To all Residents of Sanctuary Pointe and Triview Metropolitan District No. 4:

Following approval of the District Board of Directors, the District Court of El Paso County, Colorado, has authorized a mail ballot election to dissolve the District. The Board seeks to dissolve in order to reduce costs for property owners in the District. Triview Metro District No. 4 was created in 2007 for the sole purpose of financing road and infrastructure improvements in **Sanctuary Pointe**. This work is completed, leaving only payment of the remaining debt (about $5.00 million). The District performs no other services.

The election is underway, with ballots mailed out on August 11th. Ballots are due by 7:00PM on September 1st.

What Changes With a YES Vote

- The District is dissolved, minimizing ongoing costs of District operations and administration.
- A small caretaker board stays in place only to certify the annual debt mill levy and make sure bond payments are made on time until the bonds are fully repaid.

What Stays Exactly the Same

- **District outstanding debt gets paid with no disruption.** Bondholders are fully protected.
- Nothing changes about the loan terms, the payment schedule, or who is responsible for oversight.

The Benefit to You

Right now, property owners pay for both (1) debt service and (2) the costs of running the District — board meetings, administrative tasks, and other annual compliance matters. Dissolution eliminates most of category (2) while keeping category (1) exactly as needed.

Lower costs can lead to a lower mill levy — and potentially smaller property tax bill — while existing debt continues to be paid off responsibly.

The projected budget for 2027, pending a completed dissolution this fall, is shown below.

Please contact **Nicole Peykov, District General Counsel,** with any questions. More info can be found on the District website: www.triviewmd4.com/
npeykov@spencerfane.com
(303) 830-3715

Triview MD No. 4

	2023	2024	2025	*BUDGET* 2026	*PROJECTED** 2027
Assessed Value	$25,751,610	$35,039,280	$35,909,160	$37,138,770	*$37,200,000*
Mill Levy:					
Mill Levy - General	1.500	1.000	0.500	0.500	*0.500*
Mill Levy - Debt Service	11.000	8.000	6.000	6.000	*6.000*
Total Mill Levy:	**12.500**	**9.000**	**6.500**	**6.500**	***6.500***
Revenues:					
Property Taxes - General	$38,627	$35,035	$17,953	*$18,569*	*$18,600*
Property Taxes - Debt Service	$283,269	$280,270	$215,430	*$222,833*	*$223,200*
Total Property Tax:	$321,896	$315,305	$233,383	*$241,402*	*$241,800*
Specific Ownership Taxes	$33,692	$29,607	$22,372	*$22,933*	*$22,971*
Interest Income	$52,074	$61,970	$52,442	*$46,473*	*$40,000*
Other Revenue	$16,500	$1,709	-	*$556*	-
Total Revenues	**$424,162**	**$408,591**	**$308,197**	***$311,364***	***$304,771***
Expenses:					
General					
Accounting	$16,186	$18,155	$16,507	*$18,000*	*$11,000*
Auditing	$4,900	$5,400	$5,830	*$6,550*	*$7,350*
County Treasurer's Fee	$4,830	$4,732	$3,505	*$3,621*	*$3,627*
Dues & Membership	$289	$291	$280	*$300*	-
Election	$1,647	$273	$2,115	-	-
Insurance	$3,730	$3,755	$2,976	*$3,000*	-
Legal	$6,008	$6,327	$8,395	*$7,000*	-
Website	$983	$1,265	$1,994	*$1,000*	-
Contingency	-	-	-	*$6,529*	*$3,000*
Debt Service					
Trustee Fees	$3,500	$3,500	$3,500	*$3,500*	*$3,500*
Bond Interest	$287,500	$287,500	$287,500	*$287,500*	*$283,188*
Bond Principal	-	-	-	*$75,000*	*$80,000*
Total Expenditures:	**$329,573**	**$331,198**	**$332,602**	***$412,000***	***$391,665***
Fund Balance	**$1,182,953**	**$1,260,346**	**$1,235,941**	***$1,246,085***	***$1,159,191***

* Projected 2027 budget, subject to actual Assessed Valuation and pending election to approve dissolution.