

ANNUAL REPORT

As required by Section 32-1-207(c)(3), C.R.S., and Section VII of the
Amended and Restated Service Plan of the District approved May 12, 2021

Name of the District	Spring Valley Metropolitan District No. 5
Report for Calendar Year	2025
(i) Boundary changes made or proposed	No boundary changes were made or proposed during the reporting year.
(ii) Intergovernmental Agreements entered into or terminated with other governmental entities	The District approved an Amended and Restated Intergovernmental Agreement Regarding Assignment of Revenues by and between Spring Valley Metropolitan District No. 1 and Spring Valley Metropolitan District No. 5 during the reporting year.
(iii) Access information to obtain a copy of rules and regulations adopted by the Board	Copies of any rules and regulations may be found on the District's website at https://springvalleymd.org/documents/
(iv) A summary of litigation involving public improvements owned by the District	To the District's knowledge, there was no litigation initiated and ongoing involving the Public Improvements as of the end of the reporting year.
(v) Status of the construction of public improvements by the District	The District did not construct any improvements during the reporting year.
(vi) List of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality	No facilities or improvements constructed by the District were conveyed or dedicated to Elbert County during the reporting year.
(vii) Final Assessed Valuation of the District as of December 31 of the reporting year	The District's 2025 final assessed valuation is attached (see Exhibit A).
(viii) Annual Budget for current year	The District's 2026 Budget is attached (see Exhibit B).
(ix) Audited Financial Statements or Application for Exemption from Audit	The District's 2025 Audit is not yet complete, the Annual Report will be supplemented with the 2025 Audit when available.
(x) Notice of any uncured defaults existing for more than 90 days under any debt instrument of the District	To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.
(xi) 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 knowledge, the District has been able to pay its obligations as they come due.

EXHIBIT A
2025 Final Assessed Valuation

RECERTIFICATION OF VALUATION BY

Elbert County

COUNTY ASSESSOR

New Tax Entity? ☐ YES ☒ NO

Date 11/25/2025

NAME OF TAX ENTITY: SPRING VALLEY METRO DIST 5

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.	\$ 74,800
2.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$ 8,680
3.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$ 0
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$ 8,680
5.	NEW CONSTRUCTION: *	5.	\$ 0
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.	\$ \$3,757.39

‡ 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 Elbert County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2025:

1.	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$ 23,386
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ADDITIONS TO TAXABLE REAL PROPERTY

2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2.	\$ 0
3.	ANNEXATIONS/INCLUSIONS:	3.	\$ 0
4.	INCREASED MINING PRODUCTION: §	4.	\$ 0
5.	PREVIOUSLY EXEMPT PROPERTY:	5.	\$ 14,200
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$ 0
7.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX	7.	\$ 0

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.)

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 \$23,386

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)

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.	<u>\$8,680</u>
2.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2.	<u>\$ 0</u>
3.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3.	<u>\$8,680</u>
4.	NEW CONSTRUCTION:	4.	<u>\$ 0</u>
5.	ANNEXATIONS/INCLUSIONS:	5.	<u>\$ 0</u>
6.	PREVIOUSLY EXEMPT PROPERTY:	6.	<u>\$ 0</u>
	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.		7.	<u>\$0.00</u>
	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.		8.	<u>\$0</u>
	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.		9.	<u>\$3,757.39</u>
	TOTAL VALUATION FOR ASSESSMENT FROM PRODUCING MINES OR LANDS OR LEASEHOLDS PRODUCING OIL OR GAS		
10.		10.	<u>\$0</u>
11.	REVENUE INCREASE FROM EXPIRED TIF:	11.	<u>\$0</u>

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

Note:

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.

EXHIBIT B
2026 Budget

SPRING VALLEY METROPOLITAN DISTRICT NO. 5

January 12, 2026

Division of Local Government
Via: E-Filing Portal

LG ID# 67427

Attached is the 2026 Budget for the Spring Valley Metropolitan District No. 5 in Elbert County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This Budget was adopted on November 20, 2025. If there are any questions on the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060 Ext. 6.

