CERTIFIED RECORD

OF

PROCEEDINGS RELATING TO

TRAILSIDE METROPOLITAN DISTRICT NO. 4

LARIMER COUNTY, COLORADO

AND THE BUDGET HEARING

FOR FISCAL YEAR

2026

STATE OF COLORADO	)
	)
COUNTY OF LARIMER	)ss.
	)
TRAILSIDE	)
METROPOLITAN	)
DISTRICT NO. 4	)

The Board of Directors of the Trailside Metropolitan District No. 4, Larimer County, Colorado, held a meeting via ZOOM and Teleconference on Tuesday, November 4, 2025, at 4:00 p.m.

The following members of the Board of Directors were present:

Patrick McMeekin, Director
Alex Carlson, Director
Jason Stansberry, Director
Eric Westlind, Director

Also in Attendance: Brendon Desmond; Spencer Fane, P.C. LLP.
Kevin Mitts, Christy McCutchen, Doug Campbell, John Callahan III, Tracie Kaminski, and Logan Powell; Pinnacle Consulting Group, Inc.

Mr. Mitts stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2026 budget. Ms. Kaminski opened the public hearing on the District's proposed 2026 budget and answered questions. After all questions from the public were answered on the District's budget, the public hearing was closed.

Thereupon, Director Carlson moved to adopt the following Resolution:

R E S O L U T I O N

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR TRAILSIDE METROPOLITAN DISTRICT NO. 4, LARIMER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026, AND ENDING ON THE LAST DAY OF DECEMBER 2026,

WHEREAS, the Board of Directors of the Trailside Metropolitan District No. 4 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published on October 21, 2025 in The Coloradoan, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 4, 2025, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, 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,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TRAILSIDE METROPOLITAN DISTRICT NO. 4 OF LARIMER COUNTY, COLORADO:

Section 1. 2026 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2026 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2026. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of Trailside Metropolitan District No. 4 for calendar year 2026.

Section 4. 2026 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2026 Budget year is $349,400. That the 2025 valuation for assessment, as certified by the Larimer County Assessor, is $6,097,100.

A. Levy for General Operating Fund. That for the purposes of meeting all general operating expense of the District during the 2026 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the 2025 total valuation of assessment of all taxable property within the District.

B. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all general obligation bonds and interest approved at elections of the District during the 2026 budget year, there is hereby levied a tax of 45.845 mills upon each dollar of the 2025 total valuation of assessment of all taxable property within the District.

C. Levy for Contractual Obligations. That for the purposes of meeting all general contractual obligations approved at election of the District during the 2026 budget year, there is hereby levied a tax of 11.461 mills upon each dollar of the 2025 total valuation of assessment of all taxable property within the District.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification to County Commissioners. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the 57.306 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

[Remainder of Page Left Blank Intentionally.]

298 County Tax Entity Code DOLA LGID/SID 66918

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners[1] of Larimer County, Colorado.

On behalf of the Trailside Metropolitan District No. 4, (taxing entity)[A]

the Board of Directors (governing body)[B]

of the Trailside Metropolitan District No. 4 (local government)[C]

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 6,097,100
(GROSS[D] assessed valuation, Line 2 of the Certification of Valuation Form 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: $ 6,097,100
(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: 12/15/2025 (mm/dd/yyyy) for budget/fiscal year 2026 (yyyy).
(no later than Dec. 15)

PURPOSE (see end notes for definitions and examples)	**LEVY**[2]		**REVENUE**[2]
1. General Operating Expenses[H]		mills	$
2. <**Minus**> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	< >	mills	$ < >
SUBTOTAL FOR GENERAL OPERATING:		**mills**	$
3. General Obligation Bonds and Interest[J]	45.845	mills	$ 279,521.55
4. Contractual Obligations[K]	11.461	mills	$ 69,878.86
5. Capital Expenditures[L]		mills	$
6. Refunds/Abatements[M]		mills	$
7. Other[N] (specify):		mills	$
		mills	$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	57.306	**mills**	$ 349,400.41

Contact person: (print) Brendan Campbell Daytime phone: ( ) 970 669-3611

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, CO 80203. Questions? Call DLG at (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).

