

The Canyons Metropolitan District No. 5 In the City of Castle Pines, Douglas County, CO, Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2024A

EMMA Link - issuer's most recent disclosures <https://emma.msrb.org/IssueView/Details/P2432516>

Most Recent Update 4/17/2026 Bonds Dated Date 10/11/2024

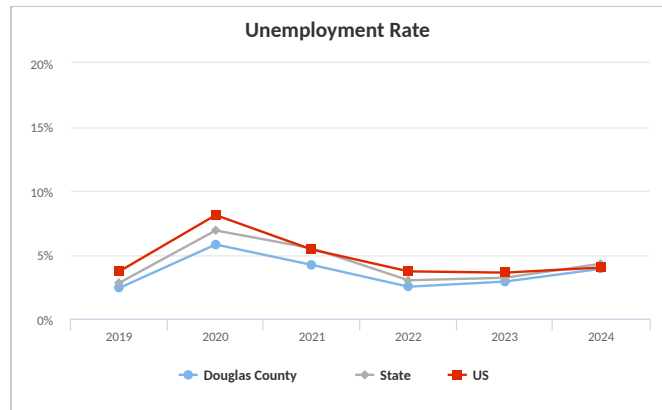
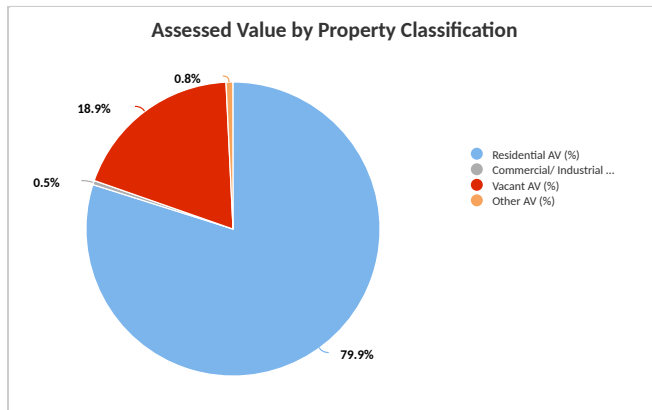
Use of Proceeds The Bonds are being issued to refund certain outstanding obligations of the Issuer and fund various capital improvements.

The Series 2024A Senior Bonds are limited tax general obligation and special revenue bonds of the District secured by and payable solely from and to the extent of the Senior Pledged Revenue consisting generally of the following revenues: (a) all Senior Property Tax Revenues (generally defined as all moneys derived from imposition by the District of the Senior Required Mill Levy net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County); (b) all Senior Specific Ownership Tax Revenues; (c) all Capital Fees; (d) all Pledged PIF Revenues; and (e) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Senior Bond Fund. For additional information, please refer to the OS.

Bond Security

CUSIPs	Payment Date	BAM Insured Principal Amount	Coupon	First Optional Redemption Date	Optional Redemption Price
139071AF1	12/1/26	565,000	5.000%		
139071AG9	12/1/27	1,245,000	5.000%		
139071AH7	12/1/28	1,305,000	5.000%		
139071AJ3	12/1/29	1,370,000	5.000%		
139071AK0	12/1/30	1,440,000	5.000%		
139071AL8	12/1/31	1,515,000	5.000%		
139071AM6	12/1/32	1,590,000	5.000%		
139071AN4	12/1/33	1,670,000	5.000%		
139071AP9	12/1/34	1,750,000	5.000%		
139071AQ7	12/1/35	1,840,000	5.000%	12/1/34	100%
139071AR5	12/1/36	1,930,000	5.000%	12/1/34	100%
139071AS3	12/1/37	2,025,000	5.000%	12/1/34	100%
139071AT1	12/1/38	2,130,000	5.000%	12/1/34	100%
139071AU8	12/1/39	2,235,000	5.000%	12/1/34	100%
139071BA1	12/1/40	2,345,000	5.000%	12/1/34	100%
139071BB9	12/1/41	2,465,000	5.000%	12/1/34	100%
139071BC7	12/1/42	2,590,000	5.000%	12/1/34	100%
139071BD5	12/1/43	2,715,000	5.000%	12/1/34	100%
139071AV6	12/1/44	2,855,000	5.000%	12/1/34	100%
139071AW4	12/1/49	16,555,000	5.000%	12/1/34	100%
139071AX2	12/1/54	20,760,000	4.125%	12/1/34	100%
139071AY0	12/1/59	25,985,000	5.250%	12/1/34	100%
Total		98,880,000			