The mill levy certified to the County Commissioners of Elbert County is 3.184 mills for all general operating purposes subject to statutory and/or TABOR limitations; 69.815 mills for G.O. bonds; 9.552 mills for contractual obligations; 0.000 mills for refund/abatement; and (0.000) mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$8,680, the total property tax revenue is \$716.54. A copy of the certification of mill levies sent to the County Commissioners for Elbert County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Elbert County, Colorado.

Sincerely,



Eric Weaver
District Accountant

Enclosure(s)

Financial Management Provided By Marchetti & Weaver, LLC

Mountain Office
28 Second Street, Suite 213
Edwards, CO 81632
(970) 926-6060

Website & Email
www.mwcpaa.com
Admin@mwcpaa.com

Front Range Office
245 Century Circle, Suite 103
Louisville, CO 80027
(720) 210-9136

RESOLUTION NO. 2025-11-02
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE SPRING VALLEY METROPOLITAN DISTRICT NO. 5
TO ADOPT THE 2026 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Spring Valley Metropolitan District No. 5 ("District") has appointed the District Accountant to prepare and submit a proposed 2026 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2025, for its consideration; and

WHEREAS, 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 20, 2025, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, 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; 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.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, 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, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Spring Valley Metropolitan District No. 5:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Spring Valley Metropolitan District No. 5 for the 2026 fiscal year.

2. That the budget, as 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. That 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.

ADOPTED this 20th day of November, 2025.

DocuSigned by:

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Secretary

EXHIBIT A
(Budget)

SPRING VALLEY METROPOLITAN DISTRICT NO. 5
2026 BUDGET MESSAGE

Spring Valley Metropolitan Districts 1-6 are quasi-municipal corporations organized and operated pursuant to provisions set forth in the Colorado Special District Act.

The Districts have no employees and all operations and administrative functions are contracted.

The following budget is prepared on the modified accrual basis of accounting.

The Districts were formed with the primary purposes of 1) to finance construction of public improvements as defined in the Service Plan for the Districts and; 2) to operate and maintain such public improvements that are not otherwise dedicated or conveyed to the County of other governmental entities and to provide for all or part of the Public Improvements, as defined in the District's Service Plan, for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. District No. 1 is the District responsible for overall community administration, operations and maintenance, and Districts Nos. 2-6 will provide funding for such costs. District No. 1 is also responsible for construction of public improvements that benefit the overall community and Districts Nos. 2-6 will provide funding for such costs via the issuance of bonds, the proceeds of which are transferred to District No. 1 to fund the cost of the public improvements.

Budget Strategy

The District's strategy in preparing the 2026 budget is to strive to provide the scope of services defined in the service plan in the most economic manner possible.

Revenues

In 2026 the District will impose a total of 75.000 mills, adjusted for state-wide changes in property tax assessment calculations to 82.551 mills. Of this total mill levy, 69.815 mills are dedicated to debt service, 9.552 mills are dedicated for use by District No.1 for overall community operations, and the remaining 3.184 mills are levied as an operating mill levy that will generate property tax revenue to be used towards General Fund expenditures.

Expenditures

The District has adopted three separate funds: 1) a General Fund to provide for general operating expenditures; 2) a Debt Service Fund for costs related to its general obligation bonds issued in 2025; 3) a Capital Fund for costs related to transfer of funds to District No. 1 for construction of public improvements.

The District has budgeted a portion of the fund balance in the General Fund to be set aside for Emergencies in accordance with the TABOR Amendment.