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 OR CONTRACT:

BONDS[J]:

1.	Purpose of Issue:	Senior Limited Tax General Obligation Refunding and Improvement Bonds Series
	Series:	2024
	Date of Issue:	10/03/2024
	Coupon Rate:	Variable 4.000% - 5.000%
	Maturity Date:	12/1/2056
	Levy:	45.845
	Revenue:	279,521.55
2.	Purpose of Issue:	Subordinate Limited Tax General Obligation Refunding and Improvement Bonds
	Series:	2024
	Date of Issue:	10/03/2024
	Coupon Rate:	7.000%
	Maturity Date:	
	Levy:	See levy as listed above in 1.
	Revenue:	See revenue as listed above in 1.

CONTRACTS[K]:

3.	Purpose of Contract:	To fund operations and maintenance of Trailside Metropolitan District No. 4
	Title:	Master Intergovernmental Agreement
	Date:	2018
	Principal Amount:	
	Maturity Date:	
	Levy:	11.461
	Revenue:	69,878.86
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.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 8. Budget Certification. That the budget shall be certified by Director McMeekin Director of the District, and made a part of the public records of Trailside Metropolitan District No. 4.

The foregoing Resolution was seconded by Director McMeekin.

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ADOPTED AND APPROVED this 4th day of November 2025.

Alexander Carlson

Alexander Carlson (Jan 13, 2026 10:23:00 MST)

President

STATE OF COLORADO)
)
COUNTY OF LARIMER)ss.
)
TRAILSDIE)
METROPOLITAN)
DISTRICT NO. 4)

I, Kevin Mitts, District Manager, to the Board of Directors of Trailside Metropolitan District No. 4, Larimer County, Colorado, do hereby certify that the foregoing pages constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held via Zoom on Tuesday, November 4, 2025, at 4:00 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2026; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2026 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 4th day of November, 2025.

Kevin Mitts

District Manager

PINNACLE
CONSULTING GROUP, INC.

Management Budget Report

BOARD OF DIRECTORS
TRAILSIDE METROPOLITAN DISTRICT NO. 4

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2026, including the comparative information of the forecasted estimate for the year ending December 31, 2025 and the actual historic information for the year 2024.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

Tracie L. Kaminski

Pinnacle Consulting Group, Inc.
January 29, 2026

TRAILSIDE METROPOLITAN DISTRICT NO. 4
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS
GENERAL FUND

	(a)	(b)	(c)	(d)
	2024 Audited Actual	**2025 Adopted Budget**	**2025 Projected Budget**	**2026 Adopted Budget**
Revenues				
Property Taxes	$ 59,026	$ 64,739	$ 64,739	$ 69,879
Specific Ownership Taxes	3,696	2,590	2,590	2,795
Interest & Other	12	5,000	38	5,000
Total Revenues	**$ 62,734**	**$ 72,329**	**$ 67,367**	**$ 77,674**
Expenditures				
Payment for Services to No. 1	$ 61,233	$ 66,034	$ 66,392	$ 71,276
Treasurer's Fees	1,181	1,295	1,295	1,398
Contingency	-	5,000	-	5,000
Total Operating Expenditures	**$ 62,414**	**$ 72,329**	**$ 67,687**	**$ 77,674**
Revenues over/(under) Expenditures	**$ 320**	**$ -**	**$ (320)**	**$ -**
Beginning Fund Balance	**-**	**-**	**320**	**-**
Ending Fund Balance	**$ 320**	**$ -**	**$ -**	**$ -**
Mill Levy				
Operating	11.021	11.394	11.394	11.461
Debt Service	44.084	45.577	45.577	45.845
Total Mill Levy	**55.105**	**56.971**	**56.971**	**57.306**
Assessed Value	**$ 5,356,459**	**$ 5,681,836**	**$ 5,681,836**	**$ 6,097,100**
Property Tax Revenue				
Operating	59,034	64,739	64,739	69,879
Debt Service	236,134	258,961	258,961	279,522
Total Property Tax Revenue	**$ 295,168**	**$ 323,700**	**$ 323,700**	**$ 349,400**

