4225

CERTIFICATION OF VALUATION

The Arapahoe County Assessor reports a taxable assessed valuation for your taxing entity for 2025 of:

\$32,762,225

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

PK Kaiser, MBA, MS
Arapahoe County Assessor

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CERTIFICATION OF VALUATION BY ARAPAHOE COUNTY ASSESSOR

New Tax Entity YES NO

Date: November 25, 2025

NAME OF TAX ENTITY: CORNERSTAR METRO DISTRICT

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	33,964,544
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	32,762,225
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	32,762,225
5. NEW CONSTRUCTION: *	5.	\$	44
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7. ANNEXATIONS/INCLUSIONS:	7.	\$	0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Φ	9.	\$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	143

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution

* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.

Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2025:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	144,917,161
ADDITIONS TO TAXABLE REAL PROPERTY			
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$	165
3. ANNEXATIONS/INCLUSIONS:	3.	\$	0
4. INCREASED MINING PRODUCTION: §	4.	\$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5.	\$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$	0

DELETIONS FROM TAXABLE REAL PROPERTY

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0
9. DISCONNECTIONS/EXCLUSIONS:	9.	\$	0
10. PREVIOUSLY TAXABLE PROPERTY:	10.	\$	0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:			
1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	\$	0

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **		\$	79,337
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** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

USE FOR STATUTORY PROPERTY TAX LIMIT CALCULATION ("5.25%" LIMIT) 29-1-1703, C.R.S.

IN ACCORDANCE WITH 39-5-121(2)(A) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025:

1.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	32,762,225
2.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2.	\$	0
3.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3.	\$	32,762,225
4.	NEW CONSTRUCTION:	4.	\$	44
5.	ANNEXATIONS/INCLUSIONS:	5.	\$	0
6.	PREVIOUSLY EXEMPT PROPERTY:	6.	\$	0
7.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	7.	\$	0
8.	INCREASED VALUATION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION:	8.	\$	0
9.	TAXES ABATED AND REFUNDED AS OF AUG.1 (29-1-301(1)(A), C.R.S.) and (39-10-114(1)(a)(1)(B), C.R.S.):	9.	\$	143
10.	TOTAL VALUATION FOR ASSESSMENT FROM PRODUCING MINES OR LANDS OR LEASEHOLDS PRODUCING OIL OR GAS:	10.	\$	0
11.	REVENUE INCREASE FROM EXPIRED TIF:	11.	\$	0

Notes:

The property tax limit will apply to all property taxing entities with the exception of school districts, city and county, city, or town that has adopted a home rule charter (29-1-306(1)(b), C.R.S.). The revenue limit applies to any property taxing entities that have authority to exceed current 5.5% and the TABOR limit.

The Division of Local Government ("the Division") has developed technical assistance resources to assist in taxing entities with the calculation of the property tax limit available online here (<https://dlg.colorado.gov/budget-information-and-resources>). Please understand that the Division has no statutory or administrative role in calculating or enforcing the property tax limit, and each taxing entity's revenue limits and voter approval history may be unique. The technical assistance resources provided by the Division with regard to the property tax limit are not definitive and not legal advice. Taxing entities may choose to calculate the property tax limit with a methodology that is different from the methodology presented in the Division's technical assistance resources. The Division always recommends that taxing entities consult with an attorney in order to understand and apply the various statutory and constitutional revenue limits that may apply to that taxing entity.