Spring Valley Metropolitan District No. 5
Statement of Net Position
September 30, 2025

	General Fund	Debt Service Fund	Capital Fund	Fixed Assets & LTD	TOTAL ALL FUNDS
ASSETS					
CASH					
First Bank	6,191				6,191
ColoTrust	3,932				3,932
BOK Bond Fund		1,083,071			1,083,071
BOK COI Fund		2,065			2,065
BOK Project Fund			15,709,732		15,709,732
Inter-Fund Balances	-	-	-		-
TOTAL CASH	10,123	1,085,136	15,709,732	-	16,804,991
OTHER CURRENT ASSETS					
Accounts Receivable	-	-			-
Prepaid Expenses	582				582
Due From County Treasurer	(2,754)	-			(2,754)
Property Taxes Receivable	-	-			-
TOTAL OTHER CURRENT ASSETS	(2,172)	-		-	(2,172)
TOTAL ASSETS	7,952	1,085,136	15,709,732	-	16,802,820
LIABILITIES & DEFERRED INFLOWS					
CURRENT LIABILITIES					
Accounts Payable	28,317				28,317
Due To District No. 1	205	335,750			335,955
TOTAL CURRENT LIABILITIES	28,522	335,750	-	-	364,272
DEFERRED INFLOWS					
Deferred Property Taxes	-	-			-
TOTAL DEFERRED INFLOWS	-	-	-	-	-
LONG-TERM LIABILITIES					
Bond Payable				15,318,000	15,318,000
Developer Payable- Operations				82,459	82,459
Accrued Interest				4,291	4,291
TOTAL LONG-TERM LIABILITIES	-	-	-	15,404,749	15,404,749
TOTAL LIAB & DEF INFLOWS	28,522	335,750	-	15,404,749	15,769,022
NET POSITION					
Net Investment in Capital Assets					-
Amount to be Provided for Debt				(15,404,749)	(15,404,749)
Fund Balance- Nonspendable	582				582
Fund Balance- Restricted	1,800	749,386	15,709,732		16,460,918
Fund Balance- Unassigned	(22,953)				(22,953)
TOTAL NET POSITION	(20,571)	749,386	15,709,732	(15,404,749)	1,033,798
	=	=	=	=	=

Spring Valley Metropolitan District No. 5
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Print Date: 12/02/25