Modified Accrual Budgetary Basis

TRAILSIDE METROPOLITAN DISTRICT NO. 4
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS
DEBT SERVICE FUND

	(a)	(b)	(c)	(d)
	2024 Audited Actual	**2025 Adopted Budget**	**2025 Projected Budget**	**2026 Adopted Budget**
Revenues				
Property Taxes	$ 236,103	$ 258,961	$ 258,961	$ 279,522
Specific Ownership	14,785	10,358	10,358	11,181
Service Fees - District No. 2	306,969	396,568	396,568	371,811
Service Fees - District No. 3	343,660	367,683	324,382	331,155
Service Fees - District No. 5	34	33	33	50
Bond Proceeds	24,838,455	-	-	-
Interest Income	115,961	20,000	27,714	20,000
Total Revenues	**$ 25,855,967**	**$ 1,053,604**	**$ 1,018,016**	**$ 1,013,718**
Expenditures				
Bond Principal				
Series 2018 A	$ 10,175,000	$ -	$ -	$ -
Series 2018 B	1,189,000	-	-	-
Bond Interest				
Series 2018 A	774,244	-	-	-
Series 2018 B	747,757	-	-	-
Bond Principal				
Series 2024 A	-	225,000	225,000	235,000
Bond Interest				
Series 2024 A	115,343	715,925	715,925	704,675
Series 2024 B	49,082	44,240	42,240	126,039
Cost of Issuance	938,849	-	-	-
Trustee Fees	-	7,000	7,000	7,000
Treasurer's Fees	4,723	5,179	5,179	5,590
Transfer to District 1 - Capital Fund	11,767,025	-	-	-
Contingency	-	20,000	-	20,000
Total Debt Service Expenditures	**$ 25,761,023**	**$ 1,017,344**	**$ 995,344**	**$ 1,098,304**
Revenues over/(under) Expenditures	**$ 94,943**	**$ 36,260**	**$ 22,672**	**$ (84,586)**
Beginning Fund Balance	**386,173**	**593,250**	**481,116**	**593,250**
Ending Fund Balance	**$ 481,116**	**$ 629,510**	**$ 503,788**	**$ 508,664**
Components of Ending Fund Balance				
2024A Bond Fund	$ 8,866	$ 70,404	$ 31,538	$ 36,414
2024A Reserve Fund ($944,500)	472,250	472,250	472,250	472,250
Total Ending Fund Balance	**$ 481,116**	**$ 542,654**	**$ 503,788**	**$ 508,664**

Modified Accrual Budgetary Basis

TRAILSIDE METROPOLITAN DISTRICT NO. 4
2026 BUDGET MESSAGE
SUMMARY OF SIGNFICANT ASSUMPTIONS

Services Provided

Trailside Metropolitan District No. 4 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed in 2018. The District was established in the Town of Timnath, Colorado consisting of approximately 158 acres. The District was organized to provide Public Improvements and limited operation and maintenance services within and, if pursuant to an Approved Development Plan, without the boundaries of the District.

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

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2026 budget, the following goals are foremost for the District:

- Provide the level of operational support necessary in order to maintain the District's compliance with state statute.

Revenues

Property Taxes

The District's Board of Directors levies property taxes. The levy is based on assessed valuations determined by the County Assessor as of January 1 of each year. The levy is set by December 15 by certification to the County commissioners office. 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, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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 the District's share will be equal to approximately 4% of the property taxes collected.

Revenues (continued)

Net Investment Income

The District is budgeted to earn interest income based on the prior year activity.

Transfers From Trailside Metropolitan District Nos. 2 ,3 & 5

Pursuant to the District Coordinating Services Agreement, the District will provide certain debt services benefiting Trailside Metropolitan District No.2,3 & 5 (collectively, “Districts”) . The Districts will pay all costs of such services through the imposition of ad valorem property taxes and transferring the net tax revenues to the District. Additionally, the District Coordinating Services Agreement stipulates that the District will own and maintain all debt services within the District.

