

**FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 4**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2026**

**FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 4  
SUMMARY  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/12/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	-	14,030
Specific ownership taxes	-	-	1,333
Other revenue	-	-	387
Total revenues	-	-	15,750
Total funds available	-	-	15,750
EXPENDITURES			
General Fund	-	-	2,750
Debt Service Fund	-	-	13,000
Total expenditures	-	-	15,750
Total expenditures and transfers out requiring appropriation	-	-	15,750
ENDING FUND BALANCES	\$ -	\$ -	\$ -

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

1/12/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
<b>ASSESSED VALUATION</b>			
Residential	\$ -	\$ -	\$ 14,220
State assessed	-	-	100
Vacant land	-	406,210	453,370
	<u>-</u>	<u>406,210</u>	<u>467,690</u>
Certified Assessed Value	<u>\$ -</u>	<u>\$ 406,210</u>	<u>\$ 467,690</u>
<b>MILL LEVY</b>			
General	0.000	0.000	5.000
Debt Service	0.000	0.000	25.000
	<u>0.000</u>	<u>0.000</u>	<u>30.000</u>
<b>PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ 2,338
Debt Service	-	-	11,692
	<u>-</u>	<u>-</u>	<u>14,030</u>
Levied property taxes	<u>-</u>	<u>-</u>	<u>14,030</u>
Budgeted property taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 14,030</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ 2,338
Debt Service	-	-	11,692
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 14,030</u>

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

1/12/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	-	2,338
Specific ownership taxes	-	-	222
Other revenue	-	-	190
Total revenues	<u>-</u>	<u>-</u>	<u>2,750</u>
Total funds available	<u>-</u>	<u>-</u>	<u>2,750</u>
EXPENDITURES			
County Treasurer's Fee	-	-	35
Contingency	-	-	190
Intergovernmental Expenditures	-	-	2,525
Total expenditures	<u>-</u>	<u>-</u>	<u>2,750</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>2,750</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See summary of significant assumptions.

**FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 4  
DEBT SERVICE FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/12/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	-	11,692
Specific ownership taxes	-	-	1,111
Other revenue	-	-	197
Total revenues	<u>-</u>	<u>-</u>	<u>13,000</u>
Total funds available	<u>-</u>	<u>-</u>	<u>13,000</u>
EXPENDITURES			
County Treasurer's Fee	-	-	175
Intergovernmental Expenditures	-	-	12,628
Contingency	-	-	197
Total expenditures	<u>-</u>	<u>-</u>	<u>13,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>13,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See summary of significant assumptions.

**FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 4  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Flying Horse North Metropolitan District No. 4 (“the District”), a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City of Colorado Springs, El Paso County, Colorado on November 23, 2023, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

The District was organized to provide planning, acquisition, construction, installation and financing of public improvements, including streets, water, wastewater, traffic and safety, park and recreation, mosquito control, television relay and transportation facilities, primarily for residential development. The District was organized in conjunction with four other related districts, Flying Horse North Metropolitan District No. 1 (“District No. 1”), the Operating District, Flying Horse North Metropolitan District No. 2 (“District No. 2”), Flying Horse North Metropolitan District No. 3 (“District No. 3”) and Flying Horse North Metropolitan District No. 5 (“District No. 5”) the Financing Districts. District No. 1 will own (subject to dedication of improvements to the City), operate, maintain and construct facilities benefiting all five Districts, and District No. 2 through No. 5 will contribute to the costs of construction, operation and maintenance of such facilities. The District’s service area is located entirely within the City of Colorado Springs, El Paso County, Colorado.

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.

Pursuant to the Service Plan, the District is required to adjust its maximum Required Mill Levy for changes in the ratio of actual to assessed value of property within the District. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in a amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable.

**FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 4  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (Continued)**

**Property Taxes (continued)**

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.

For property tax collection year 2026, HB24B-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 9.5% of the total property taxes collected.

**Expenditures**

**Intergovernmental Expenditures**

All administrative expenditures such as legal, accounting, management, insurance, including costs for snow removal and landscape maintenance, are paid through and by District No. 1. The District will transfer net revenues collected from its operational mill levy to District No. 1 to cover a portion of these costs.

The District will transfer net pledged revenues collected from its debt service mill levy to District No. 5 to service the anticipated bonds issued in 2026.

**County Treasurer’s Fees**

County Treasurer's collection fees have been computed at 1.5% of property taxes.

**Debt and Leases**

The District has no debt, nor any operating or capital leases.

**FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 4  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserves**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all funds received by the District are transferred to District No. 1, which pays for all three Districts' operations and maintenance costs, an Emergency Reserve is not reflected in the District's 2026 budget.

**This information is an integral part of the accompanying budget.**