	2024 Audited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Favorable (Unfavorable)	2026 Adopted Budget	Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	6,899	74,800	74,800	74,800				8,680	Final AV
Mill Levy Breakdown:									
Operations	0.000	70.814	70.814	70.814				3.184	2.5 Mills Adjusted
Operations- Temp Credit	0.000	0.000	0.000	0.000				0.000	No Reduction Required For 2026
Contractual Obligations (Trfr to #1)	0.000	9.740	9.740	9.740				9.552	7.5 Mills Adjusted
Debt Service	0.000	0.000	0.000	0.000				69.815	65 Mills Adjusted
Total Mills Levied	-	80.554	80.554	80.554				82.551	Total of 75 Mills Adjusted
Property Tax Breakdown:									
Operations	-	5,297	5,297	5,297			-	28	2.5 Mills Adjusted
Contractual Obligations (Trfr to #1)	-	729	729	729			-	83	7.5 Mills Adjusted
Debt Service	-	-	-	-			-	606	65 Mills Adjusted
Total Taxes Levied	-	6,025	6,025	6,025				717	Total of 75 Mills Adjusted
COMBINED FUNDS									
REVENUE									
Property Taxes	-	6,025	6,025	2,468	1,750	6,025	(4,276)	717	Total of 75 Mills Adjusted
Specific Ownership Taxes	-	753	753	753	441	502	(61)	90	12.5% of Taxes
Tap & Facilities Fees	806,000	1,209,000	1,309,750	1,209,000	906,750	906,750	-	1,209,000	See Debt Service Fund
Interest	3,618	328,100	400,100	444,000	275,034	230,408	44,625	420,000	Based on 2025 + Contingency
TOTAL REVENUE	809,618	1,543,878	1,716,628	1,656,221	1,183,974	1,143,686	40,289	1,629,807	
EXPENDITURES									
Administration	34,509	83,431	83,431	58,875	40,950	64,114	23,164	95,403	See General Fund Detail
Transfer to District #3- Operations	-	729	729	298	205	729	523	83	Contractual Obligations Taxes- Trfr To No. 1
Debt Service	-	597,919	1,444,365	992,589	-	-	-	1,093,318	See Debt Service Fund
Capital	-	-	23,240	23,240	13,103	-	(13,103)	3,014,896	See Capital Fund
TOTAL EXPENDITURES	34,509	682,078	1,551,764	1,075,002	54,258	64,843	10,584	4,203,700	
REVENUE OVER / (UNDER) EXP	775,108	861,800	164,864	581,219	1,129,716	1,078,843	50,873	(2,573,894)	
OTHER SOURCES / (USES)									
Bond Proceeds & Premium	-	13,265,000	15,649,000	15,318,000	15,318,000	13,265,000	2,053,000	-	
Developer Advances	30,000	79,000	79,000	59,000	16,000	49,375	(33,375)	3,068,000	To Cover Operating Shortfall Plus Certified Capital Costs
Transfer to District #1- Capital	-	(7,073,490)	(15,830,270)	(899,093)	-	(7,073,490)	7,073,490	(7,256,250)	Projected Need Per District No. 1 Budget
Transfer to District #1- Enterprise	(158,000)	-	(256,750)	(237,000)	(177,750)	-	(177,750)	(237,000)	Facility Fees Transferred to District 1
Bond Cost of Issuance	-	(597,600)	(451,490)	(494,532)	(494,532)	(597,600)	103,068	-	
TOTAL OTHER SOURCES / (USES)	(128,000)	5,672,910	(810,510)	13,746,375	14,661,718	5,643,285	9,018,434	(4,425,250)	
CHANGE IN FUND BALANCE	647,108	6,534,710	(645,646)	14,327,594	15,791,434	6,722,128	9,069,307	(6,999,144)	
BEGINNING FUND BALANCE	5	818,859	654,609	647,113	647,113	818,859	(171,746)	14,974,707	
ENDING FUND BALANCE	647,113	7,353,569	8,963	14,974,707	16,438,547	7,540,987	8,897,561	7,975,563	See Breakout Below
COMPONENTS OF FUND BALANCE									
Nonspendable	3,089	5,145	5,145	4,200	582			4,410	Prepaid Insurance
TABOR Emergency Reserve	1,050	2,525	2,525	1,800	1,800			2,900	3% of General Fund Expenditures
Restricted- Debt Service	648,000	4,483,156	635	6,059	749,386			10,423	
Restricted- Capital Projects	-	2,862,085	-	14,962,487	15,709,732			7,957,341	
Unassigned/ Other	(5,026)	658	658	161	(22,953)			489	
TOTAL ENDING FUND BALANCE	647,113	7,353,569	8,963	14,974,707	16,438,547			7,975,563	
	=	=	=	=	=			=	

No assurance is provided on these financial statements;
substantially all disclosures required by GAAP omitted.

Spring Valley Metropolitan District No. 5
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Print Date: 12/02/25