Expenditures

General and Administrative

Pursuant to the District Coordinating Services Agreement, the District will provide certain operation, maintenance and administrative services benefiting Trailside Metropolitan District Nos. 1-6 (collectively, "Districts"). General and administrative expenditures include the estimated costs of services necessary to maintain the District's administrative sustainability such as accounting/finance, district management/administration, audit, legal, insurance, and membership dues. The Districts will pay all costs of such services through the imposition of ad valorem property taxes and transferring the net tax revenues to the operating District No. 1.

County Treasurer's Fees

County Treasurer's collection fees have been computed at 2% of property taxes.

Debt and Leases

The District has outstanding the following bond issues:

On October 3, 2024, the District entered into a $16,135,000 Limited Tax General Obligation Refunding and Improvement Bond, Series 2024A bearing an interest rate of 5.00% per annum through December 1, 2039, 4.00% per annum through December 1, 2044 and 4.25% per annum through December 1, 2056 and calculated on a basis of a 360-day year of twelve 30-day months, payable semi-annually on June 1 and December 1. Subordinate Limited Tax General Obligation Bonds Series 2024B issued in the amount of $6,498,000 with interest at 7.00% per annum, a

maturity date of December 15, 2051, and calculated on a basis of a 360-day year of twelve 30-day months, payable annually on December 15. Junior Lien Limited Tax General Obligation Bond

Debt and Leases (continued)

Series 2024C issued in the amount of $1,965,000 with interest at 6.50% per annum, a maturity date of December 15, 2058, and calculated on a basis of a 360-day year of twelve 30-day months, payable annually on December 15. The 2024A Senior Bonds are subject to redemption, prior to maturity, at the option of the District, as a whole or in integral multiples of $1,000, in any order of maturity and in whole or partial maturities, on September 1, 2029 and on any date thereafter, upon payment of par plus accrued interest to the date of redemption, with no redemption premium. Further, the 2024A Senior Bonds are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2039, and on each December 1 thereafter prior to the maturity date of such bonds, upon payment of par and accrued interest, without redemption premium.

The Series 2024A Bond, Series 2024B Bond and Series 2024C Bond are secured by (1) the Required Mill Levy, (2) that portion of the Specific Ownership Tax allocable to the Required Mill Levy, (3) Capital fees, if imposed, and (4) any other legally available moneys which the District determines in its sole discretion to apply as pledged revenue.

Proceeds of the Series 2024A Bond were used to (1) refund Series 2018 bonds, (2) financing or reimbursing a portion of the cost of capital improvements, (3) fund 50% of a Reserve Fund and (4) pay the costs of issuing the Series 2024A Bond. Proceeds of the Series 2024B Subordinate Bonds were used to (1) finance a portion of the cost of capital improvements and (2) pay the costs of issuing the Series 2024B Bond. Proceeds of the Series 2024C Junior Lien Bond were used to (1) finance a portion of the cost of capital improvements.

The District has no operating or capital leases.

Reserves

Emergency Reserve

The District transfers all its General Fund revenue to the Service District. Therefore, the emergency reserve related to this District is held in Trailside Metropolitan District No. 1.

Debt Service Reserve

The District is required to maintain a debt service reserve of $472,250 in accordance with the Series 2024A Reserve Fund bond issuance. This reserve has been established.

DEBT SERVICE REQUIREMENTS AND ESTIMATED PAYMENTS ON THE BONDS

Set forth in the following chart are the debt service requirements for the 2024A Senior Bonds (as set forth in the 2024A Senior Indenture) and the forecasted payments of the 2024B Subordinate Bonds (based upon the Base Case of the Financial Forecast). There is no assurance that the principal of or interest on either series of the Bonds will be paid as shown in this chart. The payment of principal of and interest on the 2024C Junior Lien Bonds is not shown in this table.