EXHIBIT B
2026 Final Budget

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

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

1/28/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 5,360,267	\$ 5,493,896	\$ 5,631,762
REVENUES			
Property taxes	2,288,381	2,420,172	2,584,042
Specific ownership taxes	164,406	145,209	152,344
Interest Income	326,951	215,300	210,050
Operation fee - Acadia at Cornerstar Apts	41,584	50,708	95,753
Operation fee - Cornerstar Healthcare Plaza	12,526	7,801	14,731
Total revenues	<u>2,833,848</u>	<u>2,839,190</u>	<u>3,056,920</u>
Total funds available	<u>8,194,115</u>	<u>8,333,086</u>	<u>8,688,682</u>
EXPENDITURES			
General Fund	719,274	722,959	667,835
Debt Service Fund - Series 2017A	1,612,272	1,614,263	1,690,000
Debt Service Fund - Series 2017B	320,495	318,425	335,000
Special Revenue Fund - Aurora Regional Improvement	48,178	45,677	45,000
Total expenditures	<u>2,700,219</u>	<u>2,701,324</u>	<u>2,737,834</u>
Total expenditures and transfers out requiring appropriation	<u>2,700,219</u>	<u>2,701,324</u>	<u>2,899,999</u>
ENDING FUND BALANCES	<u>\$ 5,493,896</u>	<u>\$ 5,631,762</u>	<u>\$ 5,788,683</u>
EMERGENCY RESERVE	\$ 19,900	\$ 18,700	\$ 22,300
MAINTENANCE RESERVE	1,241,485	1,241,485	1,186,215
AVAILABLE FOR OPERATIONS	138,983	37,471	-
DEBT SERVICE RESERVE (SERIES 2017A)	1,285,344	1,285,344	1,285,344
DEBT SERVICE SURPLUS (SERIES 2017A)	850,000	850,000	850,000
RESERVE FOR FUTURE DEBT SERVICE	1,485,379	1,693,726	1,910,405
DEBT SERVICE RESERVE (SERIES 2017B)	234,638	234,638	234,638
DEBT SERVICE SURPLUS (SERIES 2017B)	150,000	150,000	150,000
RESERVE FOR FUTURE DEBT SERVICE	87,591	120,135	149,497
ARI RESERVE	576	263	283
TOTAL RESERVE	<u>\$ 5,493,896</u>	<u>\$ 5,631,762</u>	<u>\$ 5,788,683</u>

See summary of significant assumptions.

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

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Residential	\$ 3,044,815	\$ 3,044,815	\$ 2,843,750
Commercial	33,362,899	30,127,762	29,170,440
State assessed	153,030	147,250	142,060
Vacant land	644,717	644,717	605,975
Certified Assessed Value	<u>\$ 37,205,461</u>	<u>\$ 33,964,544</u>	<u>\$ 32,762,225</u>
MILL LEVY			
General	14.000	14.000	17.000
Debt Service - Series 2017A	35.294	38.043	41.385
Debt Service - Series 2017B	8.455	9.193	9.916
ARI	1.077	1.080	1.123
Total mill levy	<u>58.826</u>	<u>62.316</u>	<u>69.424</u>
PROPERTY TAXES			
General	\$ 520,876	\$ 475,504	\$ 556,958
Debt Service - Series 2017A	1,313,130	1,292,113	1,355,865
Debt Service - Series 2017B	314,572	312,236	324,870
ARI	40,070	36,682	36,792
Levied property taxes	2,188,648	2,116,535	2,274,485
Adjustments to actual/rounding	(182,527)	-	-
Budgeted property taxes	<u>\$ 2,006,121</u>	<u>\$ 2,116,535</u>	<u>\$ 2,274,485</u>
ASSESSED VALUATION			
Residential	\$ 7,500,315	\$ 7,500,315	\$ 7,000,000
Commercial	72,957	69,017	91,070
State assessed	187,320	191,750	191,260
Certified Assessed Value	<u>\$ 7,760,592</u>	<u>\$ 7,761,082</u>	<u>\$ 7,282,330</u>
MILL LEVY			
Debt Service - Series 2017A	35.294	38.043	41.385
ARI	1.077	1.080	1.123
Total mill levy	<u>36.371</u>	<u>39.123</u>	<u>42.508</u>
PROPERTY TAXES			
Debt Service - Series 2017A	\$ 273,902	\$ 295,255	\$ 301,379
ARI	8,358	8,382	8,178
Budgeted property taxes	<u>\$ 282,260</u>	<u>\$ 303,637</u>	<u>\$ 309,557</u>
BUDGETED PROPERTY TAXES			
General	\$ 482,391	\$ 475,504	\$ 556,958
Debt Service - Series 2017A	1,469,827	1,587,368	1,657,244
Debt Service - Series 2017B	291,311	312,236	324,870
ARI	44,852	45,064	44,970
Budgeted property taxes	<u>\$ 2,288,381</u>	<u>\$ 2,420,172</u>	<u>\$ 2,584,042</u>

See summary of significant assumptions.