	2024 Audited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Favorable (Unfavorable)	2026 Adopted Budget	Notes/Assumptions
GENERAL FUND									
REVENUE									
Property Taxes- Operations	-	5,297	5,297	2,170	1,538	5,297	(3,759)	28	2.5 Mills Adjusted
Property Taxes- Contractual Obligations	-	729	729	298	212	729	(517)	83	7.5 Mills Adjusted
Specific Ownership Taxes	-	753	753	753	441	502	(61)	14	12.5% of Taxes
Interest Income	3,618	100	100	4,000	3,281	75	3,206	29,000	Based on 2025 Forecast Plus Contingency
TOTAL REVENUE	3,618	6,878	6,878	7,221	5,472	6,602	(1,131)	29,125	
EXPENDITURES									
Accounting	5,889	20,000	20,000	22,000	13,627	13,333	(294)	25,000	Based on 2025 Forecast
Audit	-	6,750	6,750	6,750	6,750	6,750	-	6,500	per Audit Engagement Letter
District Management	6,371	10,000	10,000	9,000	6,033	7,500	1,467	10,000	Based on 2025 Forecast
Election	-	1,000	1,000	1,709	1,865	1,000	(865)	5,000	Assume Nov Revenue Limit Election
Insurance	1,588	4,900	4,900	3,742	3,742	4,900	1,158	4,200	Based on 2025 Forecast
Legal	20,341	15,000	15,000	15,000	8,604	11,250	2,646	19,000	Based on 2025 Forecast
Miscellaneous	321	600	600	600	277	450	173	700	Based on 2025 Forecast
Treasurer's Fees	-	181	181	74	53	181	128	3	3% of property taxes
Transfer to #1 For Operations	-	729	729	298	205	729	523	83	Contractual Obligations Taxes- Trfr To No. 1
Emergencies	-	-	-	-	-	-	-	-	Held In Reserve
Contingency	-	25,000	25,000	-	-	18,750	18,750	25,000	Unforeseen Needs
TOTAL EXPENDITURES	34,509	84,159	84,159	59,173	41,156	64,843	23,687	95,486	
REVENUE OVER / (UNDER) EXP	(30,892)	(77,281)	(77,281)	(51,952)	(35,684)	(58,240)	22,557	(66,362)	
OTHER SOURCES / (USES)									
Developer Advance	30,000	79,000	79,000	59,000	16,000	49,375	(33,375)	68,000	To Cover Shortfall
Transfer to Debt Service Fund	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	30,000	79,000	79,000	59,000	16,000	49,375	(33,375)	68,000	
CHANGE IN FUND BALANCE	(892)	1,719	1,719	7,048	(19,684)	(8,865)	(10,818)	1,638	
BEGINNING FUND BALANCE	5	6,609	6,609	(887)	(887)	6,609	(7,496)	6,161	
ENDING FUND BALANCE	(887)	8,328	8,328	6,161	(20,571)	(2,256)	(18,314)	7,799	
COMPONENTS OF FUND BALANCE									
Nonspendable	3,089	5,145	5,145	4,200	582			4,410	Prepaid Insurance
TABOR Emergency Reserve	1,050	2,525	2,525	1,800	1,800			2,900	3% of General Fund Expenditures
Unassigned/ Other	(5,026)	658	658	161	(22,953)			489	
TOTAL ENDING FUND BALANCE	(887)	8,328	8,328	6,161	(20,571)			7,799	
=	=	=	=	=	=	=	=	=	

Spring Valley Metropolitan District No. 5
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Print Date: 12/02/25