2024A Senior Bonds Debt Service Requirements and
2024B Subordinate Bonds Estimated Payments

	2024A Senior Bonds[1]			2024B Subordinate Bonds[1]			
Year	Principal	Interest[2]	Total	Estimated Principal[3]	Estimated Interest[3]	Estimated Total[3]	ESTIMATED TOTAL
2024	$ --	$ 115,343	$ 115,343	$ --	$ --	$ --	$115,343
2025	225,000	715,925	940,925	--	44,240	44,240	985,165
2026	235,000	704,675	939,675	--	126,039	126,039	1,065,714
2027	250,000	692,925	942,925	--	190,262	190,262	1,133,187
2028	260,000	680,425	940,425	--	326,632	326,632	1,267,057
2029	275,000	667,425	942,425	--	325,027	325,027	1,267,452
2030	290,000	653,675	943,675	--	397,815	397,815	1,341,490
2031	305,000	639,175	944,175	--	397,730	397,730	1,341,905
2032	320,000	623,925	943,925	--	476,462	476,462	1,420,387
2033	335,000	607,925	942,925	--	477,840	477,840	1,420,765
2034	350,000	591,175	941,175	--	562,780	562,780	1,503,955
2035	370,000	573,675	943,675	--	560,678	560,678	1,504,353
2036	385,000	555,175	940,175	--	652,329	652,329	1,592,504
2037	405,000	535,925	940,925	--	651,997	651,997	1,592,922
2038	425,000	515,675	940,675	--	745,657	745,657	1,686,332
2039	445,000	494,425	939,425	--	747,349	747,349	1,686,774
2040	470,000	472,175	942,175	--	843,617	843,617	1,785,792
2041	490,000	453,375	943,375	--	842,847	842,847	1,786,222
2042	510,000	433,775	943,775	--	947,374	947,374	1,891,149
2043	530,000	413,375	943,375	--	948,228	948,228	1,891,603
2044	550,000	392,175	942,175	--	1,060,612	1,060,612	2,002,787
2045	570,000	370,175	940,175	483,000	580,081	1,063,081	2,003,256
2046	595,000	345,950	940,950	759,000	421,050	1,180,050	2,121,000
2047	620,000	320,663	940,663	813,000	367,920	1,180,920	2,121,583
2048	645,000	294,313	939,313	996,000	311,010	1,307,010	2,246,323
2049	675,000	266,900	941,900	1,064,000	241,290	1,305,290	2,247,190
2050	705,000	238,213	943,213	1,269,000	166,810	1,435,810	2,379,023
2051	735,000	208,250	943,250	1,114,000	77,980	1,191,980	2,135,230
2052	765,000	177,013	942,013	--	--	--	942,013
2053	800,000	144,500	944,500	--	--	--	944,500
2054	830,000	110,500	940,500	--	--	--	940,500
2055	865,000	75,225	940,225	--	--	--	940,225
2056	905,000	38,463	943,463	--	--	--	943,463
TOTAL[4]	$16,135,000	$14,122,506	$30,257,506	$6,498,000	$13,491,656	$19,989,656	$50,247,164

(notes appear on the following page)

298 County Tax Entity Code

CERTIFICATION OF VALUATION BY LARIMER COUNTY ASSESSOR ON 11/24/2025

DOLA LGID/SID 66918/1

New Tax Entity? No

Date 11/24/2025

NAME OF TAX ENTITY: TRAILSIDE METROPOLITAN DISTRICT NO. 4

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.	$ 5,681,836
2.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	$ 6,097,100
3.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	$ 0
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	$ 6,097,100
5.	NEW CONSTRUCTION: *	5.	$ 1,325,349
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.	$ 0.00
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.	$ 0.00

‡ 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. CONSTUTION 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.	$ 91,612,500
	ADDITIONS TO TAXABLE REAL PROPERTY		
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2.	$ 21,204,800
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:
TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: $ 0

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:
HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** $ 0

** 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.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

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

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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.	$ 6,097,100
2.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2.	$ 0
3.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3.	$ 6,097,100
4.	NEW CONSTRUCTION:	4.	$ 1,325,349
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.	$ 0.00
8.	INCREASED VALUATION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION* (29-1-306(3)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	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)(I)(B), C.R.S.):	9.	$ 0.00
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

* Change in law for property tax classification does not include changes in classification due to property use changes.

Notes:
The property tax limit will apply to all property taxing entities with the exception of school districts and any county, 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 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.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.