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

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 1,459,430	\$ 1,400,368	\$ 1,297,656
REVENUES			
Property taxes	482,391	475,504	556,958
Specific ownership taxes	35,347	31,234	33,417
Interest Income	88,364	55,000	40,000
Operation fee - Acadia at Cornerstar Apts	41,584	50,708	95,753
Operation fee - Cornerstar Healthcare Plaza	12,526	7,801	14,731
Total revenues	<u>660,212</u>	<u>620,247</u>	<u>740,859</u>
Total funds available	<u>2,119,642</u>	<u>2,020,615</u>	<u>2,038,515</u>
EXPENDITURES			
General and administrative			
Accounting	49,925	52,000	52,000
Auditing	7,650	7,900	8,200
County Treasurer's Fee	7,297	7,160	8,354
Directors' fees	300	1,600	1,600
Dues and Membership	656	767	800
Insurance	10,049	10,240	12,000
District management	47,426	25,000	20,000
Legal	32,084	32,000	32,000
Miscellaneous	1,615	2,500	2,500
Payroll taxes	23	150	150
Election	892	4,000	1,000
Contingency	-	-	1,528
Operations and maintenance			
Floral	-	10,400	10,400
Grounds - Repair and Maintenance	-	30,000	3,000
Irrigation repairs	14,306	25,000	17,000
Street Repair and Maintenance	241,786	175,000	137,500
Janitorial and Porter	-	30,000	30,000
Landscape Improvements	2,501	12,000	12,000
Landscape maintenance - contract	56,161	65,000	65,000
Landscape maintenance - special	3,059	-	10,000
Property Management	25,160	27,107	32,356
Snow removal	63,047	61,281	65,112
Seasonal Decor	-	20,000	20,000
Sidewalk and Concrete Repairs	-	5,000	5,000
Site Lighting	76,921	10,000	147,000
Street sweeping	15,525	22,120	7,000
Striping	-	8,734	14,000
Tree Replacement	2,998	-	-
Detention Pond maintenance	2,029	6,000	32,500
Water	15,892	25,000	25,000
Electricity	39,122	30,000	40,000
Storm drainage	-	2,000	2,000
Grounds Maintenance - Contingency	-	15,000	15,000
Reserve study	2,850	-	-
Total expenditures	<u>719,274</u>	<u>722,959</u>	<u>830,000</u>
Total expenditures and transfers out requiring appropriation	<u>719,274</u>	<u>722,959</u>	<u>830,000</u>
ENDING FUND BALANCES	<u>\$ 1,400,368</u>	<u>\$ 1,297,656</u>	<u>\$ 1,208,515</u>
EMERGENCY RESERVE	\$ 19,900	\$ 18,700	\$ 22,300
MAINTENANCE RESERVE	1,241,485	1,241,485	1,186,215
AVAILABLE FOR OPERATIONS	138,983	37,471	-
TOTAL RESERVE	<u>\$ 1,400,368</u>	<u>\$ 1,297,656</u>	<u>\$ 1,208,515</u>

See summary of significant assumptions.

**CORNERSTAR METROPOLITAN DISTRICT
SPECIAL REVENUE FUND - AURORA REGIONAL IMPROVEMENTS
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	\$ 2,900	\$ 576	\$ 263
REVENUES			
Property taxes	44,852	45,064	44,970
Interest Income	1,002	300	50
Total revenues	<u>45,854</u>	<u>45,364</u>	<u>45,020</u>
Total funds available	<u>48,754</u>	<u>45,940</u>	<u>45,283</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	678	677	675
Repay developer advance	47,500	45,000	44,000
Contingency	-	-	325
Total expenditures	<u>48,178</u>	<u>45,677</u>	<u>45,000</u>
Total expenditures and transfers out requiring appropriation	<u>48,178</u>	<u>45,677</u>	<u>45,000</u>
ENDING FUND BALANCES	<u>\$ 576</u>	<u>\$ 263</u>	<u>\$ 283</u>
ARI RESERVE	<u>\$ 576</u>	<u>\$ 263</u>	<u>\$ 283</u>
TOTAL RESERVE	<u>\$ 576</u>	<u>\$ 263</u>	<u>\$ 283</u>

See summary of significant assumptions.