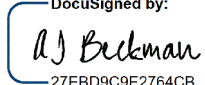
	2024 Audited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Favorable (Unfavorable)	2026 Adopted Budget	Notes/Assumptions
DEBT SERVICE FUND									
Fees Paid Per Agreement	40	60	65	60	45	45	-	60	25 Up Front, 15 per Qtr after 1 Yr, 323 Total
REVENUE									
Property Taxes	-	-	-	-	-	-	-	606	65 Mills Adjusted
Specific Ownership Taxes	-	-	-	-	-	-	-	76	12.5% of Taxes
Facilities Fees (3,950 Each)	158,000	237,000	256,750	237,000	177,750	177,750	-	237,000	\$3,950 per unit
Tap Fees (\$16,200 Each)	648,000	972,000	1,053,000	972,000	729,000	729,000	-	972,000	\$16,200 per unit
Interest Income	-	140,000	50,000	25,000	18,738	105,000	(86,262)	125,000	Based on 2025 + Contingency
TOTAL REVENUE	806,000	1,349,000	1,359,750	1,234,000	925,488	1,011,750	(86,262)	1,334,682	
EXPENDITURES									
Bond Principal- Series A	-	-	82,000	332,000	-	-	-	-	Projected Funds Available
Bond Interest- Series A	-	597,919	812,365	660,589	-	-	-	993,300	6.75% Rate- Estimated Funds Available
Paying Agent Fees	-	-	-	-	-	-	-	-	Prepaid For 2026, \$3,500 Thereafter
Bank Fees	-	-	-	-	-	-	-	-	
Treasurer's Fees	-	-	-	-	-	-	-	18	3% of property taxes
Contingency	-	-	550,000	-	-	-	-	100,000	Unforeseen Additional Funds Available
TOTAL EXPENDITURES	-	597,919	1,444,365	992,589	-	-	-	1,093,318	
REVENUE OVER / (UNDER) EXP	806,000	751,081	(84,615)	241,411	925,488	1,011,750	(86,262)	241,364	
OTHER SOURCES / (USES)									
Bond Proceeds	-	13,265,000	15,149,000	15,318,000	15,318,000	13,265,000	2,053,000	-	
Bond Premium	-	-	500,000	-	-	-	-	-	
Cost of Issuance	-	(597,600)	(451,490)	(494,532)	(494,532)	(597,600)	103,068	-	
Transfer to #1- Capital Fund	-	-	-	-	-	-	-	-	
Transfer to #1- Enterprise Fund	(158,000)	-	(256,750)	(237,000)	(177,750)	-	(177,750)	(237,000)	Facility Fees Transferred to District 1
Transfer From General Fund	-	-	-	-	-	-	-	-	
Transfer to Capital Fund	-	(9,747,575)	(15,503,510)	(15,469,820)	(15,469,820)	(9,747,575)	(5,722,245)	-	
TOTAL OTHER SOURCES / (USES)	(158,000)	2,919,825	(562,750)	(883,352)	(824,102)	2,919,825	(3,743,927)	(237,000)	
CHANGE IN FUND BALANCE	648,000	3,670,906	(647,365)	(641,941)	101,386	3,931,575	(3,830,189)	4,364	
BEGINNING FUND BALANCE	-	812,250	648,000	648,000	648,000	812,250	(164,250)	6,059	
ENDING FUND BALANCE	648,000	4,483,156	635	6,059	749,386	4,743,825	(3,994,439)	10,423	
COMPONENTS OF FUND BALANCE:									
Bond Payment Fund	-	1,358,906	-	-	747,321	-	-	-	
Reserve Fund	-	-	-	-	-	-	-	-	
Capital Projects Fund	-	-	-	-	-	-	-	-	
Surplus Fund	-	3,124,250	-	-	-	-	-	-	
Interfund & Other Balances	648,000	-	635	6,059	2,065	-	-	10,423	Funds Received After Redemption Date
TOTAL FUND BALANCE	648,000	4,483,156	635	6,059	749,386			10,423	
	=	=	=	=	=			=	

Spring Valley Metropolitan District No. 5
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Print Date: 12/02/25

	2024 Audited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Favorable (Unfavorable)	2026 Adopted Budget	Notes/Assumptions
CAPITAL FUND									
REVENUE									
Interest income		188,000	350,000	415,000	253,015	125,333	127,682	266,000	Investment of Project Funds
TOTAL REVENUE	-	188,000	350,000	415,000	253,015	125,333	127,682	266,000	
EXPENDITURES									
Bank Fees		-	23,240	23,240	13,103	-	(13,103)	14,896	5.6% of Interest Income
Certified Infrastructure Costs		-	-	-		-	-	3,000,000	In-Tract Infrastructure Costs To Be Certified
Contingency		-	-	-		-	-	-	
TOTAL EXPENDITURES	-	-	23,240	23,240	13,103		(13,103)	3,014,896	
REVENUE OVER / (UNDER) EXP	-	188,000	326,760	391,760	239,912	125,333	114,579	(2,748,896)	
OTHER SOURCES / (USES)									
Transfer From Debt Service Fund		9,747,575	15,503,510	15,469,820	15,469,820	9,747,575	5,722,245	-	-
Transfer to #1 For Capital		(7,073,490)	(15,830,270)	(899,093)		(7,073,490)	7,073,490	(7,256,250)	Projected Need Per District No. 1 Budget
Developer Advance		-	-	-		-	-	3,000,000	In-Tract Infrastructure Costs To Be Certified
Developer Repayment		-	-	-		-	-	-	
TOTAL OTHER SOURCES / (USES)	-	2,674,085	(326,760)	14,570,727	15,469,820	2,674,085	12,795,735	(4,256,250)	
CHANGE IN FUND BALANCE	-	2,862,085	-	14,962,487	15,709,732	2,799,418	12,910,314	(7,005,146)	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	14,962,487	
ENDING FUND BALANCE	-	2,862,085	-	14,962,487	15,709,732	2,799,418	12,910,314	7,957,341	
	=	=	=		=	=	=	=	