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Issuer: The Canyons Metropolitan District No. 5 In the City of Castle Pines, Douglas County

State: CO **County:** Douglas **Sector:** GO - Special District

Employment by Industry - 2022*		
Douglas County		
Description	# of People Employed	% Total
Professional & Technical Svcs	29,289	12.7%
Finance & Insurance	29,256	12.7%
Retail Trade	23,876	10.4%
Health Care & Social Assistance	19,060	8.3%
Real Estate & Rental/Leasing	18,867	8.2%

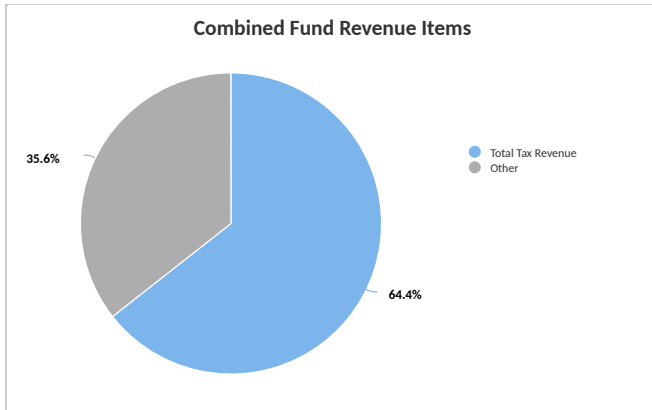
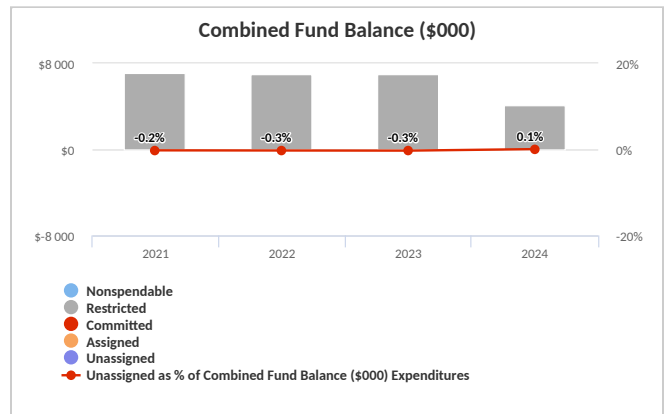
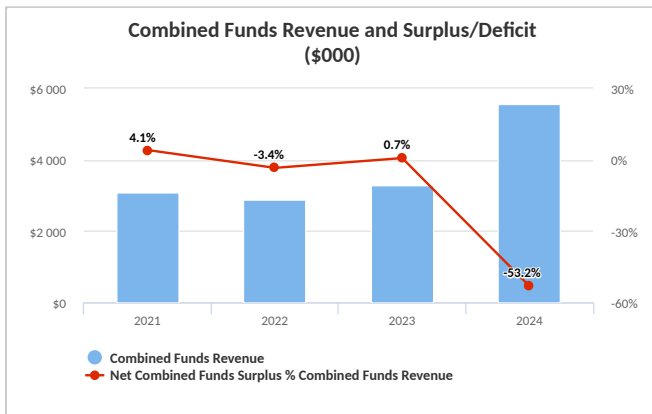
*Source: Bureau of Economic Analysis

Demographic & Economic Information*			
The Canyons Metropolitan District No. 5		As % of State	As % of US
Unemployment Rate**	3.9%	90.7%	97.5%
Median Household Income***	191,229	200.30%	236.86%
Assessed Value of Property (\$000)	81,515		
Assessed Value of Property Per Acre (\$)	64,134		
Home Price Range (\$)	-		
Developed Residential Acreage	-		
Developed Commercial Acreage	-		
Total Acreage	1,271		
% Developed	-		