**CORNERSTAR METROPOLITAN DISTRICT
DEBT SERVICE FUND - SERIES 2017A
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	\$ 3,446,837	\$ 3,620,723	\$ 3,829,070
REVENUES			
Property taxes	1,469,827	1,587,368	1,657,244
Specific ownership taxes	107,719	95,242	99,435
Interest Income	208,612	140,000	150,000
Total revenues	<u>1,786,158</u>	<u>1,822,610</u>	<u>1,906,679</u>
Total funds available	<u>5,232,995</u>	<u>5,443,333</u>	<u>5,735,749</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	22,234	23,900	24,859
Paying agent fees	3,000	3,000	3,000
Contingency	-	-	4,903
Debt Service			
Bond interest	1,372,038	1,362,363	1,352,238
Bond principal	215,000	225,000	305,000
Total expenditures	<u>1,612,272</u>	<u>1,614,263</u>	<u>1,690,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,612,272</u>	<u>1,614,263</u>	<u>1,690,000</u>
ENDING FUND BALANCES	<u>\$ 3,620,723</u>	<u>\$ 3,829,070</u>	<u>\$ 4,045,749</u>
DEBT SERVICE RESERVE (SERIES 2017A)	\$ 1,285,344	\$ 1,285,344	\$ 1,285,344
DEBT SERVICE SURPLUS (SERIES 2017A)	850,000	850,000	850,000
RESERVE FOR FUTURE DEBT SERVICE	1,485,379	1,693,726	1,910,405
TOTAL RESERVE	<u>\$ 3,620,723</u>	<u>\$ 3,829,070</u>	<u>\$ 4,045,749</u>

See summary of significant assumptions.

**CORNERSTAR METROPOLITAN DISTRICT
DEBT SERVICE FUND - SERIES 2017B
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	\$ 451,100	\$ 472,229	\$ 504,773
REVENUES			
Property taxes	291,311	312,236	324,870
Specific ownership taxes	21,340	18,733	19,492
Interest Income	28,973	20,000	20,000
Total revenues	<u>341,624</u>	<u>350,969</u>	<u>364,362</u>
Total funds available	<u>792,724</u>	<u>823,198</u>	<u>869,135</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	4,407	4,700	4,873
Paying agent fees	1,500	1,500	1,500
Contingency	-	-	3,764
Debt Service			
Bond interest	269,588	267,225	264,863
Bond principal	45,000	45,000	60,000
Total expenditures	<u>320,495</u>	<u>318,425</u>	<u>335,000</u>
Total expenditures and transfers out requiring appropriation	<u>320,495</u>	<u>318,425</u>	<u>335,000</u>
ENDING FUND BALANCES	<u>\$ 472,229</u>	<u>\$ 504,773</u>	<u>\$ 534,135</u>
DEBT SERVICE RESERVE (SERIES 2017B)	\$ 234,638	\$ 234,638	\$ 234,638
DEBT SERVICE SURPLUS (SERIES 2017B)	150,000	150,000	150,000
RESERVE FOR FUTURE DEBT SERVICE	87,591	120,135	149,497
TOTAL RESERVE	<u>\$ 472,229</u>	<u>\$ 504,773</u>	<u>\$ 534,135</u>

See summary of significant assumptions.

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

Services Provided

The District was organized by Court Order dated August 25, 2006, to provide financing for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of Public Improvements. The District shall have all the powers of a metropolitan district, except that the District shall not provide fire protection facilities or services and television relay and translation facilities and services. The District's service area is located entirely within the City of Aurora (the "City"), in Arapahoe County, Colorado.