I, AJ Beckman, hereby certify that I am the duly appointed Secretary of the Spring Valley Metropolitan District No. 5, 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 Spring Valley Metropolitan District No. 5 held on November 20, 2025.

By:  Secretary
27EBD9C9E2764CB...

CERTIFICATION OF TAX LEVIES for NON-SCHOOL GovernmentsTO: County Commissioners¹ of Elbert County, Colorado.On behalf of the Spring Valley Metropolitan District No. 5(taxing entity)^Athe Board of Directors(governing body)^Bof the Spring Valley Metropolitan District No. 5(local government)^C

Hereby officially certifies the following mills to
be levied against the taxing entity's GROSS
assessed valuation of:

\$ 8,680

(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:

\$ 8,680

(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: 12/2/2025
(not later than Dec 15) (mm/dd/yyyy)

for budget/fiscal year 2026.
(yyyy)

PURPOSE (see end notes for definitions and examples)**LEVY²****REVENUE²**

1. General Operating Expenses ^H	<u>3.184</u>	mills	\$ <u>27.64</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>0.000</u>	mills	\$ <u>-</u>
SUBTOTAL FOR GENERAL OPERATING:	<u>3.184</u>	mills	\$ <u>27.64</u>
3. General Obligation Bonds and Interest ^J	<u>69.815</u>	mills	\$ <u>605.99</u>
4. Contractual Obligations ^K	<u>9.552</u>	mills	\$ <u>82.91</u>
5. Capital Expenditures ^L	<u>0.000</u>	mills	\$ <u>-</u>
6. Refunds/Abatements ^M	<u>0.000</u>	mills	\$ <u>-</u>
7. Other ^N (specify): _____	<u>0.000</u>	mills	\$ <u>-</u>
	<u>0.000</u>	mills	\$ <u>-</u>
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>82.551</u>	mills	\$ <u>716.54</u>

Contact person:
(print)

Eric Weaver

Daytime
phone:

(970) 926-6060 x6

Signed:

Eric Weaver

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, Colorado 80203. Questions? Call DLG (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).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenue to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-603, 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:	Financing of Public Improvements
Series:	General Obligation Limited Tax Bonds, Series 2025A(2)
Date of Issue:	April 11, 2025
Coupon rate:	6.750%
Maturity Date:	December 1, 2054
Levy:	69.815
Revenue:	\$605.99

2. Purpose of Issue: _____
 Series: _____
 Date of Issue: _____
 Coupon rate: _____
 Maturity Date: _____
 Levy: _____
 Revenue: _____

CONTRACTS^K:

3.	Purpose of Contract:	Provide Funding For Spring Valley Metropolitan District No. 1 Operations
	Title:	Second Amended & Restated Facilities Funding, Construction and Operations Agreement
	Date:	February 25, 2021
	Principal Amount:	N/A - Based on Actual Amounts Collected
	Maturity Date:	N/A
	Levy:	9.552
	Revenue:	\$82.91

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.