*As of the date of the Most Recent Update

**Data for Douglas (County)

***Data for Castle Pines (City of)



Information from Official Statement/Continuing Disclosure*	
Top 10 Taxpayers (% of AV)	19.25%
Top Taxpayer (% of AV)	19.01%
Top Taxpayer (with industry)	Shea Canyons LLC (Developer)
Total Direct Debt + Overlapping Debt (\$000)	142,843
Total Direct Debt + Overlapping Debt per capita (\$)**	48,785
Total Direct Debt + Overlapping Debt as % of Assessed Value	175.2%

*As of the date of the Most Recent Update

**Per Capita Information is based on Estimated Population

Location Description: The district is located at the southeast corner of the intersection of Interstate 25 and Castle Pines Parkway in the eastern portion of the City of Castle Pines, approximately 13 miles from the Denver Tech Center and 25 miles southeast of downtown Denver.

Notes

Estimated population is based on approximately 1,031 homes sold and closed to homeowners in the District and 2.84 residents per home (based on household estimates for the City prepared by the U.S. Census Bureau, 2018-2022).



The Canyons Metropolitan District No. 5 In the City of Castle Pines, Douglas County, CO

DEMOGRAPHIC INFORMATION					
Year	2024	2023	2022	2021	2020
Unemployment Rate (Douglas County)	3.9%	2.9%	2.5%	4.2%	5.8%
% State	90.70%	90.63%	83.33%	76.36%	84.06%
% Nation	97.50%	80.56%	67.57%	77.78%	71.60%

TAX BASE					
Year	2025	2024	2023	2022	2021
Assessed Value (AV) (\$000)	81,515	71,498	43,302	30,777	18,434

DEBT & LIABILITY ANALYSIS (\$000)*	
Total Direct Debt	136,144
Total Direct Debt per Acre (\$)	107,116
Total Direct Debt / Assessed Value	167.0%

INCOME DATA*		2024
Median Household Income		191,229
% State		200.3%
% Nation		236.9%
Poverty Rate		6.9%
% State		73.4%
% Nation		55.2%

*As of the date of the Most Recent Update
 *Per Capita Information is based on Estimated Population

*Data for Castle Pines (City of)

FINANCIAL DATA (\$000)					
General & Debt Service Fund					
Year	2024	2023	2022	2021	2020
Fiscal Year End	12/31/2024	12/31/2023	12/31/2022	12/31/2021	12/31/2020
Auditor Opinion Date	09/05/2025	06/03/2024	09/11/2023	09/23/2022	
Revenues					
Property Tax Revenue	3,590	1,938	1,403	841	
Sales Tax Revenue (through SPA)					
Total Tax Revenue	3,590	1,938	1,403	841	
Charges for Water Services					
Charges for Sewer Services					
Total Charges for Services					
Tapping Fees (Connection Charges)					
Other	1,986	1,345	1,469	2,235	
Total Combined Fund Revenue	5,576	3,283	2,872	3,077	
Expenditures					
Total Combined Fund Expenditure	72,927	3,274	2,998	2,989	
Net Combined Fund Surplus (Deficit)	(2,965)	23	(98)	125	
Combined Fund Balance (\$000)					
Nonspendable	4	5	4	4	
Restricted for Committed to	4,040	7,051	7,027	7,124	
Assigned					
Unassigned	43	(10)	(8)	(7)	
Total	4,087	7,046	7,023	7,121	
Liquidity					
Cash & Cash equivalents (General Fund only)	32	1	1	2	
Days Cash on Hand (General Fund only)	114	8	7	10	
Total Combined Fund Balance as a % of Combined Fund Expenditures	5.6%	215.2%	234.3%	238.2%	

Notes All Ratios are calculated using the most recent Financial and Demographic data available. Financial data is not adjusted for restatements in prior years.

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