On November 7, 2006, the District voters approved authorized debt in the amount \$660,000,000 for streets, parks and recreation, water, storm and sanitary sewer, public transportation, mosquito control, safety control, fire protection, television relay, security service and improvements and operations and maintenance. Also, the District voters approved authorized debt in the amount of \$180,000,000 for debt refunding, intergovernmental agreements and contracts. The election also provided for intergovernmental agreements as multi-fiscal year obligations and allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law. Per the First Amendment to the Service Plan, the District is limited to issuing \$120,000,000 in debt, with a maximum debt mill levy of 50.000 mills, as adjusted for changes in the method of calculating assessed valuation occurring after January 1, 2004.

The District has no employees and all administrative functions are contractual.

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.

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.

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

Revenues – (continued)

Property Taxes (continued)

For property tax collection year 2026, HB24-1001 set the assessment rates and actual value reductions 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 6.00% of the property taxes collected.

Investment Income

Interest earned on the District's funds has been estimated based on an average interest rate of approximately 4.00%.

Expenditures

Administrative Expenditures

Administrative expenditures for the project have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, audit, accounting, insurance, management, maintenance and other administrative expenses. Estimated expenditures related to street repairs and maintenance, street lights, street sweeping, landscaping, mowing, parks and open space maintenance, utilities and snow removal are also included in the General Fund budget.

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

Expenditures – (continued)

Repayment of Developer Advances

In November 2008, the District entered into the Aurora Regional Improvement Authority No. 5 Establishment Agreement (IGA), as amended by the First Amendment to Establishment Agreement in September 2012, and as amended by the Second Amendment to Establishment Agreement in 2018, as amended by the Third Amendment to the Establishment Agreement in October 2019, between the District and other, unrelated metropolitan districts, to form the Aurora Regional Improvement Authority No. 5 (the Authority). Pursuant to the Service Plan, the District is required to impose the Aurora Regional Improvement (ARI) Mill Levy upon the taxable property within the District. This mill levy is 1.000 mill in the first year of collection of a debt service mill levy and continuing through the 20th year, which for this purpose begins the first year that the District certifies a debt service mill levy. The levy increases to 5.000 mills for year 21 through 40 or the date of repayment for the debt incurred for public improvement other than regional improvements, whichever occurs first. For the 10 years subsequent to the period where the 5.000 mills is imposed, the ARI mill levy is the average of the debt service mill levy for the previous 10 years.

On September 13, 2012, and on November 12, 2012, the District entered into a Project Committee Agreement with the members of the Authority for the purpose of exercising certain functions, services, or financing facilities and other improvements as permitted in accordance with the provisions of the Agreement. This Agreement authorized the approval of an ARI Master Plan in which the District is authorized to use revenues from its ARI Mill Levy for Regional Improvements totaling \$1,291,897, as such revenues are available.

Included within the 2026 appropriation is an estimated reimbursement from the Special Revenue Fund – Aurora Regional Improvements.

Debt Service

Principal and interest payments are provided based on the attached debt amortization schedule.

Debt and Leases

2017 General Obligation Refunding Bonds

On April 4, 2017 the District issued Series 2017A Bonds and 2017B Bonds, in the respective amounts of \$32,745,000 and \$5,220,000. The proceeds from the sale of the 2017A Bonds were used to (i) prepay the District's Special Revenue Refunding Loan 2012, (ii) fund the 2017A Reserve Fund, and (iii) pay the costs of issuance. The proceeds from the sale of the 2017B bonds were used to (i) purchase the cancellation of the District's Taxable Subordinate Limited Tax Bonds, Series 2013; (ii) fund the 2017B Reserve Fund, and (iii) pay the costs of issuance.

The 2017A Bonds bear interest at rates ranging from 3.50% to 5.25%, payable semi-annually on June 1 and December 1. Annual mandatory sinking fund principal payments are due on December 1. The 2017A Bonds mature on December 1, 2047.

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

Debt and Leases – (continued)

2017 General Obligation Refunding Bonds – (continued)

The 2017B Bonds bear interest at 5.25% payable semi-annually on June 1 and December 1. Annual mandatory sinking fund principal payments are due on December 1, beginning December 1, 2020. The 2017B Bonds mature on December 1, 2047.

The 2017A Bonds are secured by and payable solely from 2017A Pledged Revenue, net of any costs of collection, consisting of the following:

- (a) TIF Revenues;
- (b) Property taxes derived from the 2017A Required Mill Levy;
- (c) Specific Ownership Tax revenues attributable to the 2017A Required Mill Levy;
- (d) Any other legally available moneys which the District determines, in its absolute discretion, to credit to the 2017A Bond Fund.

The 2017A Bonds are further secured by the 2017A Reserve Fund of \$1,285,344, and by amounts, if any, accumulated in the 2017A Surplus Fund. Excess 2017A Pledged Revenue, if any, is to be accumulated in the 2017A Surplus Fund in accordance with the 2017A Indenture up to the 2017A Maximum Surplus Amount of \$850,000.

The 2017B Bonds are secured by and payable solely from 2017B Pledged Revenue, net of any costs of collection, consisting of the following:

- (a) Property taxes derived from the 2017B Required Mill Levy
- (b) Specific Ownership Tax revenues attributable to the 2017B Required Mill Levy;
- (c) Any other legally available moneys which the District determines, in its absolute discretion, to credit to the 2017B Bond Fund.

The 2017B Bonds are further secured by the 2017B Reserve Fund of \$234,638, and by amounts, if any, accumulated in the 2017B Surplus Fund. Excess 2017B Pledged Revenue, if any, is to be accumulated in the 2017B Surplus Fund in accordance with the 2017B Indenture up to the 2017B Maximum Surplus Amount of \$150,000.

Prior to the Conversion Date, 2017A Pledged Revenue that is not needed to pay debt service on the 2017A Bonds in any year will be deposited to and held in the 2017A Surplus Fund, up to the 2017A Maximum Surplus Amount. Prior to the Conversion Date, 2017B Pledged Revenue that is not needed to pay debt service on the 2017B Bonds in any year will be deposited to and held in the 2017B Surplus Fund, up to the 2017B Maximum Surplus Amount.

On the Conversion Date, the 2017A Surplus Fund and the 2017B Surplus Fund will be terminated and any moneys therein may be applied to any legal purpose of the District.

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

Debt and Leases - (continued)

The Conversion Date is the first date of which (a) the TIF Term has expired; (b) the Senior Debt to Assessed Value Ratio Test has been met; (c) no amounts of principal or interest on the 2017A Bonds are due but unpaid; and (d) no amount of principal or interest on the 2017B Bonds are due but unpaid. The Senior Debt to Assessed Value Ratio Test is met when the ratio derived by dividing the outstanding principal amount of all Senior Debt by the most recent final assessed valuation of the District Area is equal to or less than 50%. The current year Senior Debt to Assessed Ratio is calculated based on the outstanding debt at the end of the current year and the assessed valuation for the subsequent year. The Conversion Date, if it occurs, will occur simultaneously for the 2017A Bonds and the 2017B Bonds.

The District has no operating or capital leases.

The District has outstanding developer advances and activity as follows:

	Balance - December 31, 2024	Additions	Retirements/ Reductions	Balance - December 31, 2025
Developer Advances	\$ 745,777	\$ -	\$ 45,000	\$ 700,777
Total	\$ 745,777	\$ -	\$ 45,000	\$ 700,777
	Balance - December 31, 2025	Additions	Retirements/ Reductions	Balance - December 31, 2026
Developer Advances	\$ 700,777	\$ -	\$ 44,000	\$ 656,777
Total	\$ 700,777	\$ -	\$ 44,000	\$ 656,777

Reserve Funds

Debt Service Reserve

The Debt Service Reserve Fund requirement is \$1,285,344 for the 2017A General Obligation Refunding Bonds and \$234,638 for the 2017B General Obligation Refunding Bonds.

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending as defined under TABOR.

This information is an integral part of the accompanying budget.

**CORNERSTAR METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$32,745,000

General Obligation Refunding Bonds, Series 2017A

Dated April 4, 2017

Interest Rate Varying from 3.50% to 5.25%

Interest Payable June 1 and December 1,

Principal Due December 1

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 305,000	\$ 1,352,238	\$ 1,657,238
2027	315,000	1,338,513	1,653,513
2028	405,000	1,324,337	1,729,337
2029	425,000	1,303,581	1,728,581
2030	520,000	1,281,800	1,801,800
2031	550,000	1,255,150	1,805,150
2032	655,000	1,226,962	1,881,962
2033	690,000	1,193,394	1,883,394
2034	805,000	1,158,031	1,963,031
2035	850,000	1,116,775	1,966,775
2036	980,000	1,073,212	2,053,212
2037	1,030,000	1,022,987	2,052,987
2038	1,175,000	970,200	2,145,200
2039	1,235,000	908,512	2,143,512
2040	1,395,000	843,675	2,238,675
2041	1,465,000	770,437	2,235,437
2042	1,645,000	693,525	2,338,525
2043	1,730,000	607,162	2,337,162
2044	1,925,000	516,337	2,441,337
2045	2,025,000	415,275	2,440,275
2046	2,240,000	308,962	2,548,962
2047	3,645,000	191,362	3,836,362
	<u>\$ 26,010,000</u>	<u>\$ 20,872,427</u>	<u>\$ 46,882,427</u>

See summary of significant assumptions.

**CORNERSTAR METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$5,220,000

General Obligation Refunding Bonds, Series 2017B

Dated April 4, 2017

Interest Rate of 5.25%

Interest Payable June 1 and December 1,

Principal Due December 1

Year Ended December 31,	Principal	Interest	Total
2026	\$ 60,000	\$ 264,863	\$ 324,863
2027	65,000	261,713	326,713
2028	80,000	258,300	338,300
2029	85,000	254,100	339,100
2030	105,000	249,637	354,637
2031	110,000	244,125	354,125
2032	130,000	238,350	368,350
2033	135,000	231,525	366,525
2034	160,000	224,437	384,437
2035	165,000	216,037	381,037
2036	190,000	207,375	397,375
2037	200,000	197,400	397,400
2038	230,000	186,900	416,900
2039	240,000	174,825	414,825
2040	270,000	162,225	432,225
2041	285,000	148,050	433,050
2042	320,000	133,087	453,087
2043	335,000	116,287	451,287
2044	370,000	98,700	468,700
2045	390,000	79,275	469,275
2046	430,000	58,800	488,800
2047	690,000	36,225	726,225
	<u>\$ 5,045,000</u>	<u>\$ 4,042,236</u>	<u>\$ 9,087,236</u>

See summary of significant assumptions.

**CORNERSTAR METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

Year Ended December 31,	Total		
	Principal	Interest	Total
2026	\$ 365,000	\$ 1,617,101	\$ 1,982,101
2027	380,000	1,600,226	1,980,226
2028	485,000	1,582,637	2,067,637
2029	510,000	1,557,681	2,067,681
2030	625,000	1,531,437	2,156,437
2031	660,000	1,499,275	2,159,275
2032	785,000	1,465,312	2,250,312
2033	825,000	1,424,919	2,249,919
2034	965,000	1,382,468	2,347,468
2035	1,015,000	1,332,812	2,347,812
2036	1,170,000	1,280,587	2,450,587
2037	1,230,000	1,220,387	2,450,387
2038	1,405,000	1,157,100	2,562,100
2039	1,475,000	1,083,337	2,558,337
2040	1,665,000	1,005,900	2,670,900
2041	1,750,000	918,487	2,668,487
2042	1,965,000	826,612	2,791,612
2043	2,065,000	723,449	2,788,449
2044	2,295,000	615,037	2,910,037
2045	2,415,000	494,550	2,909,550
2046	2,670,000	367,762	3,037,762
2047	4,335,000	227,587	4,562,587
	<u>\$ 31,055,000</u>	<u>\$ 24,914,663</u>	<u>\$ 55,969,663</u>

See summary of significant assumptions.